CITY OF LAWNDALE

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

AGENDA
LAWNDALE CITY COUNCIL REGULAR MEETING
Monday, February 7, 2022 - 6:30 p.m.
Lawndale City Hall Council Chamber
14717 Burin Avenue

Pursuant to AB 361, the City of Lawndale is allowed to hold City Council meetings via teleconferencing and members of the public can observe and address the meeting telephonically or electronically.

- **Listen to the meeting by calling +1 669-699-5992 (Phone Conference ID: 180 045 954#) Via Teams, click here to join the meeting**
- 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.

Consistent with Assembly Bill 361, written comments will not be read aloud but can be sent to the City Council via email at cityclerk@lawndalecity.org (please reference agenda item number/subject matter, and include your name and address). 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. PRESENTATIONS

1. LA County Assessor Jeff Prang

D. PUBLIC SAFETY REPORT

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

F. COMMENTS FROM COUNCIL

G. CONSENT CALENDAR

Items 2 through 9, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

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

3. Adoption of a Resolution to Allow City Council Meetings to be held remotely, consistent with Assembly Bill 361

Recommendation: that the City Council (a) Adopt attached Resolution No. CC-2202-005 to authorize the use of such technology for meetings for a period of 30 days or take no action.

4. Consideration of Claims Against the City

Recommendation: that the City Council reject the claims filed by Nahoma Dianne Rangel and by Derrik and Sonia Pulliam, and instruct staff to process the appropriate correspondence to the claimant.

5. Approval of Final Parcel Map No. 82653

Recommendation: that the City Council approve the final Parcel Map 82653.

6. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2202-003, authorizing the payment of certain claims and demands in the amount of $749,138.19

7. Minutes of the Lawndale City Council Regular Meeting – January 18, 2022

Recommendation: that the City Council approve.

8. Minutes of the Lawndale City Council Special Meeting – January 14, 2022

Recommendation: that the City Council approve.

9. Project Specifications and Authorization to Bid the Fiscal Year 2021-22 Annual Street Improvements Project

Recommendation: that the City Council adopt the Fiscal Year 2021-22 Annual Street Improvements Project plans and specifications (PS&E), and approve the project scope of work, and authorize staff to advertise the project to solicit bids.

H. PUBLIC HEARING

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

Recommendation: that the City Council continue this public hearing to its regular City Council meeting, of February 22, 2022, at which time the matter will be heard in person in the City Council chambers.

11. 2021-2029 General Plan Housing Element Sixth Update and CEQA exemption

Recommendation: that the City Council (a) conduct a Public Hearing, (b) find and determine that the proposed project is exempt from CEQA pursuant to 15060(c)(2) Guidelines-Preliminary review and 15061(b)(3) General Rule Exemption of the Guidelines and (c) approve Resolution No. CC-2022-004 adopting the Sixth Cycle General Plan Housing Element Update.

12. Selection of Projects for the Fiscal Year 2022-2023 (48th) Program Year of the Community Development Block Grant Program

Recommendation: that the City Council (a) conduct a Public Hearing to receive testimony regarding the Community Development Block Grant Program (CDBG); (b) adopt the Fiscal Year 2022-2023 budget for the CDBG Program; and (c) adopt Resolution No. CC-2202-009, approving the City's participation in the Fiscal Year 2022-2023 CDBG Program.

I. ADMINISTRATION

13. Memorandum of Understanding between the City and the American Federation of the State, County and Municipal Employees (AFSCME), Local 1895, Council 36, and the Citywide Pay Schedule for Fiscal Year 2021-2022

Recommendation: that the City Council (a) adopt Resolution No. CC-2202-006 approving the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State, County and Municipal Employees, Local 1895, Council 36; and (b) adopt Resolution No. CC-2202-007, approving the Fiscal Year 2021-2022 Citywide Salary and Pay Schedule.

14. Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program and Resolution No. CC-2202-008 Supporting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy

Recommendation: that the City Council (a) approve the Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program, (b) adopt City Council Resolution No. CC-2202-008 adopting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy and Support the Complete Streets and (c) authorize the Interim City Manager and Director of Public Works/City Engineer to execute Metro Active Transport funded program, other documents, certifications and related approvals for Metro administered projects.

15. Southern California Association of Governments Annual General Assembly Appointment of Voting Delegate and Alternate- May 5, 2022

Recommendation: that the City Council determine (a) who will attend the Southern California Association of Governments (SCAG) annual business meeting (b) designate the City's voting delegate (c) designate the City's voting alternate (if desired) (d) allocate funding from account number 100-110-510.620, City Council Travel/Meetings for the City Delegate, and City Alternate (if desired) at $850 each and (e) direct the City Clerk's Office to formally confirm the delegate and alternate selection and forward that information to SCAG and the City Manager's Department.

16. 2022 City-Wide Special Events Calendar

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

J. ITEMS FROM CITY COUNCILMEMBERS

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

K. CLOSED SESSION

18. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager, the city attorney and the City's negotiators, regarding labor negotiations with Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees.

19. 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.

20. Public Employee Appointment

The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of a City Manager.

L. ADJOURNMENT

City Hall will be closed for the President's Day holiday on the next regular meeting date. Therefore, the next meeting of the City Council will be held at 6:30 p.m. on TUESDAY, February 22, 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 October 4, 2021 was posted not less than 72 hours prior to the meeting.

_____

Cynthia Rodriguez, Administrative Assistant

Back to Agenda

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II

SUBJECT: Presentation from Los Angeles County Assessor Jeff Prang

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

Back to Agenda

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

DATE: February 7, 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.

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Gregory Murphy, City Attorney
Raylette Felton, Interim City Manager

SUBJECT: **Adoption of a Resolution to Allow City Council Meetings to continue to be held remotely, consistent with Assembly Bill 361**

BACKGROUND

Assembly Bill 361 was recently signed by the Governor of the State of California and went into effect immediately upon signature by the Governor. On January 11, 2022, the City Council adopted Resolution No. CC-2201-001 to authorize the Council, Commissions, and Committees to meet virtually through February 10, 2022. AB 361 requires that the City Council must make findings and confirm by majority vote that the state of emergency still exists and continues to directly impact the ability of the members to meet safely in person every 30 days.

STAFF REVIEW

The City Council is requested to consider the safety and procedural issues involved in authorizing the continuation of remote and "hybrid-remote" meetings pursuant to AB 361 and, if the facts so require, to adopt Resolution No. CC-2202-005 to authorize the Council, Commissions, and Committees to meet virtually through March 10, 2022. This will not require any individual meeting to be held via technological means, but will give the City flexibility to use those means when necessary

LEGAL REVIEW

The City Attorney's Office has reviewed Resolution No. CC-2202-005 and has approved it to form.

FUNDING

None.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC-2202-005 to authorize the use of technology for meetings for an additional period of 30 days.

Attachment: Resolution No. CC-2202-005

RESOLUTION NO. CC-2202-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA PROCLAIMING THE CONTINUING NEED TO MEET BY TELECONFERENCE

WHEREAS, the City of Lawndale is committed to preserving and nurturing public access and participation in meetings of the City Council; and

WHEREAS, all meetings of the City of Lawndale's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is proclaimed and state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency as a result of the COVID-19 pandemic; and

WHEREAS, on March 16, 2020 the County of Los Angeles put into effect measures requiring social distancing and other public health measures and restrictions to help combat the COVID-19 pandemic; and

WHEREAS, the State of Emergency and social distancing and other public health measures remain in effect; and

WHEREAS, COVID-19 continues to threaten the health and lives of Lawndale residents notwithstanding the City's vaccination rates, with Los Angeles County considered to have high community transmission as of December 27, 2021 according to the Centers for Disease Control and Prevention (CDC) due to the likelihood of transmission between communities within the densely-packed Los Angeles region; and

WHEREAS, the Omicron variant is highly transmissible in indoor settings and has contributed to the high community transmission currently being seen in Los Angeles County; and

WHEREAS, even with protective shielding in the City Council chambers, the lack of social distancing still creates a risk of transmission should City Council meetings run their normal length of time and be attended by the entire City Council, the normal contingent of City staff, and members of the public; and

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

SECTION 1. State of Emergency and Social Distancing. Due to COVID-19, the State of California continues to be in a state of emergency and the County of Los Angeles continues to impose and recommend measures requiring social distancing and other pandemic control activities, which measures make holding in-person City Council and other legislative body meetings difficult due to the orientation of the City Council chambers, the inability to have sufficient public presence at the meetings due to social distancing, and the potential of transmission of COVID-19 at meetings.

SECTION 2. Compliance with Government Code Section 54953. The City Council and other legislative bodies will continue to offer teleconference meetings and access to the public in accordance with Government Code section 54953(e). The agenda for each regular and special meeting of the City Council and other legislative bodies will indicate whether the meeting will be held fully in-person, fully-remote, or via a "hybrid" system whereby some members of the legislative body and public are remote and some are attending the meeting in-person.

SECTION 3. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) 30 days from the date of adoption of this Resolution, or (ii) such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e) (3) to extend the time during which the legislative bodies of Lawndale may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED, APPROVED AND ADOPTED this 7th day of February, 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-2202-005 at a regular meeting of said Council held on the 7th day of February 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 M. Murphy, City Attorney

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Acting City Manager

SUBJECT: Consideration of Claims for Damage against the City

BACKGROUND

The City of Lawndale received a personal injury claim filed by Benjamin Charchian, Esq., on behalf of Nahoma Dianne Rangel (Claimant) on January 6, 2022. The claim alleged that on July 5, 2021, the claimant tripped and fell on a utility cover on the sidewalk located on the southwest corner of Hawthorne Boulevard and 142nd Street in the City of Hawthorne, California.

On December 16, 2021, the City received a property damage claim filed by Derrik and Sonia Pulliam (Claimant). The claimant alleged that the City is responsible for damage to their residential property as a result of water runoff from a neighbor's property on 167th Street between Grevillea Avenue and Hawthorne Boulevard, Lawndale, California.

STAFF REVIEW

The filed claims were referred to the City's third party claims administrator, Carl Warren & Company, for review and investigation. Based on the investigations completed by Carl Warren, it was determined that liability for the claims could not be assigned to the City. As a result, Carl Warren recommends that the City reject the claims as filed.

LEGAL REVIEW

N/A

RECOMMENDATION

Staff recommends that the City Council reject the claims filed by Nahoma Dianne Rangel and by Derrik and Sonia Pulliam and instruct staff to process the appropriate correspondence to the claimants.

Attachments:

1) Claim for Damages to Person or Property and Rejection Notice – Nahoma Dianne Rangel (30282764 - WRG)

2) Claim for Damages to Person or Property and Rejection Notice – by Derrik and Sonia Pulliam (30282171 - LMG)

ATTACHMENT 1

Claim for Damages - Nahoma Dianne Rangel

CARL WARREN & COMPANY
Claims Management and Solutions

A VENBROOK Company

January 13, 2022

TO: City of Lawndale

ATTENTION: Raylette Felton

RE:	Claim	:	Nahoma Rangel Pulliam v Lawndale
	Claimant	:	Nahoma Rangel
	Date of Event	:	7-5-2021
	Claim Number	:	30282764 WRG

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

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

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

Very Truly Yours,

CARL WARREN & CO.

Emily Gutierrez
Claims Supervisor

PO Box 2411, Tustin, CA 92781
T: 657-622-4200 | F: 866-254-4423 | www.carlwarren.com
CA License #2607296

BENJAMIN
LAW FIRM

GLENDALE OFFICE:
144 N. Glendale Ave. Suite 202
Glendale, California 91206
CONTACT:
Phone: (818) 240-1800
Fax: (818) 240-0164
Beniaminlawfirm.com

December 30, 2021

Via Certified First Class U.S. Mail
Article No: 7021 0350 0000 8801 5686
RETURN RECEIPT REQUESTED

City Clerk
City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

RE: Claim Under Government Code Section 910, et seq.
Our Client/Claimant: Nahoma Dianne Rangel
Date of Injury: July 5, 2021

Dear City Clerk:

Our office was retained by Ms. Nahoma Dianne Rangel to advance a claim for personal injuries against the City of Lawndale stemming from an injury which occurred on, or about, July 5, 2021 at about 1:30pm. On said date and time, Ms. Rangel was walking on the sidewalk located at the southwest corner of the intersection of Hawthorne Blvd and West 142nd Street. At said location, she stepped on a concrete utility cover. Because the concrete cover was in a defective condition, it broke underneath her causing her to fall onto the hard concrete below and sustain serious injuries.

The utility cover which collapsed was located on the sidewalk, at the southwest corner of the intersection of Hawthorne Blvd and West 142nd Street, in Lawndale California. (See photos of the dangerous condition/utility cover, attached herein as Exhibit A). Said utility cover and the surrounding area constituted a dangerous condition of public property which directly caused Ms. Rangel to fall and sustain injuries.

It is our understanding that in some fashion the City of Lawndale was responsible for creating the above mentioned dangerous condition and/or allowing the dangerous condition to remain on the sidewalk for an unreasonable period of time. We anticipate filing a lawsuit against the City of Lawndale for negligently and/or wrongfully owning, controlling, designing, constructing, supervising, maintaining, altering, warning, failing to warn, repairing and/or failing to repair the above mentioned sidewalk and utility cover, along with its surrounding areas, thereby creating a dangerous condition of public property.

The City of Lawndale's negligence and/or creation/maintenance of a dangerous condition of public property, and its violation of *Government Code* §835, et seq., was the direct and proximate cause of this incident and of our client's injuries, in that and without limitation:

(a) The concrete, rebar, and other components supporting the utility cover were deteriorated and in an unstable condition well before the above described incident occurred.

(b) The lighting and/or shadowing on the sidewalk where cover was located were improper and constituted, or contributed to, a dangerous condition at the time of the Incident.

(c) The elevation, uneven surfaces, and cracking of the sidewalk surrounding the utility cover created a dangerous condition of public property which were negligently designed, constructed, maintained and/or repaired;

(d) A change in conditions at the location of the utility cover rendered prior designs of the cover, and surrounding sidewalk, unsafe.

(e) The surrounding vegetation, root systems and irrigation of said sidewalk were improper and inadequately maintained, thus, leading to the creation of the dangerous condition.

(f) The City of Lawndale negligently hired and/or oversaw employees who, among other things, were not qualified to perform the necessary repair, maintenance, control and/or construction of the sidewalk, and utility cover, where the incident occurred; and;

(g) The danger created by the above condition was not adequately or reasonably signed, nor was an appropriate warning device installed for the benefit of pedestrians.

Said events and injuries were a direct, proximate and legal result of the negligent and wrongful acts and omissions of the City of Lawndale and their employees and agents. Further, said property, owned, managed and/or controlled by the City of Lawndale, was in a dangerous condition at the time of the injuries, damages and events herein mentioned, and that the injuries, damages and events were directly, legally and proximately caused by the dangerous condition found on the sidewalk, and that the dangerous condition created a reasonably foreseeable risk of the kind of injuries, damages and events which were incurred by Ms. Rangel, and either a negligent or wrongful act or omission of an employee of the public entity within the scope of their employment created the dangerous condition, or the public entity had actual or constructive notice of the dangerous condition under *Government Code* §835.2 a sufficient time prior to the injury to have taken measures to protect against the dangerous condition.

The following information is provided pursuant to the provisions of *Government Code* §910:

NAME AND ADDRESS OF CLAIMANT:
Ms. Nahoma Dianne Rangel; [redacted]

SEND ALL NOTICES TO: Benjamin Charchian, Esq.
144 N. Glendale Ave., Suite 202,
Glendale, CA 91206

DATE AND TIME OF OCCURRENCE: July, 5, 2021 at about 1:30pm

LOCATION OF INCIDENT: On the sidewalk located at the southwest corner of the intersection of Hawthorne Blvd and West 142nd Street in the City of Lawndale, California.

FACTS OF OCCURRENCE: See above.

INJURIES AND DAMAGES PRESENTLY KNOWN: Claimant sustained severe injuries to her body including, without limitation, her leg and spine.

NAME OF PUBLIC EMPLOYEES INVOLVED: Presently Unknown.

AMOUNT OF PRESENT DAMAGES: The amount claimed is in excess of $25,000. Pursuant to Government Code Section 910(f), Claimant indicates that this claim would not be a limited civil case. At present the gross amount of the damages to Claimant is unknown. Claimant is not entitled to Workers Compensation benefits as a result of the above described incident.

At this time, I welcome you to contact my office to discuss settlement of this matter. If we do not hear from you within 45 days, we will assume that the claim is denied and proceed with filing a lawsuit against the City of Lawndale. Please note that the "Claim for Damages" form provided by the City of Lawndale is attached to this letter.

Sincerely,

BENJAMIN CHARCHIAN, ESQ

Reserve for Filing Stamp

CITY OF LAWNDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

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

Claim No.: _____

Instructions:

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

CITY OF LAWNDALE			
Claimant's Name	*Nahoma Dianne Rangel*	Claimant's Occupation	*Nurse*
Claimant's Home Address	[redacted]	Claimant's Home Phone #	[redacted]
Claimant's Business Address	*None*	Claimant's Business Phone #	

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

Benjamin Charchian, Esq. 144 N. Glendale Ave., Suite 202, Glendale, CA 91206; (818) 240-1800

When did DAMAGE or INJURY occur? Date: *7/5/21* Time: *1:30 pm*

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

Names of any city employees involved in INJURY or DAMAGE

Unknown

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

See Attached Letter

Describe in detail how the DAMAGE or INJURY occurred.

See Attached Letter

Why do you claim the city is responsible?

See Attached Letter. The City allowed a defective utility cover to remain on city property creating a hidden trap which caused Claimant to fall and be injured

Describe in detail each INJURY or DAMAGE

Leg and spinal injuries

THIS CLAIM MUST BE SIGNED ON PAGE 2

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

Damages incurred to date (exact):	$	Estimated prospective damages as far as known:	$
Damage to property	$	Future expenses for medical and hospital care	$
Expenses for medical and hospital care	$	Future loss of earnings	$
Loss of Earnings	$	Other prospective special damages	$
Special Damages for	$	Prospective general damages	$
		Total estimate prospective damages	$
General Damages	$		
Total Damages incurred to date	$		
		Total amount claimed as of date of presentation of this claim	$

Was damage and/or injury investigated by police? *Unk* If so, what city? _____ File #: _____

Were paramedics or ambulance called? *Yes* If so, name city or ambulance _____

If injured, state date, time, *July 5, 2021 at 1:30pm*

name and address of doctor of your first visit *Gardena Hospital on July 5, 2021*

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

Name *TBD* Address _____ Phone _____

Name _____ Address _____ Phone _____

Name _____ Address _____ Phone _____

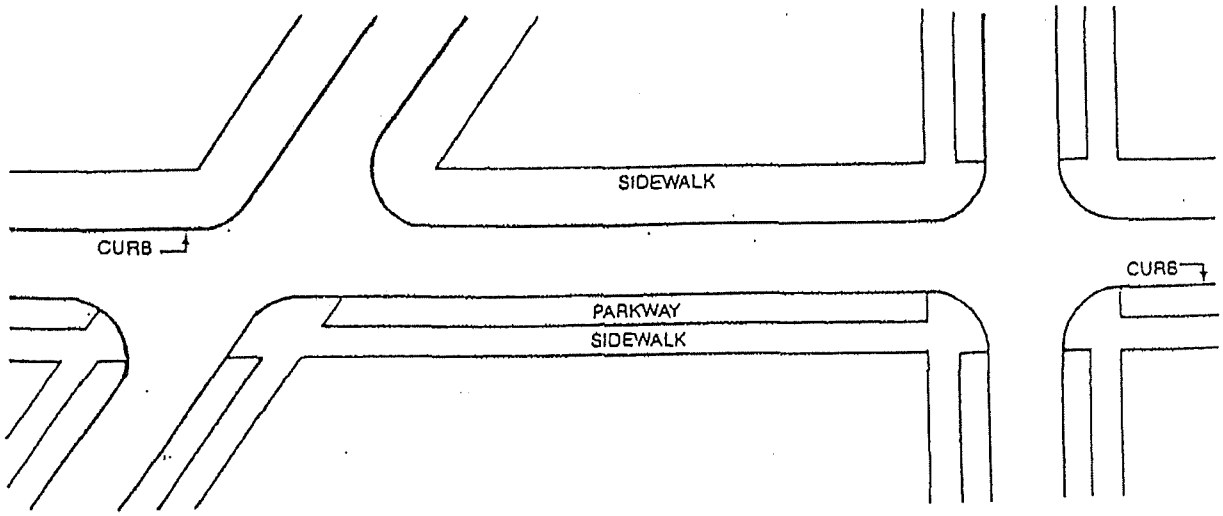
DOCTORS and HOSPITALS:

Hospital *Gardena Hospital* Address _____ Date of Hospitalization _____

Doctor _____ Address _____ Date of Treatment _____

Doctor _____ Address _____ Date of Treatment _____

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



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant:	Typed/Printed Name	Date
[redacted] Attorney	*BENJAMIN CHARCHIAN, ESQ*	*12/30/21*

THIS CLAIM MUST BE SIGNED ON PAGE 2

ATTACHMENT 2

Claim for Damages - Derrik and Sonia Pulliam

CARL WARREN & COMPANY
Claims Management and Solutions

A VENBROOK Company

January 13, 2022

TO: City of Lawndale

ATTENTION: Raylette Felton

RE:	Claim	:	Derrik & Sonia Pulliam v Lawndale
	Claimant	:	Derrik & Sonia Pulliam
	Date of Event	:	9-2-2021
	Claim Number	:	30282171 LMG

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

- **<u>CLAIM REJECTION:</u> Send a standard rejection letter to the claimants' private investigator.**

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

Very Truly Yours,

CARL WARREN & CO.

Emily Gutierrez
Claims Supervisor

PO Box 2411, Tustin, CA 92781
T: 657-622-4200 | F: 866-254-4423 | www.carlwarren.com
CA License #2607296

Reserve for Filing Stamp

CITY OF LAWNDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

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

'21 DEC 16 11:53AM

Claim No.: _____

Instructions:

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

CITY OF LAWNDALE			
Claimant's Name	*Mr. Derrik Pulliam and Mrs.Sonia Pulliam*	Claimant's Occupation	
Claimant's Home Address	[redacted]	Claimant's Home Phone #	[redacted]
Claimant's Business Address	*N/A*	Claimant's Business Phone #	

Address and telephone number to which you desire notices or communications to be sent regarding this claim:
Michael D. Howard CA Private Investigator License No. PI21573 //Address: 500 W. Graham Ave. # 926 Lake Elsinore CA 92530//(951) 234-1282

When did DAMAGE or INJURY occur? Date: *9/2/21* Time: *4:15 am*
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date: _____
Names of any city employees involved in INJURY or DAMAGE
Sean Moore Director of Community Planning

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

Three (3) e locations with reference to this claim: (1) City of Lawndale Building Safety & Planning offices in which director of then Community Development Director, Sean Moore, informed Sonia Pulliam in presence of Derrik Pulliam that if Sonia Pulliam filed a law suit against residences of 4431 W. 167th St. Lawndale that he would see to it that city would make Sonia Pulliam correct past modifications done to her residence that had not had building permits. (2) Water damages from run off to Pulliam residence 4429 and 4427 W. 167th St. Lawndale CA from (3) 4431 W. 167th Street property from which water run off to Pulliam residence is occurring. See attached maps Exhibit 1

Describe in detail how the DAMAGE or INJURY occurred.
(1) The then director, Sean Moore, of Community Development threatened Sonia Pulliam with retaliation. This if Sonia Pulliam filed any lawsuit against property owners of 4431 W. 167th St. Lawndale for damages or efforts to stop water run off from that property on to her residence. The Planning Director then went to a computer and looked up past work at Pulliam residence and said that porch construction and removal of window in past would result in his having city of Lawndale cite Pulliam for failures in past permit process (2) City of Lawndale failed to protect Pulliam residence from potential and current water run-off damages to their propety from grading problesm as evidenced by report of Alpha Structural, Inc. per its recommendations for mitigating this problem (see Exhibt 2 attached)

Why do you claim the city is responsible?
(1) Acts by Sean Moore were in direct violation of CA Bane act section 52.1 and CA Whistleblower Act City of Lawndale (2) city of Lawndale failed to adopt and also enforce Building Code Ordinances that would have prevented illegal water run off from 4431 W. 167th Lawndale on to the Pulliam property. City did not enforce or adopt L.A. County Building Code Regulations Code sections Tile 30 at 110. that as to conceret grading;draining from one propety to the other; flood hazards (3) City failed to cite residents of 4431 W. 167th Street for failure to have drain permits as well as to stop nussiance of water continueing to drain on to Pulliam property. City Code Enforecement had video/photo of water pooling. Michael Reys on 8/25/21 at 5:30 PM observed water polling from 4431 W 167th Street on to my residence and took no action. (Exh.3)

Describe in detail each INJURY or DAMAGE
(1) City has failed to order resident 4431 W. 167th St, to stop causing water to drain onto my property as result of improperly graded concrete. The City issued a new fence permit (Exhibit 4) to correct the expired fence permit of 2013. In so doing the city did not with deliberate intent order the resident of 4431, to correct the grading or fence to provide for water drainage away from my residence. This despite the city had the in its possession a copy of the A report from Alpha Structural, Inc. suggesting methods to avoid further erosion and damages to my property (Exhibit 2). Dean Moore was in violation of CA Bane Act 52.1 and CA Whistleblower Act. when he threatened me with acts of retaliation if further attempted to pursue legal actions for constitutionally protected actions, against residence at 4431.

THIS CLAIM MUST BE SIGNED ON PAGE 2

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

Damages incurred to date (exact):	$	Estimated prospective damages as far as known:	$
Damage to property	$	Future expenses for medical and hospital care	$
Expenses for medical and hospital care	$	Future loss of earnings	$
Loss of Earnings	$	Other prospective special damages	$*25,000*
Special Damages for	$*20,000*	Prospective general damages	$
		Total estimate prospective damages	$
General Damages	$*25,000*		
Total Damages incurred to date	$		
		Total amount claimed as of date of presentation of this claim	$*70,000*

Was damage and/or injury investigated by police? _____ If so, what city? _____ File #: _____

Were paramedics or ambulance called? _____ If so, name city or ambulance _____

If injured, state date, time, _____

name and address of doctor of your first visit _____

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

Name *Sonia & Derrik Pulliam* Address *4429 West 167th Street, Lawndale CA 90260* Phone *(303) 883-4975*

Name *Michael Reyes* Address *14717 Burin Ave, Lawndale CA 90260* Phone *(310) 973-3236*

Name *Mr. Kumar (inspector)* Address *14717 Burin Ave, Lawndale CA 90260* Phone *(310) 973-3220*

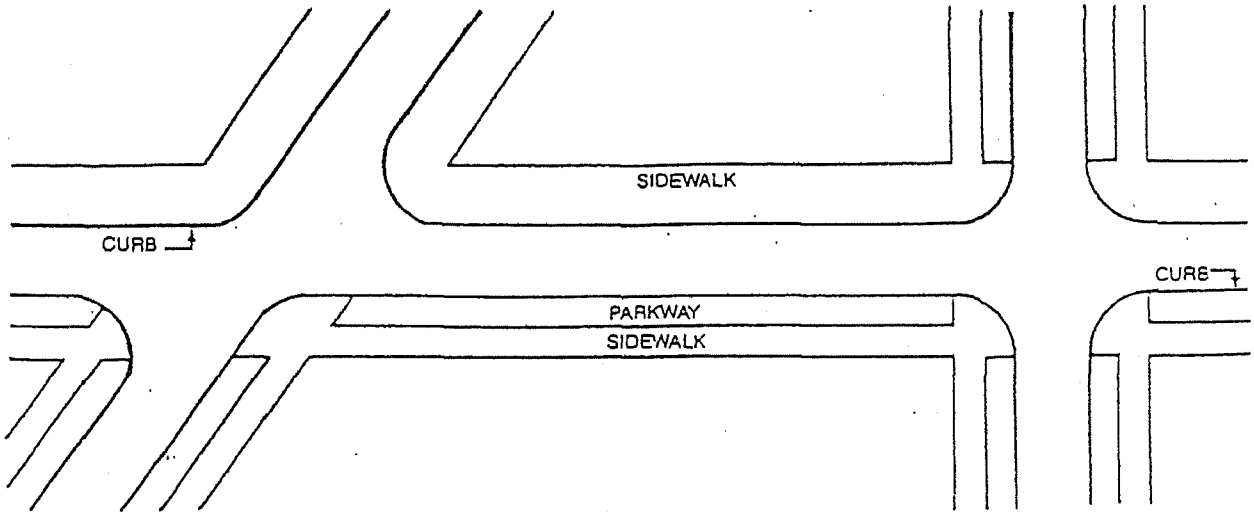
DOCTORS and HOSPITALS:

Hospital _____ Address _____ Date of Hospitalization _____

Doctor _____ Address _____ Date of Treatment _____

Doctor _____ Address _____ Date of Treatment _____

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



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant:	Typed/Printed Name	Date
[redacted]	*Mrs. Sonia Pulliam*	*12/12/20*

THIS CLAIM MUST BE SIGNED ON PAGE 2

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

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

SUBJECT: **Approval of Final Parcel Map No. 82653**

BACKGROUND

Per Ordinance No. 951-05, the City Engineer shall notify the City Council that a final parcel map has been submitted for review by the City Engineer. If all requirements and conditions of approval pertaining to said parcel map have been complied with and all other requirements of the Subdivision Map Act have been complied with, the City Engineer shall certify the parcel map and arrange for the transmittal of the parcel map to the Los Angeles County Registrar-Recorder County Clerk's Office.

STAFF REVIEW

The City Engineer has reviewed Parcel Map No. 82653 for the subdivision of the property located at 15337 Avis Avenue, Lawndale, California. This parcel map was submitted for the construction of a two dwelling unit residential condominium at this location. The City Engineer will approve the final map within 10 days following this City Council meeting and transmit it to the Los Angeles County Registrar-Recorder County Clerk's Office for recordation.

LEGAL REVIEW

N/A

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends that the City Council approve the final Parcel Map 82653.

ATTACHMENT

Parcel Map No. 82653

ATTACHMENT
Parcel Map No. 82653

1 LOT
7260 SQ. FT.

PARCEL MAP No. 82653

IN THE CITY OF LAWNDALE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 13
IN BLOCK 47 OF LAWNDALE ACRES AS PER
MAP RECORDED IN BOOK 10, PAGE 122 OF
MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

BOLTON ENGINEERING CORP. BRIAN G. O'NEILL L.S. 8958

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

THE ANNEX GROUP, INC, OWNER

BY: _____
JOSEPH NUZZOLO, PRESIDENT

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON November 9, 2021, 2021, BEFORE ME, John W. Rodriguez, NOTARY PUBLIC, PERSONALLY APPEARED Joseph Nuzzolo WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
NAME OF NOTARY John W. Rodriguez
COUNTY IN WHICH COMMISSIONED Los Angeles
COMMISSION No. 2358197
DATE COMMISSION EXPIRES May 19, 2025

JOHN W. RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2358197
My Comm. Expires May 19, 2025

SPECIAL ASSESSMENT CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF LAWNDALE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

_____ _____
CITY TREASURER, CITY OF LAWNDALE DATE

DIRECTOR OF COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND DETERMINED THAT IT CONFORMS WITH THE TENTATIVE MAP AND WITH ALL CHANGES PERMITTED AND ALL REQUIREMENTS IMPOSED AS A CONDITION TO ITS ACCEPTANCE.

_____ _____
CITY TREASURER, CITY OF LAWNDALE DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON PARCEL MAP NO. 82653 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ _____
DEPUTY DATE

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 2 (TWO) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENT FOR THE UNITS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JUNE 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSEPH NUZOLLO IN MAY 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE OF THIS MAP. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

_____ NOVEMBER 4, 2021
BRIAN G. O'NEILL L.S. 8958 DATE

LICENSED LAND SURVEYOR
BRIAN G. O'NEILL
LS 8958
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00° 03' 00"W, BEING THE WESTERLY LINE OF AVIS AVENUE AS SHOWN ON MAP OF LAWNOALE ACRES, RECORDED IN BOOK 10, PAGE 122, IN THE CITY OF LAWNDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF LAWNDALE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66450 (a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

_____ _____
JULIAN LEE, R.C.E. 67874 DATE
DIRECTOR OF PUBLIC WORKS
CITY OF LAWNDALE

REGISTERED PROFESSIONAL ENGINEER
JULIAN LEE
No. 67874
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

_____ _____
LARRY V. CASE, L.S. 5411 DATE
CITY SURVEYOR, CITY OF LAWNDALE

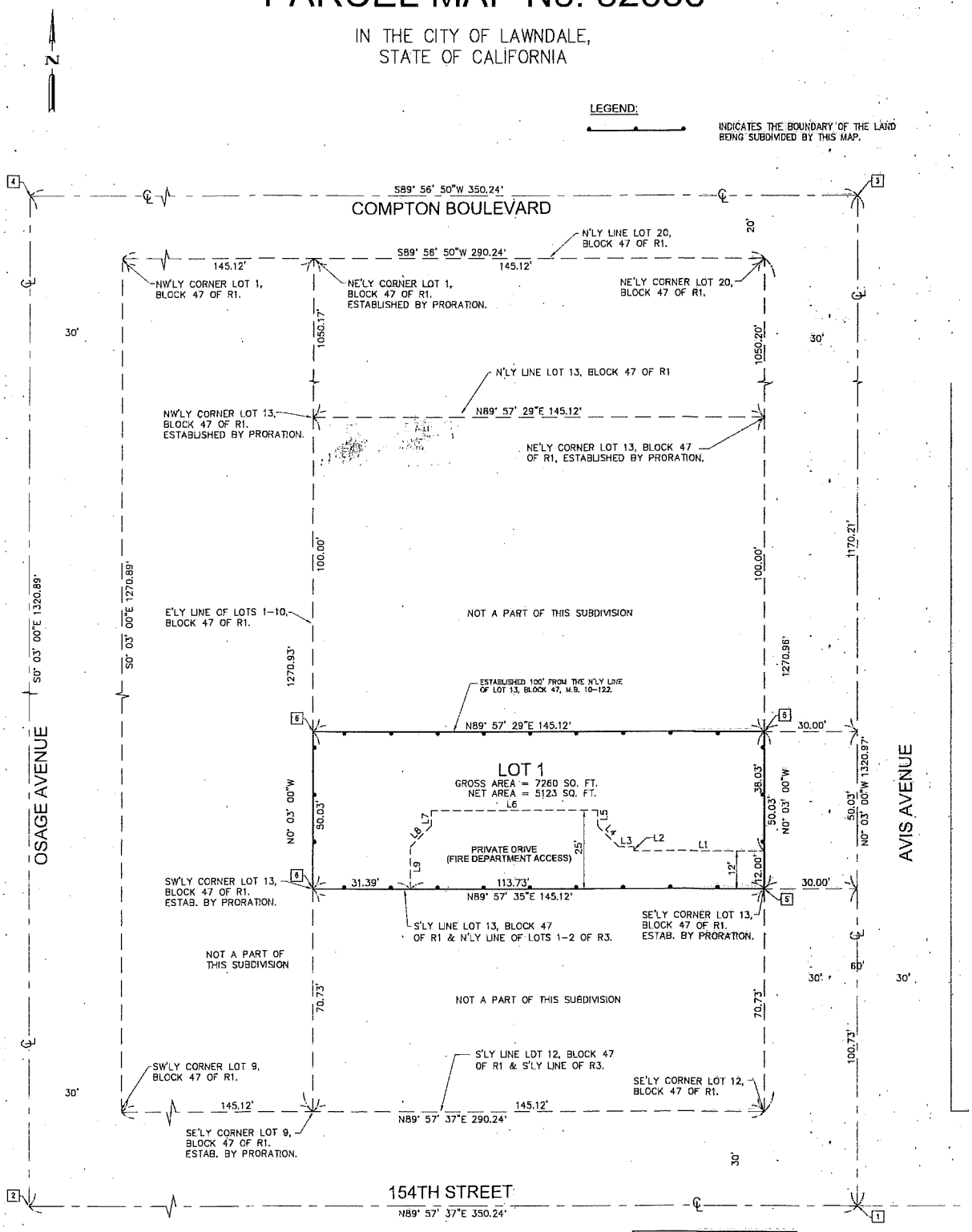
LICENSED LAND SURVEYOR
LARRY V. CASE
L.S. 5411
Exp. 9-30-22
STATE OF CALIFORNIA

SCALE 1"=20'

PARCEL MAP No. 82653

SHEET 2 OF 2 SHEETS

IN THE CITY OF LAWNDALE,
STATE OF CALIFORNIA



MONUMENT NOTES:

1. FD. PK NAIL PER R4, ACCEPTED AS C.L. INTERSECTION.
2. FD. PK NAIL IN LIEU OF CS MON & BRASS CAP PER R4. FITS RECORD DISTANCES(1320.89' AND 350.24') PER R2. ACCEPTED AS C.L. INTERSECTION.
3. FD. MAG. NAIL IN LIEU OF C.S. MON. IN WELL PER R6, FITS TIES PER R6. ACCEPTED AS C.L. INTERSECTION.
4. FD. C.S. MON. IN WELL PER R6, FITS TIES PER R6. ACCEPTED AS C.L. INTERSECTION.
5. L&T TAGGED L.S. 6958, TO BE SET 1.0' E'LY OF PROPERTY CORNER ALONG P.L. PROLONGATION.
6. 2" IP TAGGED L.S. 6958, TO BE SET.

REFERENCES:

R1 LAWNDALE ACRES M.B. 10, PAGE 20
R2 TRACT NO. 38991, M.B. 956/64-65
R3 PARCEL MAP NO. 5701, BOOK 63, PAGE 20
R4 PARCEL MAP NO. 61551, BOOK 341, PAGES 79-80
R5 L.A. CO. RD.F.B. 718-384
R6 L.A. CO. P.W.F.B. 0718-375 A

Parcel Line Table

Line #	Direction	Length
L1	N89° 57' 35"E	41.50
L2	S0° 02' 25"E	1.25
L3	S89° 57' 35"W	4.77
L4	S45° 02' 25"E	9.53
L5	N0° 02' 25"W	5.01
L7	N0° 02' 25"W	4.76
L8	N44° 57' 35"E	9.54
L9	S0° 02' 25"E	13.50

Back to Agenda

RESOLUTION NO. CC-2202-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $749,138.19

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 202232 through 202297 for the aggregate total of $749,138.19 are hereby authorized.

Effective Date: February 7th, 2022

Certified by:

John Downs, Interim Director of Finance

Approved by:

Raylette Felton, Acting City Manager

PASSED, APPROVED AND ADOPTED this 7th day of February, 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-2202-003 at a regular meeting of said Council held on the 7th day of February, 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
1/13/2022	202232	202249	629,398.42
1/20/2022	202250	202272	94,200.10
1/27/2022	202273	202297	25,539.67
Total Checks			**749,138.19**

Check# 202242 is a reissuance of previously approved check# 202135.

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			**749,138.19**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 01/13/2022
Time: 8:19 am
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202232	01/13/2022	Printed		0112	ALL CITY MANAGEMENT SVCS, INC	SCHOOL CROSSING GUARD SERVICES	3,628.09
202233	01/13/2022	Printed		7766	BURKE, WILLIAMS &	LEGAL SERVICES - NOV. 2021	45,536.71
202234	01/13/2022	Printed		4333	CALIF BLDG STANDARDS COMMISSIO	SURCHARGE QTR ENDING	75.00
202235	01/13/2022	Printed		5702	DIV OF THE STATE ARCHITECT	Q4 2021 CASP FEE REPORT	423.60
202236	01/13/2022	Printed		0308	LOS ANGELES COUNTY	TRAFFIC ENFORCEMENT SPECIAL	50,324.38
202237	01/13/2022	Printed		5068A	QUADIENT FINANCE USA INC	CITY HALL POSTAGE USAGE -	1,500.00
202238	01/13/2022	Printed		6379	SHI INTERNATIONAL CORP	UNITREND RECOVERY - 3 YEARS	6,680.71
202239	01/13/2022	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	12,011.34
202240	01/13/2022	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	1,586.48
202241	01/13/2022	Printed		0346	SPARKLETTS	BOTTLE WATER SERVICE- DEC.2021	662.90
202242	01/13/2022	Printed		7132	SUPER BIRTHDAY INC	MINI EXPRESS TRAIN- 12/03/21	850.00
202243	01/13/2022	Printed		6790	U.S. BANK-GLOBAL CORPORATE	AGREEMENT#CIEDB-02-029	17,357.99
202244	01/13/2022	Printed		6790	U.S. BANK-GLOBAL CORPORATE	FACILITY LEASE#CIEDB-BC04-090	6,675.66
202245	01/13/2022	Printed		3672-CSD	U.S. BANK	CREDIT CARD PAYMENT	3,348.66
202246	01/13/2022	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	823.03
202247	01/13/2022	Printed		7858	VADADENT MODERN DENTAL GROUP	BL OVERPAYMENT REFUND	52.00
202248	01/13/2022	Printed		3373	VERIZON WIRELESS	CELL PHONE SERVICES	636.87
202249	01/13/2022	Printed		6795	WELLS FARGO CTS DEBT SERVICE	ACCOUNT#LAWNDALE09TA	477,225.00

Total Checks: 18 — **Checks Total (excluding void checks): 629,398.42**

Total Payments: 18 — **Bank Total (excluding void checks): 629,398.42**

Total Payments: 18 — **Grand Total (excluding void checks): 629,398.42**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 01/20/2022
Time: 12:53 pm
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202250	01/20/2022	Printed		6369	AM-TEC TOTAL SECURITY INC.	ALARM SERVICES Q4 2021	925.52
202251	01/20/2022	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	MONTHLY PEST CONTROL SERVICES	170.00
202252	01/20/2022	Printed		7660	ARAMSCO INC	CUSTODIAL SUPPLIES	1,934.96
202253	01/20/2022	Printed		2207	ASAP SIGN & BANNER, LLC	PARKING TAGS - HAWTHORNE BLVD	859.95
202254	01/20/2022	Printed		0372C	AT & T - CALNET3	PHONE CHARGES	3,323.05
202255	01/20/2022	Printed		1056	AT&T GLOBAL SERVICES, INC.	TELEPHONE SYSTEM MAINTENANCE	865.67
202256	01/20/2022	Printed		0142	BOULEVARD FLORIST	SYMPATHY FLOWERS	82.35
202257	01/20/2022	Printed		6459	CASC ENGINEERING & CONSULTING	NPDES PERMIT COMPLIANCE SVCS -	2,197.50
202258	01/20/2022	Printed		0615	CLEANSTREET	STREET SWEEPING CITYWIDE	18,243.50
202259	01/20/2022	Printed		7564	COLANTUONO, HIGHSMITH, &	SCE COALITION SHARE OF COSTS -	154.44
202260	01/20/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE THRU NOV 2021	1,701.21
202261	01/20/2022	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	12,654.59
202262	01/20/2022	Printed		7562	KOFF & ASSOCIATES INC	RECRUITMENT - DIRECTOR OF	5,000.00
202263	01/20/2022	Printed		2773	L. A. CNTY DEPT PUBLIC WORKS	TRAFFIC SIGNAL ACCIDENT REPAIR	1,757.90
202264	01/20/2022	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	486.37
202265	01/20/2022	Printed		0384	PEP BOYS	BATTERY REPLACEMENT - VEH #507	216.29
202266	01/20/2022	Printed		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY MOP CHARGES	235.80
202267	01/20/2022	Printed		4533	SOUTH BAY LANDSCAPING INC	LANDSCAPING MAINTENANCE SVCS.	19,475.00
202268	01/20/2022	Printed		7464	SWRCB	ANNUAL SANITARY SYSTEMS FEE	20,992.00
202269	01/20/2022	Printed		3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	1,364.50
202270	01/20/2022	Printed		2883	UNDERGROUND SERVICE ALERT SC	JAN 2022 -CA REGULATORY COSTS	105.06
202271	01/20/2022	Printed		4526	URBAN RESTORATION GROUP	GRAFFITI REMOVAL SUPPLIES	898.19
202272	01/20/2022	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	556.25

Total Checks: 23 — **Checks Total (excluding void checks): 94,200.10**

Total Payments: 23 — **Bank Total (excluding void checks): 94,200.10**

Total Payments: 23 — **Grand Total (excluding void checks): 94,200.10**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 01/27/2022
Time: 7:45 am
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202273	01/27/2022	Printed		6608	BELLAGIO CAR WASH	CAR WASH - DEC. 2021	125.00
202274	01/27/2022	Printed		7436	CACEO	MEMBERSHIP DUE - G. WILLIAMS	285.00
202275	01/27/2022	Printed		0163	CAPITAL OF SOUTH BAY INC.	ELECTRICAL BALLASTS FOR	561.26
202276	01/27/2022	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	JAN. 2022-INS PRE-TAX/POST TAX	2,612.98
202277	01/27/2022	Printed		0216	DELTA DENTAL	JAN. 2022 DENTAL PREMIUM	1,781.44
202278	01/27/2022	Printed		0389	DELTA DENTAL INS	JAN. 2022 DENTAL PREMIUM	195.13
202279	01/27/2022	Printed		7859	RUBEN DIAZ	SECURITY DEPOSIT REFUND	360.00
202280	01/27/2022	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGES	84.02
202281	01/27/2022	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	1,020.74
202282	01/27/2022	Printed		6557	HAWTHORNE HARDWARE	6 MASTER KEYS CITY PARKS	11.18
202283	01/27/2022	Printed		0337	MANAGED HEALTH NETWORK	EMPLOYEE ASSIST PROGRAM	85.69
202284	01/27/2022	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	144.77
202285	01/27/2022	Printed		0384	PEP BOYS	SMALL BULBD INSTALLATION	35.14
202286	01/27/2022	Printed		4987	DENEANE RATCHFORD	TUITION REIMB. - FY 2021/2022	121.14
202287	01/27/2022	Printed		5895	RICOH USA INC	LEASE CHARGES FOR COPIERS -	1,667.51
202288	01/27/2022	Printed		3094	SOUTH BAY CENTER FOR DISPUTE	Q4 2021 OPERATION FEE	1,761.00
202289	01/27/2022	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	527.19
202290	01/27/2022	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS	269.50
202291	01/27/2022	Printed		0444	SPCA LA	ANIMAL SHELTERING SERVICES -	6,265.00
202292	01/27/2022	Printed		6251	BERNADETTE SUAREZ	MILEAGE REIMBURSEMENT	151.20
202293	01/27/2022	Printed		0458	THE SALVATION ARMY	MEALS FOR BEACH CITIES-	78.00
202294	01/27/2022	Printed		2002	THE STANDARD, UNIT 22	LIFE,AD&D,LTD INSURANCE PREM	1,443.55
202295	01/27/2022	Printed		3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	2,685.78
202296	01/27/2022	Printed		0479	VISION SERVICE PLAN	VISION PREMIUM JAN. 2022	767.45
202297	01/27/2022	Printed		7860	KACIE WON	PLANNING DEPOSIT REFUND	2,500.00

Total Checks: 25 — **Checks Total (excluding void checks): 25,539.67**

Total Payments: 25 — **Bank Total (excluding void checks): 25,539.67**

Total Payments: 25 — **Grand Total (excluding void checks): 25,539.67**

Back to Agenda

MINUTES OF THE
LAWNDALE CITY COUNCIL AND SUCCESSOR AGENCY REGULAR MEETING
January 18, 2022

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:53 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 Attorney Gregory M. Murphy, Los Angeles County Sheriff's Department Captain Duane Allen, Interim City Manager Raylette Felton, Interim Finance Director John Downs, Community Services Director Mike Estes, Municipal Services Director Michael Reyes, Acting Director of Community Development Jared Chavez, Assistant City Clerk Matthew Ceballos, Public Works Director Julian Lee

B. CEREMONIALS

Councilmember Bernadette Suarez led the flag salute.

C. PUBLIC SAFETY REPORT

Captain Duane Allen summarized the recent law enforcement activities.

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

Randal Abram, Resident, spoke about the changes in the use of illegal fireworks, a recent crime incident in the City, and the departure of the Assistant City Clerk, Matthew Ceballos.

Pam London, former Lawndale Resident, spoke about the changes and roles of City staff.

E. COMMENTS FROM COUNCIL

The City Council and staff responded generally to the comments.

Councilmember Sirley Cuevas inquired on the incident Mr. Abram stated.

Captain Duane Allen responded he will have an update on the incident by the next meeting.

F. 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. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2201-002, authorizing the payment of certain claims and demands in the amount of $1,467,494.87.

2. **Minutes of the Lawndale City Council Regular Meeting – December 6, 2021**
Recommendation: that the City Council approve.

3. **Minutes of the Lawndale City Council Special Meeting – January 11, 2022**
Recommendation: that the City Council approve.

SUCCESSOR AGENCY

4. **Minutes of the Lawndale Successor Agency Special Meeting – June 28, 2021**
Recommendation: that the City Council approve.

Councilmember Sirley Cuevas inquired on multiple payments for street sweeping service listed on item no. 1.

Public Works Director Julian Lee responded there was a delay in payments and the multiple payments are towards 3 months of street sweeping service.

Councilmember Pat Kearney inquired on the large sum of graffiti removal supplies.

Public Works Director Julian Lee responded that graffiti has increased in the City.

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

G. PUBLIC HEARINGS

5. **Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**
Recommendation: that the City Council (a) conduct a public hearing, (b) hold a final discussion regarding the project, (c) and either approve, deny, or revise the project based on the proposed motions on page 2 of this report.

The public hearing continued at 7:11 p.m.

Anonymous Resident, spoke in opposition to the proposed car wash project.

Pam London, former Resident, spoke in opposition to the proposed car wash project.

The public hearing was closed at 7:26 p.m.

A dialogue ensued between City Council and staff regarding a meeting date for a continuation of the public hearing item.

DRAFT

A motion by Councilmember Kearney to continue the Public Hearing listed on Item No. 5 to the February 7, 2022, meeting was seconded by Mayor Pro Tem Hofmann Gorman and carried by a vote of 5-0.

H. ADMINISTRATION

6. Contract Amendment No. 1 for the Local Road Safety Plan Study

Recommendation: that the City Council approve the First Amendment to Contract Services Agreement for Professional Engineering Services for the Local Road Safety Plan Study for additional traffic count services amount of $3,373 and preparation of the technical specification for the amount of $6,910 in the total amount of $10,283.

Public Works Director Julian Lee reported on the Contract Amendment No. 1 for the Local Road Safety Plan Study.

A motion by Councilmember Cuevas to approve the First Amendment to Contract Services Agreement for Professional Engineering Services for the Local Road Safety Plan Study for additional traffic count services amount of $3,373 and preparation of the technical specification for the amount of $6,910 in the total amount of $10,283, was seconded by Councilmember Suarez and carried by a vote of 5-0.

7. Authorize the Purchase of Beverage Container Recycling Receptacles and Urban Renaissance Litter Receptacles

Recommendation: that the City Council (a) authorize the purchase of Urban Renaissance Litter and Recycling Receptacles from Forms and Surfaces, a sole source vendor, for the total price of $120,856.25, (b) approve the transfer of Department of Conservation Grant Fund in amount of $8,496 from fund 227 (Department of Conservation Grant Fund) to fund 283 (Solid Waste), (c) approve the transfer of AB939 Fund in amount of $54,504 from fund 276 (AB939) to fund 283 (Solid Waste) and (d) appropriate $63,000 to Budget Account Number 283-330-540.505 within the Solid Waste Fund.

Public Works Director Julian Lee reported on the authorization Purchase of Beverage Container Recycling Receptacles and Urban Renaissance Litter Receptacles.

Councilmember Cuevas inquired if the funding for the receptacles will be come from the City's General Fund account and if all litter and recycling receptacles will be replaced.

Public Works Director Julian Lee responded the funds will not come from the City's General Fund and the receptacles located at bus stops and all through the City will be replaced.

Councilmember Pat Kearney inquired who will provide the maintenance for the receptacles.

Public Works Director Julian Lee responded Republic Services will service the receptacles and City staff will respond to any overflow.

Councilmember Pat Kearney inquired how the containers will be secured from scavenging.

Public Works Director Julian Lee responded they will be open and not protected.

DRAFT

Councilmember Cuevas inquired how often the pick-up service is.

Public Works Director Julian Lee responded two times a week.

Councilmember Cuevas requested local businesses obtain an extra bin.

Public Works Director Julian Lee responded he will look further into it.

A motion by Councilmember Cuevas to authorize the purchase of Urban Renaissance Litter and Recycling Receptacles from Forms and Surfaces, a sole source vendor, for the total price of $120,856.25, approve the transfer of Department of Conservation Grant Fund in amount of $8,496 from fund 227 (Department of Conservation Grant Fund) to fund 283 (Solid Waste), approve the transfer of AB939 Fund in amount of $54,504 from fund 276 (AB939) to fund 283 (Solid Waste) and appropriate $63,000 to Budget Account Number 283-330-540.505 within the Solid Waste Fund, was seconded by Councilmember Suarez and carried by a vote of 5-0.

SUCCESSOR AGENCY

8. <u>Consideration of the Recognized Obligation Payment Schedule (ROPS) Fiscal Year 2022-2023 and the Administrative Budget for Fiscal Year 2022-2023</u>

Recommendation: that the City Council (a) approve and direct staff to submit to the Los Angeles County Oversight Board and California Department of Finance the ROPS 22-23 and Administrative Budget FY 2022-2023 and (b) authorize staff to make any changes requested by the California Department of Finance.

Acting Director of Community Development Jared Chavez and Interim Finance Director John Downs reported on the Consideration of the Recognized Obligation Payment Schedule (ROPS) Fiscal Year 2022-2023 and the Administrative Budget for Fiscal Year 2022-2023.

Mayor Robert Pullen –Miles inquired if the Los Angeles County Oversight Board provided any comments.

Acting Director of Community Development Jared Chavez responded no comments were provided.

A motion by Councilmember Suarez to approve and direct staff to submit to the Los Angeles County Oversight Board and California Department of Finance the ROPS 22-23 and Administrative Budget FY 2022-2023 and authorize staff to make any changes requested by the California Department of Finance, was seconded by Councilmember Kearney and carried by a vote of 5-0.

I. <u>CITY MANAGER'S REPORT</u>

Interim City Manager Raylette Felton spoke about the reopening of the Community Center and bringing the item back at a later City Council Meeting date. Interim City Manager Raylette Felton sent well wishes to Assistant City Clerk Matthew Ceballos on his departure.

DRAFT

J. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Kearney attended the Sherriff's Liability Trust and Oversight Committee, the South Bay Workforce Investment Board 21st Annual Awards Ceremony, Lawndale City Employee Recognition Lunch, and the Lawndale Chamber of Commerce Luncheon.

Councilmember Suarez attended the South Bay Cities Council of Governments Legislative Committee meeting and two other meetings. Councilmember Suarez commended Assistant City Clerk Matthew Ceballos for his achievements before his departure and she announced The Greater Los Angeles County Homeless Count has been postponed for February.

Councilmember Sirley Cuevas attended the 2022 Donate Life Float Rose Parade decoration, the 8th General Plan Update Workshop, the Lawndale's Santa Sleigh, the City of Lawndale Employee Recognition Luncheon, the South Bay Workforce Investment Board 21st Annual Awards Ceremony, the Lawndale PTA Christmas Baskets Giveaway, League of California Cities general meeting, spoke with L.A. County Public Health regarding COVID-19, attended South Bay Cities Council of Governments task force meeting and commended Assistant City Clerk Matthew Ceballos for his years of service to Lawndale and wished him well. Councilmember Sirley Cuevas inquired if staff can arrange special Christmas tree pick up near January 6 dates from the trash pick-up service. Public Works Director Julian Lee responded that is the arrangement but due to the increase in COVID-19 cases, Republic Services have had trouble with staffing that created a delay.

Councilmember Hofmann Gorman attended the South Bay Workforce Investment Board 21st Annual Awards Ceremony, the installation of the new president at the South Bay Chamber of Commerce and Lawndale's Santa Sleigh.

Mayor Pullen-Miles attended South Bay Workforce Investment Board 21st Annual Awards Ceremony, the Sanitation District of Los Angeles County meeting, the Lawndale City Employee Recognition Lunch, participated in the Lawndale's Santa Sleigh, and attended the Lawndale and Hawthorne sports league toy giveaway. Mayor Pullen-Miles congratulated Assistant City Clerk Matthew Ceballos for his new venture and commended all that he's done for the City Clerk's office and for the City.

Assistant City Clerk Matthew Ceballos thanked the Councilmembers and the City.

K. CLOSED SESSION

At 7:33 p.m. the City Council entered into Closed Session.

10. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager, the city attorney and the City's negotiators, regarding labor negotiations with Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees.

DRAFT

11. 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.

12. Public Employee Appointment

The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of a City Manager.

At 8:14 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 3 items listed on the Closed Session agenda. The City Council was updated and there was no reportable action taken.

L. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 8:15 p.m.

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Erica Harbison, City Clerk

Approved: 2/7/2022

DRAFT

Back to Agenda

MINUTES OF THE
LAWNDALE CITY COUNCIL SPECIAL MEETING
January 14, 2022

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 5:32 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California 90260.

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

Other Participants: Interim City Manager Raylette Felton, Assistant City Clerk Matthew Ceballos

B. CEREMONIALS

Councilmember Bernadette Suarez led the flag salute.

C. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

None.

D. COMMENTS FROM COUNCIL

None.

E. CLOSED SESSION

At 5:33 p.m. the City Council entered into Closed Session.

1. Public Employee Appointment
The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of a City Manager.

At 7:08 p.m. the City Council entered back into Open Session.

Mayor Pullen Miles 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.

F. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 7:08 p.m.

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____

Erica Harbison, City Clerk

Approved: 2/7/2022

DRAFT

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Julian Lee, Director of Public Works
John Downs, Interim Director of Finance
Kevin Moghadasi, Assistant Engineer

SUBJECT: Approval of Project Specifications and Authorize to Bid the FY 2021-22 Annual Street Improvement Project

BACKGROUND

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

On January 19, 2021, the City Council approved the list of streets for improvement for the Fiscal Year (FY) 2021-22 program year of the Community Development Block Grant program (CDBG) with the adoption of Resolution No. CC-2102-002. For the FY 2021-22 CDBG, staff selected several street segments with significant deteriorated pavement conditions along Kingsdale Avenue and 169th Street.

In addition, the City Council adopted Resolution No. CC-2106-024 for FY 2021-22-budget list of projects for Road Repair and Accountability Act of 2017 – Senate Bill (SB) 1 on June 21, 2021. Staff selected several street segments for improvements along 167th Street and the Alley of Manhattan Beach Boulevard.

The FY 2021-22 Annual Street Improvements Project will be funded through the CDBG program and SB 1 Road Maintenance and Rehabilitation Account (RMRA). Additional funds from Measure M, Measure R, and General Fund will be utilized for the project as well.

STAFF REVIEW

Recently, staff surveyed and created an inventory of damaged and lifted sidewalks, driveway approaches, and curbs and gutters that need to be removed and replaced. The scope of work includes cold milling and placement of an asphalt pavement overlay; slurry sealing and/or cape sealing; reconstruction of various curb ramps to meet the requirements of the Americans with Disabilities Act (ADA); street striping; and other appurtenant work. The compiled list of improvements includes areas reported by the general public as well.

The list of streets for the FY 2021-22 Annual Street Improvement Project is as follows:

CDBG- FY 2021- 22		
Street Name	**Construction Limits**	**Quantity**
Kingsdale Avenue	From 145th Street to 147th Street	16,640 SF
169th Street	From Hawthorne Blvd. to Grevillea Ave.	16,120 SF
SB 1- FY 2021- 22		
Street Name	**Construction Limits**	**Quantity**
167th Street	From Hawthorne Blvd. to West End	46,800 SF
167th Street	From Prairie Ave. to Osage Ave.	17,550 SF
Alley Manhattan Beach Blvd.	From Alley Hawthorne Blvd. to Freeman Ave.	13,800 SF
Measure M, Measure R & General Fund (MOE)		
Street Name	**Construction Limits**	**Quantity**
152nd Street	From Firmona Ave to Condon Ave.	20,000 SF
Kingsdale Avenue	From Rosecrans Ave. to 145th St.	16,640 SF
Alley 145th Street	From Hawthorne Blvd. to Burin Ave.	2,610 SF
Alley 147th Street	From Mansel Ave. to Kingsdale Ave.	2,560 SF
Alley 161st Street	From Sombra Ave. to Prairie Ave.	24,540 SF
Alley 173rd Street	From Condon Ave. to Inglewood Ave.	9,400 SF
Alley Grevillea Avenue	From 169th St. to 172nd St.	19,670 SF
Alley Burin Avenue	Alley 147th Street to Marine Avenue	10,600 SF
Alley Mansel Avenue	Alley 147th Street to 149th Street	4,500 SF

The anticipated project schedule is as follows:

- Solicit Bids — February 8, 2022
- Bid Opening — March 7, 2022
- Award of Construction Contract — March 21, 2022
- Commencement of Construction — April 15, 2022
- End of Construction — July 31, 2022

In addition, the City is currently undertaking an aggressive street improvement program over the next three years to enhance roadway conditions citywide. As a result, extensive on-site construction inspection/management services is necessary to ensure compliance with the design plans, specification contract documents, and approved shop drawings to help coordinate and expedite the City's street

improvement program. Therefore, staff prepared a request for proposal (RFP) for construction services for this project to be released.

LEGAL REVIEW

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

FISCAL IMPACT

The current FY 2021-22 budget includes funding for this project. The project's available fund breakdown of the estimated project cost and funding sources is as follows:

Proposed Project Cost:

Construction Cost Estimate	$1,380,000
15 % Contingency	$207,000
Inspection Services	$170,000
Construction Management/Labor Compliance	$71,489
Total Project Cost	$1,828,489

Available Funding Sources:

SB1 - Gas Tax (274-310-700.280)	$565,000
CDBG FY 2021-22 (214-442-700.146)	$261,489
General Fund (MOE) (100-310-700.280)	$284,000
Measure R (244-310-700.280)	$266,000
Measure M (272-310-700.279)	$452,000
Total Funding	$1,828,489

RECOMMENDATION

Staff recommends that the City Council adopt the FY 2021-22 Annual Street Improvements Project plans and specifications (PS&E), approve the project scope of work, and authorize staff to advertise the project to solicit bids.

ATTACHMENTS

1. Attachment #1 - Resolution No. CC-2102-002.
2. Attachment #2 - Resolution No. CC-2106-024.
3. Attachment #3 – Project Location Map

ATTACHMENT 1

Resolution No. CC-2102-002

CITY OF LAWNDALE

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

DATE: January 19, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Sean M. Moore, AICP, Director of Community Development

SUBJECT: **Selection of Projects for the Fiscal Year 2021-22 (47th) Program Year of the Community Development Block Grant Program**

BACKGROUND

The 1974 Housing and Urban Development Act established the Community Development Block Grant (CDBG) program in order to allocate Federal funds for State and local use. The use of these funds is restricted to programs that assist low and moderate-income persons. A secondary objective is to prevent and eliminate slum and blight conditions within a community.

The City of Lawndale is a participant in the Los Angeles Urban County CDBG program, and receives an annual allocation of CDBG funds from the Los Angeles County Development Authority (LACDA). The current estimate for the new CDBG allocation for FY 2020-21 is $326,861. This estimate is based on current CDBG funding levels and is consistent with the amount of funding the City has received over the last several years. This proposed CDBG allocation is a planning estimate only; LACDA will release final appropriations in spring 2021. The City's final CDBG allocation is generally within five to ten percent (5%-10%) of the estimate provided.

There are a number of other requirements for CDBG programs. CDBG funds may only be spent in those areas of the City determined to be block grant eligible (See Attachment A). The public must be given the opportunity to comment on the proposed budget (See Attachment B, Public Hearing Notice). Notices of a public hearing were posted at City Hall and published in the *Daily Breeze* on December 25, 2020, pursuant to the applicable public noticing requirements.

Lastly, the maximum amount of CDBG monies that the City may devote to public service projects is up to 20% of its new year allocation (approximately $65, 372) and no single public service activity may be funded for less than $10,000.

The recommended CDBG expenditures for FY 2021-22 are consistent with the requirements listed above. The City's FY 2020-21 proposed program of projects and funding levels must be submitted to the LACDA no later than February 3, 2021.

STAFF REVIEW

As described previously, each year the LACDA provides a planning estimate of new CDBG funds that will be made available to the City. The proposed budget retains existing programs and provides sufficient funding for critical projects. The proposed funding strategy is as follows:

Senior Activities Program: The amount to be allocated for senior activities will be the maximum percentage (20%) allowed for public service programs. An estimated $65,372 will be used to continue the existing Senior Activities Nutrition Program.

Street Resurfacing Projects: The proposed resurfacing projects include the following streets:

Proposed Resurfacing Projects

Street Name:	From:	To:	PCI:	Estimated:
169th	Grevillea	Hawthorne	~25	$ 130,000.00
Kingsdale	145th	147th	~24	$ 130,000.00
Total				$ 260,000.00

These projects will consist of street improvements, including cold mill variable depth of existing asphalt pavement, installation of new asphalt - asphalt rubber hot mix (ARHM), saw cutting and removal and reconstruction of PCC curb & gutters, reconstruction of curb ramps, reconstruction of driveway approaches, reconstruction of sidewalk, adjusting utility covers to grade, and pavement striping. The estimated construction cost is $260,000. Any unallocated CDBG funds not utilized (contingency funds) are rolled over to the following fiscal year and applied toward roadway projects.

COMMISSION REVIEW

Planning Commission review for this project is not required.

LEGAL REVIEW

The City Attorney has reviewed Resolution No CC-2102-002 and approved it as to form.

FISCAL IMPACT

Funding is for the FY 2021-22 budget year and will be incorporated into the City's budget as that budget is prepared. Additionally, CDBG funds awarded to the City will offset direct fiscal impacts to the City's General Fund.

RECOMMENDATION

It is recommended that the City Council:

1. Conduct a public hearing;
2. Adopt the FY 2021-22 budget for the CDBG program; and

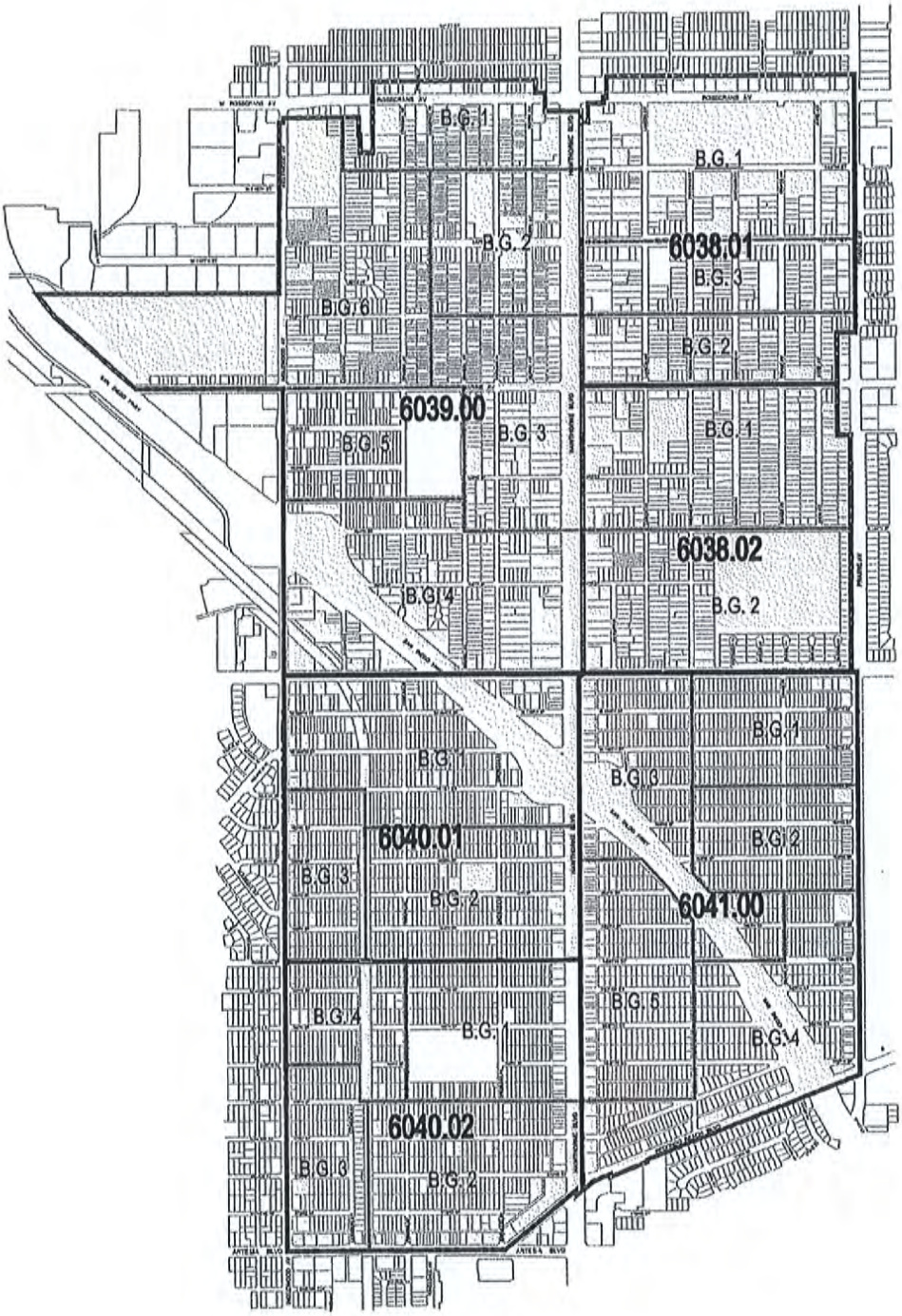
3. Adopt Resolution No. CC-2102-002, approving the City's participation in the FY 2021-22 CDBG Program.

ATTACHMENTS

A – CDBG Eligible Low/Mod Census Tract Map
B – Public Hearing Notice
C – Resolution No. CC-2102-002

ATTACHMENT A

CDBG Eligible Low/Mod Census Tract Map



CDBG - LOW AND MODERATE INCOME AREA MAP
2010 CENSUS AREAS

(As of July 1, 2014)

LEGEND:

- CITY BOUNDARY
- LOW AND MODERATE INCOME BLOCK GROUPS
- CENSUS TRACT
- BLOCK GROUP

ATTACHMENT B

Public Hearing Notice

Daily Breeze
400 Continental Blvd, Suite 600
El Segundo, CA 90245
310-543-6635
Fax: 310-316-6827

(Space below for use of County Clerk Only)

5007749

Legal No. **0011433088**

CITY OF LAWNDALE/COMMUNITY DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

PUBLIC NOTICE
CITY OF LAWNDALE
CITY COUNCIL MEETING

Notice is hereby given that at 6:30 p.m. on Tuesday, January 19, 2021, the Lawndale City Council will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawndale, CA to review the following proposal:

PROJECT SELECTION FOR THE 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR. The City of Lawndale is soliciting public input to consider the expenditure of funds to be received as a result of the 1974 Housing and Community Development Act. The public is encouraged to attend and suggest needs and priorities for possible funding during the 2021-2022 (47th) program year beginning July 1, 2021. Initial estimates are that Lawndale will be allocated approximately $326,861 for this Program Year. These are restricted funds to be used to assist low and moderate income persons, or to remove slum and blight conditions. A maximum of 15% of the annual allocation may be used for public service projects. A draft program will be presented for the City Council to consider. Current programs include: Senior Activities and Street Improvements.
Those wishing to comment on this item may do so in person at the public hearing, or by submitting written comments by 5:30 p.m., December 17, 2018. You may contact Sean M. Moore, AICP, Community Development Director for further information regarding this matter at (310) 973-3231.

Dec 25, 2020(1t)DB(11433088)

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

STATE OF CALIFORNIA
County of Los Angeles

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

12/25/2020

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

Dated at Torrance, California
On this 25th day of December, 2020.

Pauline Fernandez

Signature

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

ATTACHMENT C

Resolution No. CC-2102-002

RESOLUTION NO. CC-2102-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA APPROVING THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2021-2022

WHEREAS, on August 22, 1974, the President of the United States signed into law the Housing and Community Act of 1974 (Act); and

WHEREAS, the primary goals of Title I of the Act are the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, for the past 46 years the City of Lawndale (City) has participated in the Community Development Block Grant (CDBG) Program which was established under the Act; and

WHEREAS, the City has received a planning estimate that $326,861 in CDBG funds will be available to the City for the 2021-2022 Fiscal Year; and

WHEREAS, the City has posted information regarding the Community Development Block Grant Program as required by law and, after notice duly given as required by law, held a public hearing on January 19th, 2021 to consider approving the City's proposed Community Development Block Grant Program for fiscal year 2021-2022, and 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 City Council has reviewed, analyzed and studied said proposal.

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

SECTION 1. The CDBG projects, FY 2021-2022 funding allocations, as listed in the CDBG Funding Chart for FY 2021-2022 as set forth on Exhibit A attached hereto and incorporated herein are hereby approved as the City's CDBG Program for Fiscal Year 2021-2022.

SECTION 2. That the Mayor and/or City Manager are authorized and directed to submit the City's proposed 2021-2022 planning documents to the Los Angeles County Development Authority (LACDA) setting forth the City's proposed projects and funding allocations. Should minor adjustments to the allocations vary from the figures contained herein and/or any amounts remaining unspent at the close of the preceding fiscal year, the City Manager is authorized to adjust funding to the approved eligible activities as necessary.

SECTION 3. That the Mayor and/or City Manager are authorized to execute all necessary contracts and agreements with the Los Angeles County Development Authority (LACDA) and

with each approved recipient/subrecipient of the CDBG program, together with any changes therein which may be approved by the City Manager.

SECTION 4. This Resolution shall take effect from and after the date of passage and adoption.

PASSED, APPROVED AND ADOPTED this 19th day of January, 2021

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Matthew Caballos, Assistant City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly introduced the foregoing Resolution No. CC-2102-002 at its regular meeting held on the 19th day of January, 2021, and duly approved and adopted said resolution at its regular meeting held on the 19th day of January, 2021, by the following roll call vote:

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

Matthew Ceballos, Assistant City Clerk

APPROVED AS TO FORM:

Tiffany J. Israel, City Attorney

EXHIBIT A
CDBG FUNDING CHART FOR FY 2021-2022

Project Title	Allocated CDBG Funds	Unallocated CDBG Funds(Prior Year) and Leveraged Funds	Total
Senior Activities (Max. 20%) **Nutrition**	$ 65,372.00	N/A	$ 65,372.00
Street Projects	$ 261,489.00	$ N/A	$ 261,489.00
TOTAL	**$ 326,861.00**	$ N/A	**$ 326,861.00**

Street Name:	From:	To:	PCI:	Estimated:
169th	Grevillea	Hawthorne	~25	$ 130,000.00
Kingsdale	145th	147th	~24	$ 130,000.00
Total				$ 260,000.00

ATTACHMENT 2
Resolution No. CC-2106-024

RESOLUTION NO. CC-2106-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ADOPTING ITS FISCAL YEAR 2021-22 BUDGET LIST OF PROJECTS TO BE FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT AND THE APPROPRIATION OF RMRA FUNDS

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 was passed by the Legislature and signed into law by the Governor in April of 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Lawndale ("City") are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $554,000 in RMRA funding in fiscal year 2021-22 from SB 1; and

WHEREAS, the City used its 2019 Pavement Management Program to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate streets throughout the City this year and similar projects into the future; and

WHEREAS, the 2019 California Statewide Local Streets and Roads Needs Assessment estimated that the City's streets and roads are at a "Higher Risk" condition based on the pavement condition index in the assessment, and this revenue will help the City increase the overall quality of our road system and over the next decade will bring our streets and roads into a good condition; and

WHEREAS, the City's 2019 Pavement Management Report has established the City's Pavement Condition Index as a 66.6, placing it in the "at lower risk" range; and

WHEREAS, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, having many and varied negative impacts on our community; and

WHEREAS, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network; and

WHEREAS, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

WHEREAS, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

WHEREAS, police, fire, and emergency medical services all need safe, reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions, helping the State achieve its air quality and greenhouse gas emissions reductions goals; and

WHEREAS, restoring roads before they fail also reduces construction time which results in less air pollution from heavy equipment and less water pollution from site run-off; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

SECTION 1. The foregoing recitals are true and correct an incorporated herein by this reference.

SECTION 2. The City's Capital Improvement Program budget for fiscal year 2021-22 is adopted to incorporate the following project planned to be funded with Road Maintenance and Rehabilitation Account revenues:

Project Description/Location: Pavement Reconstruction and/or Repairs as shown in the attached Exhibit A, incorporated herein by this reference.

SECTION 3. The City's Capital Improvement Program budget for fiscal year 2021-22 will include an appropriation of RMRA funding in the City's Capital Improvement Program in the amount of $554,000 for the above described project.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2021.

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2106-024 at a regular meeting of said Council held on the 21st day of June, 2021, by the following roll call vote:

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

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: June 21, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Julian Lee, P.E, Director of Public Works Department
Kevin Moghadasi, E.I.T, Assistant Engineer

SUBJECT: Adopt Resolution No. CC-2106-024 of FY 2021-22 Budget List of Projects Road Repair and Accountability Act of 2017 - Senate Bill 1 (SB 1)

BACKGROUND

On April 28, 2017, the Governor signed Senate Bill 1 (SB 1) (Beall, Chapter 5, Statutes of 2017), which is known as the Road Repair and Accountability Act of 2017 (Act). To address basic road maintenance, rehabilitation, and critical safety needs on both the state highway and local streets and road system, SB 1 increased the per-gallon fuel excise tax, the diesel fuel sales tax, and the vehicle registration fee.

The objective of the program is to address deferred maintenance on the local streets and roads system through the prioritization and delivery of basic road maintenance and rehabilitation projects as well as critical safety projects.

Cities receiving Road Maintenance and Rehabilitation Account (RMRA) funds under the Act must comply with all relevant federal and state laws, regulations, policies, and procedures. The main requirements include the following:

- Prior to receiving an apportionment of RMRA funds from the Controller in a fiscal year, a city must submit to the California Transportation Commission a list of projects proposed to be funded with these funds.
- The list of projects must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement.
- The California Transportation Commission will report to the State Controller the cities that have submitted a list of projects and that are, therefore, eligible to receive an apportionment of RMRA funds for the applicable fiscal year.
- The State Controller, upon receipt of the report from the California Transportation Commission, shall apportion RMRA funds to eligible cities.
- For each fiscal year in which RMRA funds are received and expended, a city must submit documentation to the California Transportation Commission that includes a description

and location of each completed project, the amount of funds expended on the project, the completion date, and the estimated useful life of the improvement.

- A city receiving an apportionment of RMRA funds is required to sustain a maintenance of effort (MOE) by spending at least the annual average of its general fund expenditures during the FY 2021-22 for street, road, and highway purposes from the city's general fund. Monitoring and enforcement of the MOE requirement for RMRA funds will be carried out by the Controller.
- By July 1, 2023, cities receiving RMRA funds must follow guidelines developed by the California Workforce Development Board (Board) that address participation and investment in, or partnership with, new or existing pre-apprenticeship training programs.

STAFF REVIEW

Staff has assembled a list of streets and/or projects for the FY 2021-22 submittal to the California Transportation Commission in accordance with the RMRA funding guidelines. The list of street segments identified for repair are streets having the lowest Pavement Condition Index (PCI) as identified in the City's 2019 Pavement Management Program (PMP) Report. A PCI was established for each street segment as a method to identify its operating condition. PCI is a numerical index used as a rating mechanism, ranging from 0 for failed pavement to 100 indicating pavement in perfect condition. The use of the PCI has been adopted nationwide as a standard rating system. The program provides cost-effective maintenance strategies to maintain an acceptable level of service while optimizing available fiscal resources. The program also provides an optimized priority maintenance and rehabilitation program using cost/benefit analysis based on current available funds and projected future funding allocations.

The street segments identified and recommended for repair are shown in the attached Exhibit "A", incorporated herein by this reference. In accordance with the RMRA requirements, it is recommended that the City Council adopt the project list via resolution.

The City of Lawndale's FY 2021-22 and probable future annual RMRA allocation is estimated to be $554,000 according to the State Department of Finance's statewide projections.

LEGAL REVIEW

The City Attorney has reviewed and approved Resolution NO.CC-2106-024 as to form.

FISCAL IMPACT

Revenues:
Anticipated RMRA revenues as estimated by the California Department of Finance for the City of Lawndale are as follows:

FY 2021-22.....$554,000

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the attached Resolution No. CC-2106-024 approving the project list of streets as attached herein Exhibit A- Project Description/Location.
2. Direct staff to include the additional funding necessary for these projects in the upcoming FY 2021-22 budget as part of the normal budget process.

ATTACHMENTS

- Resolution No. CC-2106-024
- Exhibit A - Project Description/Location
- Project Location Map

RESOLUTION NO. CC-2106-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ADOPTING ITS FISCAL YEAR 2021-22 BUDGET LIST OF PROJECTS TO BE FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT AND THE APPROPRIATION OF RMRA FUNDS

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 was passed by the Legislature and signed into law by the Governor in April of 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Lawndale ("City") are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

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WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate streets throughout the City this year and similar projects into the future; and

WHEREAS, the 2019 California Statewide Local Streets and Roads Needs Assessment estimated that the City's streets and roads are at a "Higher Risk" condition based on the pavement condition index in the assessment, and this revenue will help the City increase the overall quality of our road system and over the next decade will bring our streets and roads into a good condition; and

WHEREAS, the City's 2019 Pavement Management Report has established the City's Pavement Condition Index as a 66.6, placing it in the "at lower risk" range; and

WHEREAS, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, having many and varied negative impacts on our community; and

WHEREAS, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network; and

WHEREAS, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

WHEREAS, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

WHEREAS, police, fire, and emergency medical services all need safe, reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions, helping the State achieve its air quality and greenhouse gas emissions reductions goals; and

WHEREAS, restoring roads before they fail also reduces construction time which results in less air pollution from heavy equipment and less water pollution from site run-off; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

SECTION 1. The foregoing recitals are true and correct an incorporated herein by this reference.

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PASSED, APPROVED AND ADOPTED this 21st day of June, 2021.

_____

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2106-024 at a regular meeting of said Council held on the 21st day of June, 2021, by the following roll call vote:

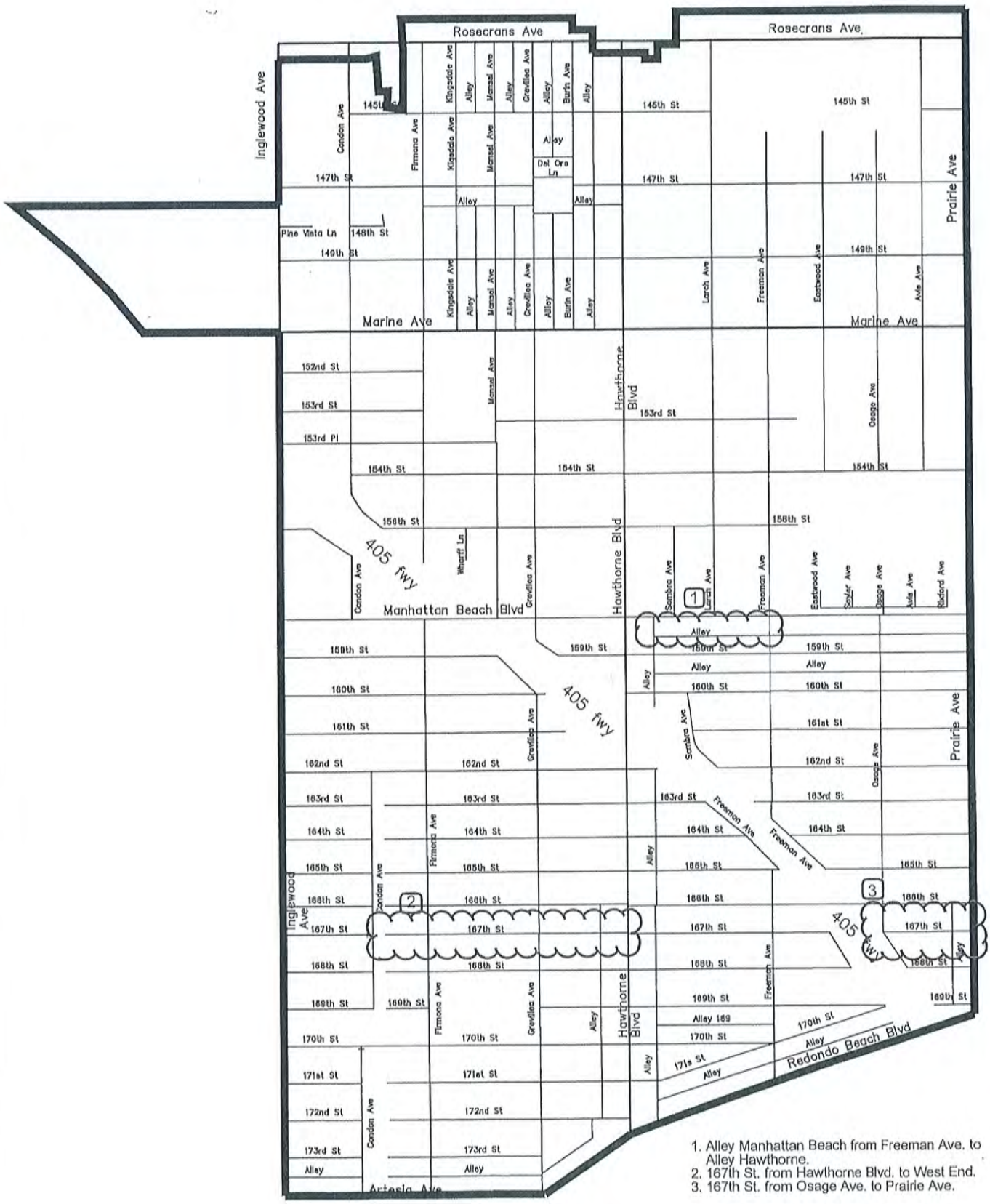
Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Pat Kearney, Mayor Pro Tem					
Rhonda Hofmann-Gorman					
Sirley Cuevas					
Bernadette Suarez					

_____
Erica Harbison, City Clerk

APPROVED AS TO FORM:

_____
Gregory M. Murphy, City Attorney

PROPOSED PROJECT LOCATION MAP
FOR
SB 1- FY 2021-2022 STREET IMPROVEMENT PROJECT



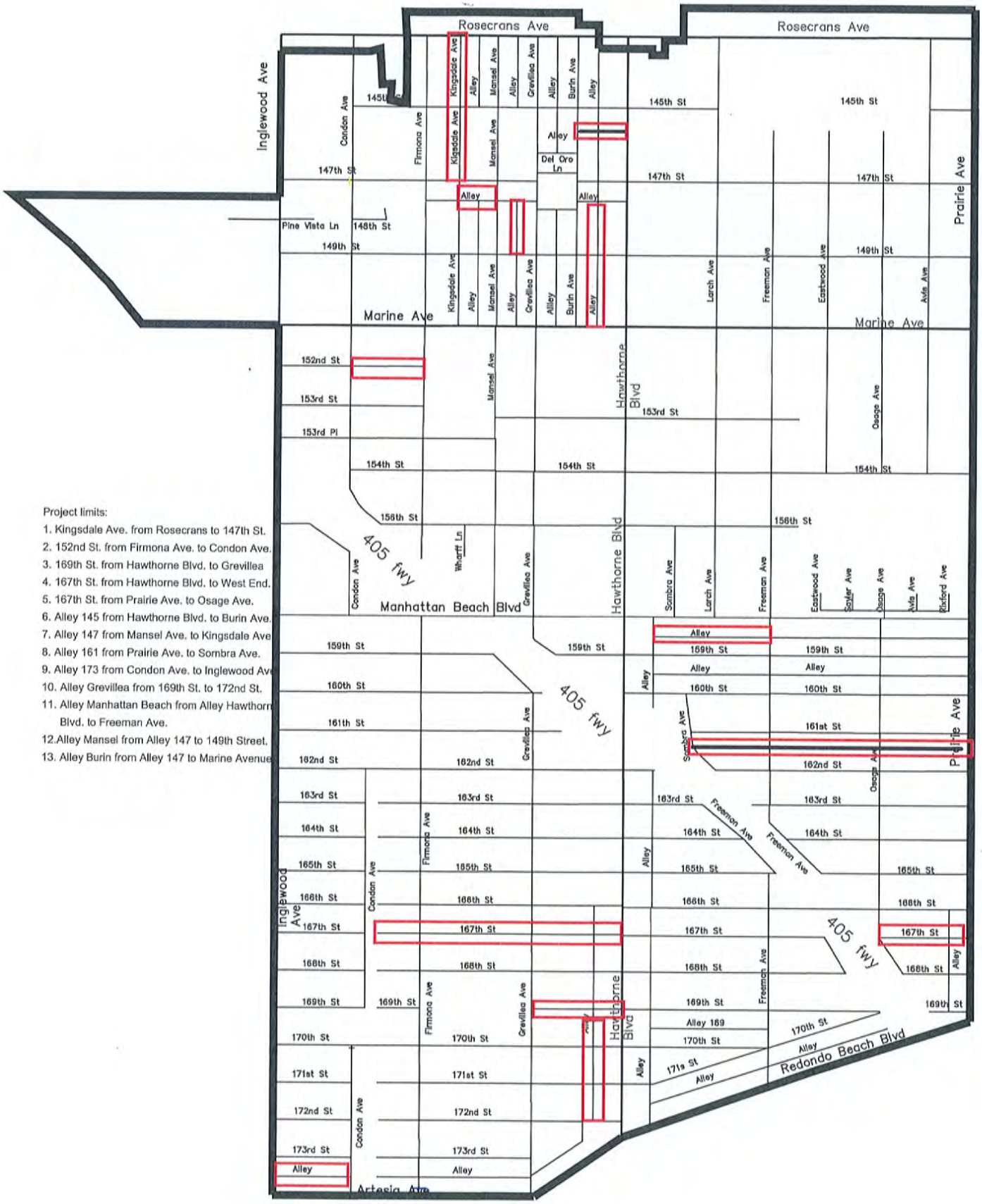
1. Alley Manhattan Beach from Freeman Ave. to Alley Hawthorne.
2. 167th St. from Hawthorne Blvd. to West End.
3. 167th St. from Osage Ave. to Prairie Ave.

Exhibit "A"
Project Description/Location

SB 1- FY 2021-22		
Street Name	**Construction Limits**	**Estimated Cost of Construction**
167th Street	From Hawthorne Blvd. to West End	$280,000
167th Street	From Osage Ave. to Prairie Ave.	$154,000
Alley Manhattan Beach	From Alley Hawthorne to Freeman Ave.	$120,000

ATTACHMENT 3
Project Location Map

Project Limits



Project limits:

1. Kingsdale Ave. from Rosecrans to 147th St.
2. 152nd St. from Firmona Ave. to Condon Ave.
3. 169th St. from Hawthorne Blvd. to Grevillea
4. 167th St. from Hawthorne Blvd. to West End.
5. 167th St. from Prairie Ave. to Osage Ave.
6. Alley 145 from Hawthorne Blvd. to Burin Ave.
7. Alley 147 from Mansel Ave. to Kingsdale Ave
8. Alley 161 from Prairie Ave. to Sombra Ave.
9. Alley 173 from Condon Ave. to Inglewood Ave
10. Alley Grevillea from 169th St. to 172nd St.
11. Alley Manhattan Beach from Alley Hawthorne Blvd. to Freeman Ave.
12. Alley Mansel from Alley 147 to 149th Street.
13. Alley Burin from Alley 147 to Marine Avenue

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

REVIEWED BY: Jared Chavez, Acting Director of Community Development

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

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, took in public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. At its meeting on November 1, 2021, the City Council received additional information from City staff, the applicant, and the public. The City Manager then requested a continuance to provide the City Council with additional information about the economic impacts of the project, not just to the project site but to the Hawthorne Boulevard Specific Plan area and in particular to the block on which the project site is found. Subsequently, due to the separation of the City Manager from the City, additional time was required to complete the analysis and so at its meeting of December 6 the City Council further continued the matter to its meeting of January 18. At that time, due to the COVID-19 pandemic, the Council was meeting remotely via technology. Due to the nature of this matter, the City Council directed staff to determine a date when the Council and applicant could be present at City Hall for a final hearing and decision on this appeal. Staff has done so, and the Council's next regular meeting of February 22, 2022 works for all parties.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council:

1) Continue this public hearing to its regular meeting of February 22, 2022, at which time the matter will be heard in person in the City Council chambers.

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Case No. 21-29: Consideration to adopt the 2021-2029 General Plan Housing Element Sixth Cycle Update and a consideration of a CEQA exemption.**

BACKGROUND

The Housing Element is one of the mandatory elements in the General Plan and is required by State Law to be updated every 8 years. This element establishes the City's housing policies and programs for the October 15, 2021 to October 15, 2029 cycle. It serves as a decision-making guide to City Officials 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. It includes an analysis of the City's existing and projected housing needs. It also assesses the City's ability to demonstrate that it has adequate sites to accommodate its fair share of the regional housing needs, through adopted land use policies, existing procedures, resources, and proposed programs.

The California Department of Housing and Community Development ("HCD") is in receipt of the attached draft Housing Element to determine if the draft document is in substantial compliance with State Law and other new/updated legislation and policies. The City will receive comments on the Draft Housing Element from HCD and make any necessary revisions. The amended Draft Housing Element, which will include HCD's comments, will be presented to the City Council for adoption. Once the City Council adopts the Housing Element, staff will resubmit the document to HCD for final certification.

ANALYSIS:

Regional Housing Needs Allocation

The Housing Element must demonstrate that the City has identified and zoned land to accommodate the development of the housing units defined by Lawndale's Regional Housing Needs Allocation ("RHNA"), which is considered the City's fair share of regional housing needs. The RHNA is determined by the Southern California Association of Governments ("SCAG"). SCAG allocated 2,497 housing units for City of Lawndale for the 2021-2029 period. The RHNA is not a production quota, but the City must show that the housing units can be accommodated. There is no mechanism at the State, regional, or City level that requires the units identified in the RHNA to be constructed.

VIII. REGIONAL HOUSING NEEDS ALLOCATION

Final 6th Cycle Regional Housing Needs Allocation for Lawndale:

	Units
Very-Low Income (<50% of AMI)	732
Low Income (50-80% of AMI)	311
Moderate Income (80-120% of AMI)	371
Above Moderate Income (>120% of AMI)	1,083
TOTAL	**2,497**

The City's RHNA for the 2021-2029 period is a substantial increase when compared to the 381 units assigned for the 2014-2021 period.

Residential Sites Inventory

The RHNA planning period for the Sixth Housing Element Update Cycle is from October 15, 2021 to October 15, 2029. The City must meet its RHNA allocation by developing suitable vacant sites, and/or underutilized sites within the community. The City must document how the zoning and development standards on existing sites can accommodate the 2,497 housing units. According to the Residential Sites Inventory (summarized in Figure 5-1 and detailed in Appendix A in the Draft Housing Element), the City has the potential to provide the required units through the adoption of two new housing overlays. The current General Plan and zoning designations do not provide sufficient capacity to accommodate the City's RHNA.

Housing Overlays

The City will need to adopt two new housing overlays with different maximum density standards in order to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevards Specific Plan ("HBSP") area. The other overlay will be outside the HBSP area.

The Housing Overlay 100 will allow for residential development in nonresidential areas outside the HBSP area with densities of up to 100 units per acre.

The Housing Overlay 150 will allow for residential development in areas within the HBSP area with densities of up to 150 units per acre.

Only 50% of the development potential at Housing Overlay sites have been considered to accommodate the City's RHNA. This allows existing uses to remain, or encourage new vertical or horizontal mixed-use development. This is consistent with the guidance provided by HCD for the development capacity at sites designated for mixed-use.

Income Category	Housing Overlay 100 Potential Capacity	Housing Overlay 150 Potential Capacity	Total Capacity within Overlay Areas
Extremely/Very Low	84	730	814
Low	102	893	995
Moderate	98	402	500
Above Moderate	98	402	500
Total	**382**	**2,427**	**2,809**

State Laws

In addition to discussing the City's RHNA and housing potential, the Housing Element also contains sections on new legal policies and programs to address several new State Housing Laws.

Senate Bill (SB) 35: Approved by the Governor in September of 2017. Requires local governments to streamline the approval process for affordable housing projects.

Senate Bill (SB) 166: Requires local governments to maintain enough land to meet the RHNA throughout the planning period. If a market rate project is approved on a site identified for lower-income housing, the jurisdiction must replace the site if there no longer sufficient land to meet RHNA.

Assembly Bill (AB) 686: Requires local governments to include goals and programs affirmatively furthering fair housing.

Assembly Bill (AB) 1398: Requires a locality that fails to adopt a housing element that the California Department of Housing and Community Development has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete the required re-zoning to accommodate its RHNA no later than one year from the deadline for adoption of the Housing Element.

Assembly Bill (AB) 1397: Requires that sites identified as part of the inventory of land suitable for residential development have housing allowed by-right provided they meet certain affordability standards and that these sites have adequate infrastructure.

Assembly Bill (AB) 1763: Amends density bonuses for development.

Assembly Bill (AB) 2162 & SB 48: Require local governments to update their zoning codes to allow emergency and supporting housing, along with reduced parking requirements for these projects.

Reasons for Seeking Certification

Although the State has imposed many requirements regarding the content and policies of the Housing Element, staff is recommending that the City pursue continual State certification of the Housing Element for the following reasons:

- The Housing Element is the most frequently litigated element of the General Plan. One of the most recent lawsuits was against the City of Pleasanton, which was filed by a nonprofit agency and joined by the State Attorney General. Recent changes to Housing Element Law (SB 375) specifically eliminated the requirement for a party to have suffered damages in order to file a lawsuit against the local jurisdiction. It essentially states that any person or organization with an interest in the Housing Element can challenge the local jurisdiction. When the Housing Element

is deemed to be in compliance by the responsible State agency (HCD), the burden of proof rests on the litigant in the event of a lawsuit.

- Without certification, Lawndale will not be eligible to apply for Proposition 1C and other State funds. Such funding includes infrastructure grants, grants for urban parks, and Transit-Oriented Development grants.

General Plan Consistency

Section 65583(c)(7) of the Government Code requires that a local jurisdiction's Housing Element describe "the means by which consistency will be achieved with other General Plan Elements and community goals."

The City is currently undertaking a comprehensive update to its General Plan and Hawthorne Boulevard Specific Plan. The Housing Element includes a program to ensure that the ongoing updates reflect the development potential identified through implementation of the two new overlay zones, and that the General Plan and Specific Plan are consistent with the Housing Element.

Community Outreach

Staff has conducted 10 virtual public outreach workshops since February 2021. Community members were informed about the City's new RHNA of 2,497 housing units. Community members voiced their concerns about the location of the units. They commented that the housing units should be located within major corridors such as, Hawthorne Boulevard, Prairie Avenue, and Inglewood Avenue.

Additionally, several of the comments that were received requested that the City's "small town feel" remain intact. Some of the other comments received include: appropriate parking requirements for new developments; preference for lower density; continue with landscaping requirements and offer incentives for drought tolerant landscaping; outline more specified requirements for residential facades to deter "box like" buildings while maximizing utilization; more mixed-use projects on Hawthorne Boulevard to improve the City and enhance its image; offer affordable housing incentives; increase fence heights to improve privacy; improve parkways that are not being maintained; restrict uses such as car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive, especially when located close to parks; approve more uses that generate sales tax for the City; create incentives to attract quality businesses; attract more small-scale and locally owned businesses; add more green space/community space in commercial development to create areas for people to gather; add walkable streets and courtyards in other areas of the City besides Hawthorne Boulevard. The residents also commented that there are a lot of uses, such as automotive uses, within the City that are underutilized sites that could be used for housing.

Conclusion:

The proposed General Plan Housing Element Update will bring the City into compliance with state mandated regulations by providing new sites adequate to accommodate its fair share of regional housing needs.

ENVIRONMENTAL REVIEW:

The Proposed Housing Element Update is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to §15060(c)(2) of the CEQA Guidelines - Preliminary Review - as it can be seen with certainty that the adoption of the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment; and, §15061(b)(3) - Common Sense Exemption - whereby the activity is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC REVIEW

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on January 28, 2022.

PLANNING COMMISSION REVIEW

At a public hearing held on December 8, 2021, the Planning Commission reviewed the draft ordinance and approved Resolution 21-16 recommending that the City Council adopt Resolution No. CC-2202-004.

LEGAL REVIEW

The City Attorney has reviewed Resolution No. CC-2202-004 and has approved it as to form.

FISCAL IMPACT

Not Applicable

RECOMMENDATION

It is recommended that the City Council do the following;

A. Conduct a public hearing;

B. Find and determine that the proposed project is exempt from CEQA pursuant to 15060(c)(2) Guidelines - Preliminary Review & 15061(b)(3) General Rule Exemption of the CEQA Guidelines; and

C. Approve Resolution No. CC-2022-004 adopting the Sixth Cycle General Plan Housing Element Update.

ATTACHMENTS:
A. Resolution CC-2202-004
B. Resolution 21-16
D. Draft Housing Element 2021-2029
C. Proof of Publishing Daily Breeze Notice

Attachment A

Resolution CC-2202-004

RESOLUTION NO. CC-2202-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ADOPTING THE 2021-2029 UPDATE TO THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN 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 2022; and

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

WHEREAS, Section 65583 of the California Government Code sets forth the specific components to be contained within the Housing Element; and

WHEREAS, California Government Code 65588 requires that all jurisdictions periodically prepare a Housing Element as part of their comprehensive General Plan to reflect the community's changing housing needs; and

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the 2021-2029 update to the Housing Element for the period of October 15, 2021 through October 15, 2029 ("Project"), which document was previously reviewed by the Planning Commission and has been submitted to the State Department of Housing and Community Development ("HCD") for its review and certification as is necessary to establish eligibility to receive housing funds which come to the City through HCD housing programs; and

WHEREAS, HCD must review and provide comments on the Public Draft Housing Element and the City must update the Public Draft Housing Element in response to those comments in order to comply with State Housing Law; and

WHEREAS, the City is currently undertaking an update to its General Plan and Hawthorne Boulevard Specific Plan to establish new land use strategies to accommodate the City's 6th Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element; and

WHEREAS, in accordance with Government Code Section 65583, the City finds that the 2021-2029 Housing Element complies with the duty to Affirmatively Further Fair Housing; and

WHEREAS, on the December 8, 2021 public hearing the Planning Commission has considered all information concerning the Project, Case No. 21-29, as set forth in the Housing Element and staff reports and has recommended the City Council adopt the 2021-2029 Housing Element update of the General Plan; and

WHEREAS, the City Council determines that the Project is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to §15060(c)(2) of the CEQA Guidelines - Preliminary Review - as it can be seen with certainty that the adoption of the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment; and, §15061(b)(3) - Common Sense Exemption - whereby the activity is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment; where is can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, Case No. 21-29 was properly noticed and set for public hearing before the City Council on February 7, 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 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 adopts and approves the 2021-2029 update to the Housing Element of the City's General Plan.

SECTION 3. The City Council intends to comply with Government Code Section 65588, which requires the City to update the Housing Element in accordance with State law.

SECTION 4. Finding. Minor Modifications. The Community Development Director is authorized to make minor modifications to the Housing Element to address comments provided by the Department of Housing and Community Development on this Housing Element, provided that the modifications would not exceed the total amount of development accommodated by the Housing Element prior to revisions and would not result in new actions by the City that would require a General Fund commitment of $20,000 or greater.

SECTION 5. The City Council finds that the 2021-2029 General Plan Housing Element update 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 Housing Element may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED this 7th day of February, 2022.

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-2202-004 at a regular meeting of said Council held on the 7th day of February 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 M. Murphy, City Attorney

Attachment B

Planning Commission Resolution 21-16

RESOLUTION NO. 21-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2021-2029 UPDATE TO THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN

WHEREAS, the Planning Commission is charged with the responsibility of reviewing proposed amendments to the City's General Plan; and

WHEREAS, Section 65583 of the California Government Code sets forth the specific components to be contained within the Housing Element; and

WHEREAS, California Government Code 65588 requires that all jurisdictions periodically prepare a Housing Element as part of their comprehensive General Plan to reflect the community's changing housing needs; and

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the 2021-2029 update to the Housing Element for the period of October 15, 2021 through October 15, 2029 ("Project"), which document was previously reviewed by the Planning Commission and has been submitted to the State Department of Housing and Community Development ("HCD") for its review and certification as is necessary to establish eligibility to receive housing funds which come to the City through HCD housing programs; and

WHEREAS, HCD must review and provide comments on the Public Draft Housing Element and the City must update the Public Draft Housing Element in response to those comments in order to comply with State Housing Law; and

WHEREAS, the City is currently undertaking an update to its General Plan and Hawthorne Boulevard Specific Plan to establish new land use strategies to accommodate the City's 6th Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element; and

WHEREAS, in accordance with Government Code Section 65583, the City finds that the 2021-2029 Housing Element complies with the duty to Affirmatively Further Fair Housing; and

WHEREAS, the Planning Commission determines that the Project is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to §15060(c)(2) of the CEQA Guidelines - Preliminary Review - as it can be seen with certainty that the adoption of the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment; and, §15061(b)(3) - Common Sense Exemption - whereby the activity is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment; where is can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, the Planning Commission has considered all information concerning the Project, Case No. 21-29, as set forth in the Housing Element and staff reports; and

WHEREAS, Case No. 21-29 was properly noticed and set for public hearing before the Planning Commission on December 8, 2021, and

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

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

Section 1. That the Planning Commission intends to comply with Government Code Section 65588, which requires the City to update its Housing Element in accordance with State law.

Section 2. That the Planning Commission intends to address the City's changing housing needs by implementing the required policies, procedures, and programs contained in the 2021-2029 update to the Housing Element, attached hereto and incorporated herein as Exhibit "A."

Section 3. The Planning Commission finds that the Project is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to §15060(c)(2) of the CEQA Guidelines - Preliminary Review - as it can be seen with certainty that the adoption of the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment; and, §15061(b)(3) - Common Sense Exemption - whereby the activity is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment; where is can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 4. That the Planning Commission approves Case No. 21-29, recommending that the City Council adopt and approve the 2021-2029 update to the Housing Element of the City's General Plan.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF DECEMBER, 2021.

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST:

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

I, Jared Chavez, Acting Director of Community Development for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 21-16** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **8th day of December, 2021** by the following roll call vote:

AYES: **Martinez, Smith, Sitka, Price, Escamilla**
NOES:
ABSENT:
ABSTAIN:

Jared Chavez,
Acting Director of Community Development

Attachment C

Draft Housing Element 2021-2029

FINAL DRAFT
2021–2029 HOUSING ELEMENT

February 2022

City of Lawndale
14717 Burin Avenue
Lawndale, CA, 90260

FINAL DRAFT

FINAL DRAFT 2021–2029 HOUSING ELEMENT

February 2022

PREPARED FOR: CITY OF LAWNDALE
14717 Burin Avenue
Lawndale, CA, 90260
Contact: Jared Chavez | Director of Community Development
(310) 973-3230
www.lawndalecity.org

PREPARED BY: DE NOVO PLANNING GROUP
180 E Main Street Suite 108
Tustin, CA 92780

FINAL DRAFT

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2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Lawndale.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Lawndale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. The California Department of Housing and Community Development (HCD) requires that the Housing Sites Inventory be prepared using a State-approved format, included here as Appendix A.

Appendix B: Public Engagement Summary

As part of the Housing Element Update the process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the Lawndale community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

FINAL DRAFT

FINAL DRAFT

PART 1
HOUSING PLAN

FINAL DRAFT

FINAL DRAFT

TABLE OF CONTENTS

I. HOUSING PLAN INTRODUCTION 3

A. GOALS AND POLICIES 3
B. HOUSING PROGRAMS 9
C. QUANTIFIED OBJECTIVES 27

FINAL DRAFT

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FINAL DRAFT

I. HOUSING PLAN INTRODUCTION

Previous sections of the Housing Element establish the housing needs, opportunities, and constraints in the City of Lawndale. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Lawndale's identified housing needs.

A. Goals and Policies

This section of the Housing Element contains the goals and policies the City of Lawndale intends to implement to address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies of this Element:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Ensure that housing is maintained and preserved;
- Increase opportunities for homeownership;
- Ensure the availability of housing-related services for special needs groups; and
- Affirmatively further fair housing.

Each issue area and the supporting goals and policies are identified and discussed in the following section.

FINAL DRAFT

1. Provide for a Range of Housing Types

Continuing to provide a balanced inventory of housing types, cost and style will allow the City to fulfill a variety of housing needs. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing.

GOAL 1: Assist in the provision of adequate housing that meets the existing and future needs of the community.

Policy 1.1: Allow for a variety of housing types to fulfill regional housing needs.

Policy 1.2: Facilitate development of affordable housing through use of financial and/or regulatory incentives where feasible.

Policy 1.3: Maintain streamlined procedures for processing new residential development applications.

Policy 1.4: Continue use of federal and state housing assistance programs for lower and moderate income households.

Policy 1.5: Encourage the development of residential units intended for the special groups, including the elderly, large families, persons with disabilities, and the homeless.

Policy 1.6: Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Policy 1.7: Continue to promote improvements to increase energy efficiency.

FINAL DRAFT

2. Provide Adequate Residential Sites

Lawndale is a built-out community with a limited amount of remaining vacant residential land. New residential developed is expected to occur primarily at underutilized nonresidential sites within the Hawthorne Boulevard Specific Plan Area. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development, and allowing for a range of development types.

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

Policy 2.1: Promote mixed-use development to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

Policy 2.2: Assist in marketing key residential development sites to the real estate and development community.

Policy 2.3: Continue to allow accessory dwelling units and junior accessory dwelling units as a means of providing additional affordable rental housing opportunities.

Policy 2.4: Provide zoning to accommodate a variety of housing options.

Policy 2.5: Promote lot consolidation of sites in the Hawthorne Specific Plan Area that are less than 0.50 acres in size to support economies of scale for new residential development.

Policy 2.6: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.

Policy 2.7: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.

FINAL DRAFT

3. Promote Homeownership

Increasing homeownership in the City can contribute to improved property maintenance and stabilization of neighborhoods. In addition, by assisting renters to move into adequately sized ownership units, the City can address overcrowding in its rental housing stock. The City participates in homeownership assistance programs offered by the County. The City has also adopted an ordinance to allow the conversion of existing apartments into condominiums, which when combined with tenant ownership assistance, can provide lower cost home purchase opportunities.

GOAL 3: Provide increased opportunities for lower and moderate income households to become first-time homebuyers.

Policy 3.1: Promote increased homeownership in the City, with a goal to increase the proportion of owner-occupied households in Lawndale to 40 percent.

Policy 3.2: Support the development of affordable homeownership housing for first-time homebuyers.

Policy 3.3: Continue to participate in mortgage and down payment assistance programs offered through regional partners, as well as private sources.

Policy 3.4: Maintain a condominium conversion program to make homeownership possible for an increased segment of the population.

FINAL DRAFT

4. Maintain and Preserve Existing Housing

In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately 80 percent of Lawndale's housing stock built prior to 1980, preventive maintenance is essential to ward off widespread housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford the monthly payments, but may have limited money remaining for major repairs. Assisting these households will help preserve the City's existing housing stock.

GOAL 4: Use public and private resources to preserve existing residential neighborhood characteristics and to ensure adequate infrastructure for housing needs.

Policy 4.1: Continue to provide programs for the rehabilitation of substandard and deteriorating units.

Policy 4.2: Work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in existing homes.

Policy 4.3: Work with code enforcement to proactively address areas of community concern.

Policy 4.4: Encourage the preservation, rehabilitation or, if necessary, replacement of single-family dwelling units, in order to maintain the established characteristics of City neighborhoods.

Policy 4.5: Encourage the preservation and rehabilitation of historic and architecturally significant structures.

Policy 4.6: Allow the replacement of multiple-family dwelling units at previous density levels, if such units are lost through natural or man-made disasters (e.g., earthquake, fire, etc.)

Policy 4.7: Develop City programs which address upgrading and/or improvements to public facilities and services in residential neighborhoods undergoing revitalization.

Policy 4.8: Prioritize investments in lower income neighborhoods and in areas with affordable housing, when feasible.

Policy 4.9: Monitor the number of affordable units eligible for conversion to market-rate units and continue the means to minimize the loss of these units.

FINAL DRAFT

5. Affirmatively Further Fair Housing

In order to make provisions for the housing needs of all segments of the community, the City must affirmatively further fair housing and ensure that equal and fair housing opportunities are available to all residents. The City seeks to expand the range of housing opportunities provided in Lawndale, including housing for seniors on fixed incomes, low and moderate income residents, the disabled, large families, female-headed households with children, persons at-risk of homelessness, and the homeless.

GOAL 5: Provide housing opportunities for all, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor.

Policy 5.1: Promote governmental efforts to affirmatively further fair housing for existing and future residents in Lawndale to ensure that all income segments of the community have unrestricted access to appropriate housing.

Policy 5.2: Promote housing along with supportive services for persons with special needs, such as seniors, persons with disabilities, including persons with developmental disabilities, large households, single-parents and the homeless.

Policy 5.3: Coordinate the activities of government agencies, residents and non-profit groups, advisory commissions, and the private sector to ensure that housing programs requiring joint efforts, especially public/private, have the necessary representatives involved.

Policy 5.4: Educate the public on lower income and special needs housing through existing annual reports or other forms of media.

Policy 5.5: Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.6: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 5.7: Strengthen opportunities for participation in the approval process for all housing projects, including affordable housing.

FINAL DRAFT

B. Housing Programs

The goals and policies outlined in the prior section address Lawndale's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Affirmatively Further Fair Housing

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs. The responsible agency, funding source(s), and eight-year objectives is identified for each program.

Conservation of the Existing Supply of Housing

Conserving and improving the housing stock is an important goal for the City of Lawndale. Nearly 80 percent of housing units in Lawndale were constructed prior to 1980 and are therefore more likely to have rehabilitation needs than newer housing units, including new plumbing, roof repairs, foundation work and other repairs. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement. Other housing conservation needs of the City include existing multifamily rental apartments at-risk of converting to condominiums and continuing the City's Housing Choice Voucher rental assistance program.

Program 1: Residential Rehabilitation Programs

Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The City will evaluate the availability of other funding sources to apply to local residential rehabilitation programs. To the extent that funding is available, the City will consider how prior City residential redevelopment programs, which were ended upon dissolution of the City's Redevelopment Agency, could be restarted.

Responsible Agency:	City of Lawndale, Community Development Department~~.~~
Financing:	Grant f~~F~~unding, CDBG
2021-2029 Objectives:	Pursue and secure~~Consideration of~~ alternative funding sources to facilitate local programs~~;~~. reestablish residential rehabilitation programs.
Timing:	~~Report~~ I~~i~~dentify~~ing~~ and report potential funding sources by December 2022~~3~~; pursue funding and partnerships with developers and service providers annually; ongoing

FINAL DRAFT

implementation and annual monitoring and reporting throughout the planning period.

Program 2: Condominium Conversion Ordinance

Due to the lack of vacant residential land and the high proportion of rental housing units in the community, opportunities to build owner-occupied dwelling units within Lawndale are extremely limited. Since converted rental units offer a more affordable housing alternative than newly constructed units, the City adopted a condominium conversion ordinance in 2000 that permits the conversion of two or more multi-family properties to condominium ownership. Included in the ordinance are a number of tenant provisions such as relocation assistance. The ordinance aims to provide additional homeownership opportunities for low moderate income households.

Responsible Agency:	City of Lawndale, Community Development Department~~.~~
Financing:	Department Budget
2021-2029 Objectives:	Continue to provide for tenant ownership through provisions for condominium conversions. Monitor the rate of conversion to ensure a healthy supply of rental housing.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Housing Choice Vouchers

The Housing Choice Voucher program (formerly Section 8) extends rental subsidies to very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided~~ing~~ the tenant pays the extra cost. A portion of the vouchers is reserved for households with extremely low incomes.

The Los Angeles County Development~~Housing~~ Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. Given the continued need for rental assistance for very low-~~-~~income households, the City will continue to promote this program through dissemination of brochures at public counters, providing information on the City's web~~-~~site, and referring residents and property owners to the Los Angeles County Development~~Housing~~ Authority.

Responsible Agency:	City of Lawndale~~,~~ Housing Authority; Los Angeles County Development~~Housing~~ Authority
Financing:	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers ~~HUD Section 8 allocation~~
2021-2029 Objectives:	Expand promotion of the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's website, and referring residents and property owners to

FINAL DRAFT

the Los Angeles County Development Authority. An average of 212 Lawndale households were assisted by this program annually during the prior planning period. The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget. ~~Continue to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web site, and referring residents and property owners to the Los Angeles County Housing Authority.~~

Timing: Ongoing implementation and promotion, and annual monitoring and reporting throughout the planning period.

Program 4: Conservation of Existing and Future Affordable Units

During the 2021-2029 planning period, one federally assisted multi-family apartment development with 56 Section 8 units is at moderate-risk of converting to market rate housing (the earliest date of conversion is 2030). The City will work with the property owner of South Bay Co-Op, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.

Responsible Agency: Community Development Department and City of Lawndale Housing Authority; U.S. Department of Housing and Urban Development (HUD); and Los Angeles County Housing Authority.

Financing: Section 8 vouchers, and other funding sources as available

2021-2029 Objectives: Monitor the status of the 56 at-risk units at South Bay Co-Op. Encourage the project to pursue refinancing and apply for a long-term Section 8 contract. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units. Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at risk" units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 5: Energy Conservation and Energy Efficiency Opportunities

The City will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in the Housing Element

FINAL DRAFT

Background Report, will be made available on the City website and at City Hall. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

As part of the City's ongoing comprehensive General Plan Update (initiated in 2020), the City will review existing General Plan goals, policies, and programs to determine if updates are needed to support and encourage energy efficiency in existing and new housing, especially in areas of the City with lower CalEnviroScreen scores which may suffer from elevated levels of environmental burdens. If updates are necessary, amend the General Plan to support this program.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Departmental Budget
2021-2029 Objectives:	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents. Update the General Plan to further encourage energy conservation and energy efficiency.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period. Update the General Plan within two years of Housing Element adoption.

Production of Housing

The City of Lawndale implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in Lawndale.

Program 6: Affordable and Special Needs Housing Development

The City will encourage and facilitate affordable housing construction and housing that addresses populations with special housing needs through financial assistance (when funding is available), removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- *Collaborate with Affordable Housing and Special Needs Housing Developers:* Affordable housing developers work to develop, conserve, and promote rental and ownership housing for lower income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this

FINAL DRAFT

Housing Element. The City will collaborate with affordable housing developers and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus). The City will proactively provide affordable housing developers with maps illustrating higher resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for new development to affirmatively further fair housing. In addition, developers will proactively be provided the list of housing sites identified in the residential sites inventory (Appendix A).

- *Regulatory Concessions and Incentives:* The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and special needs housing. For Lawndale, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, density bonuses, reductions in required parking, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 17.50 (Density Bonus Provisions for Residential Units) of the Municipal Code.
- *Low Income Housing Tax Credits (LIHTC):* The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. In turn, the capital subsidy allows rents to be set at below market rates.

Collaborate with Housing Developers to Support Large Families: Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in Lawndale and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms.~~To facilitate affordable and special needs housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. The City also continues to explore financial aid regulatory incentives with private developers to increase the supply of affordable and special needs housing in Lawndale; provide technical assistance to developers in application for affordable and special needs housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives; and provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions.~~

- ~~The City is also a participant of the Urban County program and therefore housing development in the City may apply for funds through the County's Multifamily Rental Housing Program, which assists with the creation of affordable rental housing for special needs populations.~~

FINAL DRAFT

Responsible Agency: City of Lawndale, Community Development Department
Financing: HOME; AB 1484 loan repayments from Successor Agency; and other funding sources as available
2021-2029 Objectives: Explore financial and regulatory incentives with private developers to increase the supply of affordable and special needs housing in Lawndale. Provide technical assistance to developers in application for affordable housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives. Provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions. Specifically, work with developers to achieve the various incentives offered by the Hawthorne Boulevard Specific Plan, including incentives for lot consolidation, and for the provision of affordable housing, public facilities, and/or pedestrian amenities.
Timing: Annual outreach to the development community; provide ongoing assistance to interested affordable housing and special needs housing developers. ~~Ongoing implementation and annual monitoring and reporting throughout the planning period.~~

Program 7: Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors and low- and moderate-income households throughout the entire community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of Lawndale will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

Responsible Agency: City of Lawndale, Community Development Department
Financing: Department Budget, or other available funding source(s)
2021-2029 Objectives: Survey and evaluate potential methods to encourage ADU development throughout the community and adopt appropriate procedures, policies, and regulatory provisions. Monitor State law for future updates to ADU regulations and update the City's Zoning Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs and promote the development of ADUs affordable to lower-income households. Continue to provide information about ADUs on the City's website and on public counters.

FINAL DRAFT

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 8: Homeownership Programs

The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes. However, Lawndale residents are eligible to participate in homeownership programs offered by the County of Los Angeles Community Development Commission (LACDC). The City will actively encourage and guide residents seeking funding for first-time homebuyers assistance.

The HOP program is financed with HOME funds provided through HUD and has been designed to meet the needs of low-income families. The program provides a 2nd Trust Deed loan at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.

The MCC Program offers the first-time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes recipients would pay and can help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes.

In addition, the Southern California Home Financing Authority (SCHFA), a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low to moderate-income First-Time Homebuyers, provides qualifying homebuyers with a competitive 30-year fixed rate loan and grant for downpayment and closing costs assistance. All unincorporated areas and incorporated cities in Los Angeles County, with the exception of the City of Los Angeles, are eligible.

Responsible Agency: Community Development Department; Los Angeles County Community Development Commission; Southern California Home Financing Authority (SCHFA).

Financing: HOME funds; Mortgage Credit Certificates; Mortgage Revenue bonds; or other available funding source(s)

2021-2029 Objectives: Promote~~Advertise~~ the availability of homeownership~~these~~ programs by providing information at the public counter, in the City newsletter, and on the City's website.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

FINAL DRAFT

Provision of Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Program 9: Housing Sites

Planning and regulatory actions to achieve adequate housing sites are implemented through the Land Use Element, Zoning Code, and Hawthorne Boulevard Specific Plan. These regulatory documents provide for a variety of residential development, ranging from lower-density single-family homes to higher-density apartments, condominiums, and mixed-use projects.

The City of Lawndale received a RHNA allocation of 2,497 units for the 2021-2029 RHNA period. After credits for projected accessory dwelling units are taken into consideration, the City of Lawndale has a remaining 2021-2029 RHNA of 2,463 units, including 724 extremely/very low-income, 296 low-income, 370 moderate-income units, and 1,073 above moderate-income units.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. As part of this Housing Element update, the City has identified candidate sites to be designated with either a Housing Overlay 100 or Housing Overlay 150 designation. The Housing Overlays will allow 100 du/ac and 150 du/ac, respectively, and the development standards will ensure that these densities can be achieved. A summary of the City's strategy to accommodate its RHNA is provided in the Background Report.

Pursuant to Government Code Section 65583.2, subdivisions (h) and (i)~~State statutes~~, sites identified for rezoning through an update to the Hawthorne Boulevard Specific Plan **to address the City's lower income RHNA shortfall** shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated~~residential~~ for residential uses only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget
2021-2029 Objectives:	Monitor status of residential and mixed-use sites. Provide sites information to interested developers and technical assistance regarding City mixed-use zoning and density bonus incentives. Conduct a mailing to property owners within the Hawthorne

FINAL DRAFT

Boulevard Specific Plan area to inform them of opportunities and incentives available for mixed-use developments. Continue to provide incentives for lot consolidation, public facilities, and pedestrian amenities in the Hawthorne Boulevard Specific Plan area. As feasible, provide assistance to developers for making public improvements.

Within three years of Housing Element adoption, and no later than October 2024, amend the Lawndale General Plan and Municipal Code to establish the Housing Overlay Zones (100 and 150) in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA. Candidate sites that are anticipated to accommodate a portion of the City's remaining lower-income RHNA (sites 0.50 acres in size) must meet the requirements of Government Code 65583.2. Among other things, the sites must have a density of at least 30 units per acre, be large enough to permit at least 16 units, and be zoned to allow housing by-right with at least 20 percent of the units affordable to lower-income households.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period; adoption of Housing Overlay Zones by October 2024.

FINAL DRAFT

Program 10: Residential Development Monitoring (No Net Loss)

To ensure adequate sites are available throughout the planning period to meet the City's RHNA at all income levels, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will monitor the depletion of residential acreage, and review proposed General Plan amendments, Zone Changes, Specific Plan Amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. To ensure sufficient residential development capacity is maintained to accommodate the City's RHNA allocation, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the Housing Element Site Inventory.

Should an approval of development result in a reduction of residential development capacity below the capacity needed to accommodate the remaining need for lower-income, moderate-income, or above-moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate site requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget
2021-2029 Objectives:	Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

Program 12: Hawthorne Boulevard Specific Plan Update

The City of Lawndale is currently undertaking a comprehensive update to the Hawthorne Boulevard Specific Plan. Initiated in 2019, this effort is intended to modernize the Specific Plan (alongside the City's concurrent General Plan Update) and stimulate investment and redevelopment of Lawndale at key opportunity areas throughout the City.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Grant Funding or other available source(s)
2021-2029 Objectives:	Update the Hawthorne Boulevard Specific Plan to promote additional residential development in Lawndale
Timing:	Adopt an update to the Hawthorne Boulevard Specific Plan within two years of Housing Element adoption**.**

FINAL DRAFT

Program 13: Public Property Conversion to Housing Program

The City will maintain a list of surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land). The City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus City-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report ("APR"). Any disposition of surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	Collaborate with the development community, including affordable housing developers, to evaluate the viability of developing City-owned land as affordable housing.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

Program 14: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years preceding the application, residential uses restricted with rents affordable to low- or very low-income households or residential uses occupied by low- or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

FINAL DRAFT

Removal of Constraints

Under State law, the Housing Element must address, and where legally possible, remove constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate constraints on residential development and facilitate development of housing affordable to lower and moderate income households, including families, seniors, and persons with special needs.

Program 15: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Although the 2021-2029 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Lawndale, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	Stay updated on changes in federal and state housing, planning, and zoning laws.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 16: Mitigation of Nongovernmental Constraints

The City of Lawndale will continue to mitigate nongovernmental constraints to the extent feasible. Nongovernmental constraints include things largely outside the City's direct control, such as availability of financing or the cost of development. The City can help address the cost of development by providing for a streamlined development review and approval process, thereby reducing the timeline for development and associated costs. The City will implement a preapplication review process so that project applications can receive clear feedback from the City on expectations for development applications. This process can reduce the overall review and approval timeline and is one way the City can help to mitigate nongovernmental constraints.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget
2021-2029 Objectives:	Implement and promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.
Timing:	Implementation of preapplication process by July 1, 2023; ongoing promotion and annual reporting throughout the planning period.

FINAL DRAFT

Program 17~~6~~: Zoning Code Amendments – Housing Constraints

The City shall update the Zoning Code to remove constraints to housing development and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

A. **Low Barrier Navigation Centers**: The Zoning Code shall be updated to define and permit low-barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low-barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).

B. **Transitional and Supportive Housing**: The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multi-family and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

C. **Employee Housing**: The Zoning Code will be updated to define "employee housing" distinctly from "agricultural worker housing" and to clarify that *employee housing* serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

D. **Agricultural Worker Housing**: The Zoning Code will be updated to define "agricultural worker housing" and to identify that any *agricultural worker housing* providing no more than 36 beds in a group quarters, or consisting of 12 or fewer units or spaces, shall be deemed an agricultural land use and permitted in the same manner as *agricultural uses* consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

E. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects**: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

FINAL DRAFT

F. **Emergency Shelter Parking**: The Zoning Code will be updated to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.
Timing:	Zoning Code Amendments adopted by June 2023.

Program 18~~7~~: Density Bonus Ordinance/Affordable Housing Development Incentives

The City will provide for density bonuses consistent with State law, including density bonuses and incentives for projects that contain 100% very low- and low-income units. The City will monitor State law updates which impact density bonuses and will update local plans and programs as necessary.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget
2021-2029 Objectives:	Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 19~~8~~: Hawthorne Boulevard Specific Plan Lot Consolidation Program

The Hawthorne Boulevard Specific Plan includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. The following incentives may be provided at the discretion of the City Council:

- Parking Reduction: Required parking may be reduced up to a maximum of 20 percent, subject to finding that adequate parking will be available to serve the subject project;

- Signage Bonus: Area of permitted signs may be increased by a maximum of 10 percent, subject to finding that the increased area does not detract from beautification and pedestrian-oriented objectives of the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels; and

FINAL DRAFT

Additional incentives to encourage and facilitate lot consolidation and residential development will include:

- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the subject project.

- Graduated Density: A graduated density bonus may be granted for lot consolidation (e.g., parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of parcels to achieve a one acre lot).

The City will advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions will include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development within the Hawthorne Boulevard Specific Plan corridor.

The Neighborhood Commercial (NC) district is intended for smaller scale, pedestrian-oriented developments. While lot consolidation is permitted, no additional incentives would be offered by the City.

As part of Program 12, the City will critically evaluate the Hawthorne Boulevard Specific Plan lot consolidation program and seek ways to further encourage lot consolidation throughout the project area.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget
2021-2029 Objectives:	Continue to implement the lot consolidation program identified in the Hawthorne Boulevard Specific Plan.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

Program 20~~19~~: California Accessibility Standards Compliance Program

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, and commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

Responsible Agency:	City of Lawndale, Community Development Department and Building and Safety Division.
Financing:	Department Budget

FINAL DRAFT

2021-2029 Objectives: Continue to place information about the City's reasonable accommodation procedures at public counters and on the City's website. Continue to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

Affirmatively Further Fair Housing

To adequately meet the housing needs of all segments of the community, the Housing Plan must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical or mental disability, or other protected characteristics.

Program 2~~0~~10: Fair Housing Services

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The City will continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution.

The program will be advertised through placement of fair housing services brochure (English and Spanish) at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. The City will also work with its fair housing service provider to identify any specific geographic areas in the City which have higher levels of discrimination claims and will target outreach and education to these areas. The City will continue to refer fair housing complaints to appropriate agencies.

Responsible Agency: City of Lawndale, Community Development Department; Housing Rights Center.

Financing: CDBG funds

2021-2029 Objectives: Assist the Housing Rights Center in distributing fair housing brochures at public counter, at the local library and Lawndale Senior Center, on the City website, and in the City newsletter and community newspaper. Refer fair housing complaints to the Housing Rights Center or future fair housing service provider under contract with the County CDC.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

FINAL DRAFT

Program 22~~1~~: Affirmatively Furthering Fair Housing Outreach and Coordination Program

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

Education and Outreach

- In conjunction with the City's comprehensive General Plan Update, educate the community on what affordable/attainable housing means and who it benefits.
- Annual training of City staff, including through coordination with local advocacy groups or the Housing Rights Center, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Biennial fair housing update to the City Council.

Integration/Segregation

- Work with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Assess to Opportunity

- Assist alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
- Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of Lawndale that need infrastructure improvements.

FINAL DRAFT

Responsible Agency:	City of Lawndale, Community Development Department; Housing Rights Center.
Financing:	CDBG funds
2021-2029 Objectives:	Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period**.**

Program 23: Economic Displacement Risk Analysis

Economic displacement can occur when new development, particularly residential development, changes the market conditions in an existing area so much that current residents can no longer afford to live there. The City of Lawndale can reduce the impact of economic displacement when it occurs by preventing practices that increase or enable displacement. To determine if market-force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct an analysis to determine if individuals and families may be displaced as a result of new residential development in the City's Housing Overlay areas. The analysis will consider gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is expected as a result of new development in the City's Housing Overlay areas, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agency:	City of Lawndale, Community Development Department; Housing Rights Center.
Financing:	General Fund, grant funding
2021-2029 Objectives:	Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.
Timing:	Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

FINAL DRAFT

C. Quantified Objectives

The City of Lawndale has established the following quantified objectives for the 2021-2029 Housing Element:

Table 1: Quantified Housing Objectives: 2021-2029

	New Construction	**Rehabilitation**	**Conservation/ Preservation**
Extremely Low Income	55	8	0
Very Low Income	55	4	56
Low Income	47	4	0
Moderate Income	297	0	0
Above Moderate Income	650	0	0
Total	1,104	16	56

FINAL DRAFT

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FINAL DRAFT

PART 2
BACKGROUND REPORT

FINAL DRAFT

FINAL DRAFT

TABLE OF CONTENTS

1. BACKGROUND REPORT INTRODUCTION 5

2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT 7

2A. Review of 2014 Housing Element 7
2B. Housing Production During 5th Cycle RHNA Period 7
2C. Appropriateness and Effectiveness of 2014 Housing Element 8

3. HOUSING NEEDS ASSESSMENT 21

3A. Introduction and Background 21
3B. Population Trends and Characteristics 21
3C. Household Characteristics 24
3D. Income 26
3E. Housing Characteristics 29
3F. Housing Costs 33
3G. Future Housing Needs 39
3H. Special Needs Groups 39
3I. Units At-Risk of Conversion 51
3J. Estimates of Housing Need 54

4. CONSTRAINTS 55

4A. Governmental Constraints 55
4A.1 Land Use Controls 55
4A.2 Development Review Process 67
4A.3 Development Fees 73
4B. Non-Governmental Constraints 75
4C. Environmental Constraints 77
4D. Infrastructure Constraints 78

5. RESOURCES 81

5A. Regional Housing Needs Allocation (RHNA) 81
5B. Development Credits 82
5C. Residential Sites Inventory 83
5D. Summary of RHNA Strategies 88
5E. Administrative and Financial Resources 91

6. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) 99

6A. Outreach 99
6B. Assessment of Fair Housing 102
6C. Sites Inventory 173
6D. Analysis of Contributing Factors and Fair Housing Priorities and Goals 193

7. OTHER REQUIREMENTS 197

7A. Consistency with General Plan 197
7B. Relationship to Other City Plans and Policies 197
7C. Priority for Water and Sewer 197

FINAL DRAFT

List of Tables

Table 2–1: Regional Housing Needs Allocation – 5th Cycle Progress 8
Table 2–2: Evaluation of the 2014 Lawndale Housing Element Programs 10
Table 3–1: Population Trends - Neighboring Jurisdictions 22
Table 3–2: Population by Age 22
Table 3–3: Race and Ethnicity 23
Table 3–4: Job Growth and Employment Status 23
Table 3–5: Jobs by Industry (2019) 24
Table 3–6: Jobs by Occupation (2019) 24
Table 3–7: Household by Tenure (2019) 25
Table 3–8: Household Income for All Households and by Tenure (2019) 26
Table 3–9: Household Income for All Households and by Tenure (2019) 26
Table 3–10: Households by Income Group (2017) 27
Table 3–11: Housing Stock by Type and Vacancy (2020) 29
Table 3–12: Vacancy by Type 30
Table 3–13: Housing Stock Conditions (2019) 31
Table 3–14: Overcrowding by Tenure (2019) 32
Table 3–15: Household Size by Tenure (2019) 32
Table 3–16: Number of Bedrooms by Tenure 33
Table 3–17: Homes for Sale (March 2021) 33
Table 3–18: Rental Costs (2019) 34
Table 3–19: Median Rent by Bedrooms 34
Table 3–20: State Income Limits – LoS Angeles County (2020) 35
Table 3–21: Housing Affordability by Income Group 36
Table 3–22: Households by Income Level and Overpayment (2017) 37
Table 3–23: Deed Restricted Affordable Housing Units 38
Table 3–24: Mobile Home Parks In Lawndale 38
Table 3–25: Regional Housing Needs Allocation – 6th Cycle 39
Table 3–26: Senior Population 40
Table 3–27: Householder Age by Tenure (2019) 40
Table 3–28: Disabilities by Disability Type 43
Table 3–29: Disabled Persons by Age and Employment Status 43
Table 3–30: Developmentally Disabled Persons by Residence Type in Lawndale (2019) 44
Table 3–31: Adult (ages 18-59) Residential Care Facilities in Lawndale 45
Table 3–32: Median Income By Household Size 46
Table 3–33: Household Size versus Bedroom Size by Tenure (2019) 46
Table 3–34: Families and Female Householder with Children Under 18 (2019) 47
Table 3–35: Homelessness in Lawndale - 2016-2020* 49
Table 3–36: Homelessness in Los Angeles County - 2016-2020 49
Table 3–37: Homeless Population Characteristics in Los Angeles County (2020) 50
Table 3–38: Emergency Shelters 51
Table 3–39: Summary of at-Risk Subsidized Housing Units 52
Table 3–40: Summary of Needs 54
Table 4–1: General Plan Residential Land Use Designations 56
Table 4–2: Residential Development Standards – 57
Table 4–3: Permitted Residential Uses by Zone 58
Table 4–4: ADU and JADU Development Standards 60
Table 4–5: Basic Residential Development Standards 65

FINAL DRAFT

Table 4–6: Residential Parking Requirements 66
Table 4–7: Typical Permit Processing Times and Reviewing Body 69
Table 4–8: Development Project Processing Fees (Effective 7/1/2021) 74
Table 5–1: RHNA 2021-2029 81
Table 5–2: ADU Projections and Affordability 82
Table 5–3: Credits and Remaining RHNA 82
Table 5–4: Capacity Adjustment Factors – Residential Development 86
Table 5–5: Housing Overlay Capacity 87
Table 5–6: RHNA Sites Strategy 88
Table 5–7: Funding Sources for Affordable Housing Activities 93
Table 6–1: Compliance with Fair Housing Laws 105
Table 6–2: Demographic Trends 113
Table 6–3: Median HOusehold Income 116
Table 6–4: Opportunity Indicators by Race/Ethnicity 151
Table 6–5: Domains and List of Indicators for Opportunity Maps 153
Table 6–6: Opportunity Resource Levels by Census Tracts 153
Table 6–7: Demographics of Households with DIsproportionate Housing Needs 156
Table 6–8: Fair Housing Issues and Contributing Factors 193

List of Figures

Figure 3–1: Percentage of Families & People Living in Poverty (2019) 28
Figure 3–2: Median Home Sales Price 34
Figure 5–1: Housing Element Sites 89
Figure 6–1: Census Tract Boundaries 109
Figure 6–2: Dissimilarity Index 112
Figure 6–3: Diversity Index by Census Block Group 2018 117
Figure 6–4: Diversity Index by Census Block Group 2010 119
Figure 6–5: Diversity Index by Census Block Group - Countywide 121
Figure 6–6: Proportion of Population with Disabilities by Census Tract 123
Figure 6–7: Proportion of Population with Disabilities by Census Tract - Countywide 125
Figure 6–8: Percent of Population 18 Years and Over in Households Living with Spouse 127
Figure 6–9: Percent of Population 18 Years and Over in Households Living with Spouse - Countywide 129
Figure 6–10: Percent of Children in Married Couple Housholds 131
Figure 6–11: Percent of Children in Married Couple Housholds - Countywide 133
Figure 6–12: Female-Headed Households by Proportion of Children Present by Census Tract 135
Figure 6–13: Female-Headed Households by Proportion of Children Present by Census Tract - Countywide 137
Figure 6–14: Proportion of Senior Residents by Census Tract 139
Figure 6–15: Proportion of Senior Residents by Census Tract - Countywide 141
Figure 6–16: Median Household Income by Block Group 143
Figure 6–17: Median Household Income by Block Group - Countywide 145
Figure 6–18: Ethnicity Analysis - Racial Concentrations 147
Figure 6–19: Ethnicity Analysis - Racial Concentrations - Countywide 149
Figure 6–20: TCAC Economic Score by Census Tract 163
Figure 6–21: Job Proximity Index by Block Group 165
Figure 6–22: TCAC Educational Score by Census Tract 167
Figure 6–23: TCAC Environmental Score by Census Tract 169

FINAL DRAFT

Figure 6–24: TCAC Opportunity Areas by Census Tract....171
Figure 6–25: Cost-Burdened Renter Households by Census Tract....177
Figure 6–26: Cost-Burdened Owner Households by Census Tract....179
Figure 6–27: Cost-Burdened Renter Households by Census Tract - Countywide....181
Figure 6–28: Cost-Burdened Renter Households by Census Tract - Countywide....183
Figure 6–29: Overcrowded Households....185
Figure 6–30: Overcrowded Households - Countywide....187
Figure 6–31: Gentrification and Displacement....189
Figure 6–32: Sensitive Communities....191

FINAL DRAFT

1. Background Report Introduction

The City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 10 miles southwest of downtown Los Angeles. Lawndale is bounded by the City of Hawthorne to the north and west, by unincorporated areas of Los Angeles County and the City of Gardena to the east, by the City of Torrance to the south, and by the City of Redondo Beach to the south and west. Regional access to the City is provided by Interstate 405, a major north-south highway which provides access to Lawndale and the greater Los Angeles region.

The City was incorporated in December 28, 1959, although the community's history dates back to the Rancho Era. The "town" of Lawndale was founded in 1905 and remained a predominantly agricultural community until major growth occurred after the conclusion of World War II. Lawndale incorporated in large part to fend off annexation attempts by adjoining cities. Since that time, it has progressed from a bedroom community consisting primarily of single-family homes to a highly urbanized community, with older single-family homes being replaced by duplexes and multi-family developments of three or more units. Due to its built-out status, the City expects future growth to be accommodated through infill development.

State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." This report is an update of the Housing Element adopted by the City in January 2014.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.

FINAL DRAFT

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.

- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

- Analysis of opportunities for energy conservation with respect to residential development.

- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of Lawndale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2014, statutory changes have occurred that must be included in the 2021-2029 Lawndale Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

FINAL DRAFT

2. Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2014 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2013 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2014 Housing Element

The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure that a broad range of housing types are provided to meet the needs of the existing and future residents, ensure that housing is maintained and preserved, increase opportunities for homeownership, ensure the availability of housing-related services for special needs groups, and promote equal housing opportunity. The 2014 Housing Element identified the following goals:

Goal 1: Provide for a Range of Housing Types

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

Goal 2: Provide Adequate Residential Sites

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

Goal 3: Promote Homeownership

Provide increased opportunities for lower and moderate income households to become first-time homebuyers.

Goal 4: Maintain and Preserve Existing Housing

Use public and private resources to preserve existing residential neighborhood characteristics and to ensure adequate infrastructure for housing needs.

Goal 5: Promote Equal Housing Opportunities

Provide housing opportunities for all, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor.

2B. Housing Production During 5th Cycle RHNA Period

The City's 5th Cycle Housing Element specifically addressed housing needs for the City from 2014 through 2021, in line with the Regional Housing Needs Allocation (RHNA) planning period adopted by the Southern California Association of Governments (SCAG). This 5th Cycle Housing Element began to be implemented in 2014 and will continue to be implemented, under this revised 5th Cycle Housing Element, through 2021.

Table 2-1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation.

FINAL DRAFT

During the 2014-2021 RHNA period, 73 units were constructed in the City, all of which were in the above moderate market rate category, as shown in Table 2-1.

TABLE 2-1~~2-1~~: REGIONAL HOUSING NEEDS ALLOCATION – 5TH CYCLE PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	48	48	57	62	166	381
Units Permitted	0	0	0	0	73	73
Remaining Allocation	*48*	*48*	*57*	*62*	*93*	*308*

Source: SCAG, 2014; City of Lawndale, 2019

2C. Appropriateness and Effectiveness of 2014 Housing Element

The overarching goals and policies of the 2014 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2-2, the majority of housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing, the experience of Lawndale and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. All cities, including Lawndale, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

FINAL DRAFT

CUMULATIVE EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (e.g., low-income households, elderly, persons with disabilities, large households, female headed households, farmworkers, persons experiencing homelessness, and non-English speakers). As shown in Table 2–2, during the 2014-2021 RHNA period, the City worked diligently to continuously promote housing for special needs groups in a variety of ways by:

- Adoption of the City's Residential Planned Development (RPD) Overlay to expand housing opportunities for **extremely low, very low, and low income households**;
- Continuing to permit emergency shelters in accordance with State law and providing resources to **persons experiencing homelessness** seeking shelter;
- Assisting **extremely low, very low, and low income households and elderly residents** that apply for Section 8 rental assistance;
- Amending the Municipal Code to require that **transitional/supportive housing** be subject to the same permit processing procedures as other housing in the same zone;
- Updating the Accessory Dwelling Unit Ordinance to allow for the development of a unique housing option well-suited to meet the needs of the City's **lower-income and elderly populations**;
- Continuing the Reasonable Accommodation process and supporting and providing resources for individual homeowners requesting exemptions to zoning and development standards in order to accommodate a disability, thereby assisting **persons with disabilities**;
- Providing bilingual handouts and other materials on fair housing to assist **non-English speakers**.

The City has considered the cumulative efforts to address special housing needs and finds that the City's existing programs to address the community's special housing needs, particularly for lower income households, the elderly, persons experiencing homelessness, persons with disabilities, and non-English speakers, continue to be relevant and will be continued in the next planning period. Through this review, the City has identified the need to amend specific Housing Programs to more thoroughly address the needs of large households, female headed households, and farmworkers. Programs 6 (Affordable and Special Needs Housing Development), 9 (Housing Sites), 17~~6~~ (Zoning Code Amendments – Housing Constraints), 20~~19~~ (California Accessibility Standards Compliance Program), 21~~0~~ (Fair Housing Services), ~~and~~ 22~~1~~ (Affirmatively Furthering Fair Housing Outreach and Coordination Program), and 23 (Economic Displacement Risk Analysis) have been added or amended to further address the community's special housing needs. The City will continue to review progress towards addressing these needs as part of each Housing Element Annual Progress Report.

FINAL DRAFT

TABLE 2–22~~2–2~~: EVALUATION OF THE 2014 LAWNDALE HOUSING ELEMENT PROGRAMS

Program	Accomplishments
Program 1: Residential Rehabilitation Programs. Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The primary source of funding for the City's residential rehabilitation programs was Redevelopment Agency Housing Set-Aside funds. With the dissolution of the Redevelopment Agency, these programs have been put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.	**Result/Evaluation:** This program was effectively placed on hold due to the dissolution of the Redevelopment Agency. **Continue/Modify/Delete:** Modify to direct the City to identify alternative funding sources in order to restart the program, if feasible.
Program 2: Rental Rehabilitation. The City uses Redevelopment Housing Set-Aside funds to facilitate the rehabilitation of properties as affordable rental housing for lower income households. Specifically, the City has set aside $800,000 to rehabilitate dilapidated units as affordable rental housing for lower income households.	**Result/Evaluation:** This program was effectively placed on hold due to the dissolution of the Redevelopment Agency. **Continue/Modify/Delete:** Modify to direct the City to identify alternative funding sources in order to restart the program, if feasible.
Program 3: Acquisition and Rehabilitation Program. The City, through its former Redevelopment Agency, established an Acquisition and Rehabilitation Program, the purpose of which is to acquire and rehabilitate existing housing units, and resell them to low and very low income households. Without redevelopment funding, the City no longer has the financial resources to engage in acquisition and rehabilitation activities. This program has been put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.	**Result/Evaluation:** This program was effectively placed on hold due to the dissolution of the Redevelopment Agency. **Continue/Modify/Delete:** Modify to direct the City to identify alternative funding sources in order to restart the program, if feasible.

FINAL DRAFT

Program 4: Condominium Conversion Ordinance. Due to the lack of vacant residential land and the high proportion of rental housing units in the community, opportunities to build owner-occupied dwelling units within Lawndale are extremely limited. Since converted rental units offer a more affordable housing alternative than newly constructed units, the City adopted a condominium conversion ordinance in 2000 that permits the conversion of two or more multi-family properties to condominium ownership. Included in the ordinance are a number of tenant provisions such as relocation assistance. The ordinance aims to provide additional homeownership opportunities for low moderate income households.	**Result/Evaluation:** The City continues to provide for tenant ownership through provisions for condominium conversions. During the reporting period, no rental housing units were converted for homeownership. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.
Program 5: Housing Choice Vouchers. The Housing Choice Voucher program (formerly Section 8) extends rental subsidies to very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. A portion of the vouchers is reserved for household with extremely low incomes. The Los Angeles County Housing Authority administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. As of March 2013, 212 households were receiving Housing Choice Voucher assistance in the City. Given the continued need for rental assistance for very low income households, the City will continue to promote this program through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.	**Result/Evaluation:** The City continues to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 6: Conservation of Existing and Future Affordable Units. Between October 15, 2013, and October 15, 2023, one federally assisted multi-family apartment development with 56 Section 8 units is at-risk of converting to market rate housing. The City will work with the property owner of South Bay Co-Op, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.	**Result/Evaluation:** The City continues 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 Redevelopment Agency Housing Set-Aside funds are no longer available. The City will continue to encourage the project to pursue refinancing and apply for a long-term Section 8 contract. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units. Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of at risk units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.
Program 7: Affordable Housing Development. To facilitate affordable housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. Due to the State's decision to eliminate redevelopment in 2012, the City can no longer afford to provide gap financing. However, City staff has 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. Pursuant to AB 1484, the City expects to receive funds for housing beginning in FY 2014-2015 with loan payments from the Successor Agency. The City is also a participant of the Urban County program and therefore housing development in the City may apply for funds through the County's Multifamily Rental Housing Program, which assists with the creation of affordable rental housing for special needs populations.	**Result/Evaluation:** The City continues to explore financial aid regulatory incentives with private developers to increase the supply of affordable housing in Lawndale; provide technical assistance to developers in application for affordable housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives; and provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions. **Continue/Modify/Delete:** Continue and modify once funding source becomes available to provide gap financing.

FINAL DRAFT

Program 8: Second Units. Second dwelling units are permitted by right in all residential zones in Lawndale, subject to the following conditions consistent with State law: • An attached second residential dwelling unit shall contain not less than 400 square feet of enclosed floor area nor shall it be larger than 30 percent of the existing single-family dwelling unit that is to be attached to. • A detached second residential dwelling unit shall be located at least 20 feet from the closest habitable structure. It shall contain not less than 400 square feet of enclosed floor area nor shall it contain more than 1,200 square feet of enclosed floor area. The majority of the City's residential land is zoned R-2, which allows two units on a lot without the need to complete a discretionary subdivision process. This flexibility has resulted in the development of larger, more marketable and attractive units than what could be built wider the Second Unit Program. Furthermore, few R-1 lots are large enough to accommodate secondary dwelling units. As such, second units are not a popular housing option for Lawndale property owners. Nevertheless, the City will continue to promote second dwelling units through distribution of a brochure at public counters and to the South Bay Board of Realtors. The City will also post information about the program on the City's website and in the City newsletter.	**Result/Evaluation:** The City continues to promote second unit opportunities within the City and place information about the program on the City website and on public counters. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 9: Homeownership Programs. The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes. However, Lawndale residents are eligible to participate in homeownership programs offered by the County of Los Angeles Community Development Commission (LACDC). The HOP program is financed with HOME funds provided through HUD and has been designed to meet the needs of low-income families. The program provides a 2nd Trust Deed loan at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans provide up to $60,000 for first-time buyers to assist with down payment and closing costs. The MCC Program offers the first-time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes recipients would pay and can help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent. In addition, the Southern California Home Financing Authority (SCHFA), a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low to moderate-income First-Time Homebuyers, provides qualifying homebuyers with a competitive 30-year fixed rate loan and grant for down payment and closing costs assistance. All unincorporated areas and incorporated cities in Los Angeles County, with the exception of the City of Los Angeles, are eligible.	**Result/Evaluation:** The City continues to advertise the availability of homeownership programs by providing information at the public counter, in the City newsletter, and on the City's website. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 10: Residential Development on Vacant and Underutilized Sites. The City of Lawndale is almost entirely developed and few vacant residentially zoned sites remain in the City. Recent and future residential development relies primarily on the redevelopment of underutilized properties, particularly along the City's major corridors where mixed use development is permitted. Recognizing the need to create additional capacity to accommodate the community's housing needs, the City amended the Hawthorne Specific Plan to allow mixed-use development of properties within the Neighborhood Commercial (NC), General Commercial (GC), and Office Commercial (OC) districts in the specific plan subject to the approval of a Special Use Permit (SUP). The amendment is intended to facilitate promotes redevelopment of underutilized commercial properties with a mix of high-density residential uses above ground-floor commercial uses. Given the City's small size, Lawndale is able to monitor the status of vacant and underutilized sites and will continue to provide sites information to interested developers. To facilitate mixed use development, the Hawthorne Boulevard Specific Plan offers incentives (reduced parking, increased sign area, etc.) for lot consolidation and the provision of public facilities and pedestrian amenities. The City has also assisted developments with public improvements. In addition, mixed-use development is permitted in commercial zones other than those within the Hawthorne Boulevard Specific Plan area.	**Result/Evaluation:** The City continues to provide information on vacant and underutilized sites 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 regulation **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 11: Residential Development Monitoring. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels. The City will also record the number of extremely low, very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall provide additional incentives for affordable housing development which could include changes to the zoning code or direct financial assistance for sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 174 units of the City's RHNA for lower income households. The parcels identified in the sites inventory represent only a portion of the Hawthorne Boulevard Specific Plan area where mixed use developments are permitted. To ensure sufficient residential capacity is maintained within the Specific Plan area to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should the approval of a commercial development occur on the parcels identified in the sites inventory that results in a reduction of capacity below the potential residential capacity anticipated in this Housing Element, the City will identify additional sites within the Hawthorne Specific Plan area and the R-3 zone to ensure adequate capacity is available. As part of the Transit-Oriented Development (TOD) grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments (see detailed discussions in the Housing Constraints section of this Housing Element).	**Result/Evaluation:** The City continues to monitor residential sites inventory for its ability to accommodate the RHNA. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 12: Density Bonus Ordinance. Density bonuses, together with the incentives and/ or concessions, can result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. A Density Bonus Ordinance, in compliance with State law, was adopted in October 2011.	**Result/Evaluation:** The City continues to promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.
Program 13: Lot Consolidation Program. The Hawthorne Boulevard Specific Plan includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. The following incentives may be provided at the discretion of the City Council: • Parking Reduction: Required parking may be reduced up to a maximum of 20 percent, subject to finding that adequate parking will be available to serve the subject project; • Signage Bonus: Area of permitted signs may be increased by a maximum of 10 percent, subject to finding that the increased area does not distract from beautification and pedestrian-oriented objectives of the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels; and Additional incentives to encourage and facilitate lot consolidation and residential development will include:	**Result/Evaluation:** The City continues to advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan to existing property owners and prospective mixed-use and affordable housing developers; however, brochures still need to be developed and a working session needs to be held. The City anticipates specified advertisement actions, including the preparation and distribution of brochures with information related to program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, to be completed during the 2021-2029 planning period. In addition, the City is currently preparing an update to the Hawthorne Boulevard Specific Plan to further encourage redevelopment along this key community corridor. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

• Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the subject project. • Graduated Density: A graduated density bonus may be granted for lot consolidation (e.g., parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of parcels to achieve a one acre lot). The City will advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions will include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development within the Hawthorne Boulevard Specific Plan corridor. The Neighborhood Commercial (NC) district is intended for smaller scale, pedestrian oriented developments. While lot consolidation is permitted in the NC District, no additional incentives would be offered by the City.	
Program 14: Zoning Ordinance Monitoring. In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints.	**Result/Evaluation:** The City continues to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints. **Continue/Modify/Delete:** This program is continued, with minor modifications, in the 2021-2029 Housing Element.

FINAL DRAFT

Program 15: Housing for Persons with Disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City amended its Zoning Ordinance in 2002 to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities, consistent with SB 520. Requests for reasonable accommodation are reviewed and decided by the Community Development Director unless the applicant seeks a permit or approval that is reviewed by the Planning Commission. The City will place information regarding procedures for requesting reasonable accommodation at public counters and on the City's website. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.	**Result/Evaluation:** The City continues to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities and to permit minor variances to reasonably accommodate people with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.
Program 16: Permit Processing. The City currently requires a Special Use Permit (SUP) for multi-family housing in R-3 and R-4 zone districts and all development within RPD districts. The City's SUP process and Design Review process run concurrently and there is only one fee for the two processes. Therefore, there is no time delay or additional costs involved with a SUP. As part of the TOD grant study, the City will consider a range of incentives to encourage mixed use affordable housing developments, including removal of the SUP requirement.	**Result/Evaluation:** The City continues to look for efficiencies in the way that development proposals are reviewed and processed (e.g., standard conditions of approval for projects) to prevent time delay or additional costs to permit processing. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

Program 17: Fair Housing Program. Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The City will continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will be advertised through placement of fair housing services brochure at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. The City will continue to refer fair housing complaints to appropriate agencies.	**Result/Evaluation:** The City continues to offer fair housing services as a participating jurisdiction under Los Angeles County's arrangement with the Housing Rights Center. Further, the City continues to assist the Housing Rights Center in distributing fair housing brochures at public counter, at the local library and Lawndale Senior Center, on the City website, and in the City newsletter and community newspaper. The City continues to refer fair housing complaints to appropriate agencies. **Continue/Modify/Delete:** This program is continued in the 2021-2029 Housing Element.

FINAL DRAFT

3. Housing Needs Assessment

3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Lawndale, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Lawndale in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of Lawndale developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2000 and 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Other sources of economic data such as information from the websites Zillow.com and Apartments.com, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Countywide data and resources, including the Los Angeles Continuum of Care (LACoC) Greater Los Angeles Homeless Task Force Point-in-Time Homeless Census.

3B. Population Trends and Characteristics

POPULATION GROWTH

Table 3–1 shows population growth for Lawndale and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of Lawndale in 2020 was 32,873 persons, an increase of approximately 0.3% since 2010. Lawndale's growth is outpaced by Countywide growth; Los Angeles County experienced significantly higher population growth rates during the 2010 to 2020 period (3.2%), as shown in Table 3-1. Of neighboring jurisdictions, Long Beach had the greatest numeric change in population (9,795 persons) and Hawthorne had the largest percentage change in population (3.9%).

FINAL DRAFT

TABLE 3–1: POPULATION TRENDS - NEIGHBORING JURISDICTIONS

Jurisdiction	2010	2020	Change	% Change
Lawndale	32,769	32,873	104	0.3%
Torrance	145,438	145,783	345	0.2%
Gardena	58,829	60,732	1,903	3.2%
Hawthorne	84,293	87,571	3,278	3.9%
Redondo Beach	66,748	66,900	152	0.2%
Long Beach	462,257	472,052	9,795	2.1%
Los Angeles County	9,818,605	10,135,614	317,009	3.2%

Source: DOF 2010 and 2020

AGE

Changes in the age groups can indicate future housing needs. Table 3–2 compares age group sizes in 2019 for Lawndale. Children under fifteen comprise 19.7% of the City's population, teens and young adults (15 to 24) represent 13.0%, and adults in family-forming age groups (25 – 44) comprise 31.6%. Adults aged 45 to 64 represent 18.8% of the population and seniors (65 and over) comprise 16.1%. In 2019, the median age in Lawndale (35.5 years) was one year lower than the median age of both Los Angeles County and the Statewide median age of 36.5 years.

TABLE 3–2: POPULATION BY AGE

Age	Lawndale		Los Angeles County	
	Number	Percent	Number	Percent
Under 5 Years	2,147	6.5%	611,485	6.1%
5 to 9	2,110	6.4%	596,485	5.9%
10 to 14	2,228	6.8%	627,199	6.2%
15 to 19	1,953	6.0%	641,814	6.4%
20 to 24	2,303	7.0%	717,692	7.1%
25 to 34	5,386	16.4%	1,623,246	16.1%
35 to 44	4,983	15.2%	1,379,814	13.7%
45 to 54	4,376	13.3%	1,355,625	13.4%
55 to 64	1,821	5.5%	629,508	6.2%
65 to 74	2,134	6.5%	562,724	5.6%
75 to 84	2,088	6.4%	758,833	7.5%
85 and Over	1,046	3.2%	393,364	3.9%
TOTAL	32,819	100%	10,081,570	100%

Source: US Census, 2015-2019 ACS

RACE/ETHNICITY

Table 3–3 shows the ethnic composition of Lawndale's population. The slight majority of the City's population are White (46.1%). The next largest racial group is "Other Race" (33.0%), followed by Asian (12.6%), Black and African American (11.6%), "two or more races" (4.3%) and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.8%). Just over half of the population (61.5%) is of Hispanic origin.

FINAL DRAFT

TABLE 3–3: RACE AND ETHNICITY

Race/Ethnicity	Lawndale		Los Angeles County	
	Number	Percent	Number	Percent
White	15,129	46.1%	5,168,443	51.3%
Black and African American	3,734	11.4%	820,478	8.1%
American Indian and Alaskan Native	257	0.8%	73,393	0.7%
Asian	4,121	12.6%	1,473,221	14.6%
Native Hawaiian and Pacific Islander	354	1.1%	27,720	0.3%
Some Other Race	10,827	33.0%	2,115,548	21.0%
Two or More Races	1,404	4.3%	402,767	4.0%
TOTAL	32,819	100%	10,081,570	100%
Hispanic Origin (of any race)	20,195	61.5%	4,888,434	48.5%

Source: US Census ACS, 2015-2019

EMPLOYMENT

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3–4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2019. In 2019, ACS data indicated that there were 16,993 employed persons in the Lawndale labor force and that the unemployment rate was approximately 4.2%, a significant decrease from 11.3% in 2010 as the City (and country) emerged from the Great Recession. According to the labor report data compiled by the California EDD, Lawndale's average annual unemployment rate in 2020 was estimated at 4.1%, lower than both Los Angeles County's rate of 6.0% and California's rate of 7.9%.

TABLE 3–4: JOB GROWTH AND EMPLOYMENT STATUS

	2010		2019	
	Number	Percent	Number	Percent
Total Persons in Labor Force	15,995	100%	17,746	100%
Employed	14,189	88.7%	16,993	95.8%
Unemployed	1,806	11.3%	747	4.2%

Source: US Census, 2006-2010 ACS; US Census, 2015-2019 ACS

INDUSTRY AND OCCUPATION

The 2015-2019 ACS data identified 16,993 employed persons in the Lawndale labor force. Table 3–5 shows 2019 employment by industry for the City. Of Lawndale's employed residents, the "Educational, Health and Social Services" industry employed the most people at 15.9%. The second largest employment sector was the "Retail Trade" industry, which had 12.1% of the total employed persons in Lawndale.

FINAL DRAFT

The City's workforce holds a variety of types of jobs as shown in Table 3–6, with the largest sector (28.4%) working in service occupations, followed by 22.9% in the management, business, science, and arts occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in Lawndale. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

TABLE 3–5: JOBS BY INDUSTRY (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	47	0.3%
Construction	1,147	6.7%
Manufacturing	1,517	8.9%
Wholesale trade	312	1.8%
Retail trade	2,057	12.1%
Transportation, warehousing, and utilities	1,668	9.8%
Information, finance, insurance, real estate, rental and leasing	1,397	8.2%
Professional, scientific, management, administration	1,714	10.1%
Educational, health and social services	2,700	15.9%
Arts, entertainment, recreation, and services	2,407	14.2%
Other services	1,538	9.1%
Public administration	489	2.9%
TOTAL (Civilian Labor Force)	16,993	100%
Armed Forces	0	-

Source: US Census, 2015-2019 ACS

Table 3–6: Jobs by Occupation (2019)

	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	3,895	22.9%	$52,940
Service occupations	4,834	28.4%	$20,750
Sales and office occupations	3,761	22.1%	$31,754
Natural resources, construction, and maintenance occupations	1,670	9.8%	$35,913
Production, transportation, and material moving	2,833	16.7%	$31,051

**Median earnings in previous 12 months prior to survey*

Source: US Census, 2015-2019 ACS

3C. Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The

FINAL DRAFT

occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 3–7 below identifies the ages of householders in Lawndale and Los Angeles County in 2019 based on ACS data from 2015-2019. In the City, homeowner households are generally headed by residents early middle-aged to middle-aged, with 56.8% of homeowner households headed by a resident 35-59 years of age; however, 15.1% of homeowner households are headed by someone 65-74 years. Renter households are generally headed by younger residents, with 42.8% of renter households headed by a resident 25-44 years old; nearly four-fifths (78.8%) are under 60 years of age.

TABLE 3–7: HOUSEHOLD BY TENURE (2019)

	Lawndale		Los Angeles County	
	Number	%	Number	%
Total:	9,902	--	3,316,795	--
Owner Occupied:	3,400	34.3%	1,519,516	45.8%
15 to 24 years	20	0.6%	6,614	0.4%
25 to 34 years	238	7.0%	97,029	6.4%
35 to 44 years	805	23.7%	234,281	15.4%
45 to 54 years	606	17.8%	338,212	22.3%
55 to 59 years	520	15.3%	188,854	12.4%
60 to 64 years	417	12.3%	178,657	11.8%
65 to 74 years	513	15.1%	267,673	17.6%
75 to 84 years	176	5.2%	142,275	9.4%
85 years and over	105	3.1%	65,921	4.3%
Renter Occupied:	6,502	65.7%	1,797,279	54.2%
15 to 24 years	165	2.5%	78,541	4.4%
25 to 34 years	1,358	20.9%	431,854	24.0%
35 to 44 years	1,422	21.9%	412,986	23.0%
45 to 54 years	1,669	25.7%	356,065	19.8%
55 to 59 years	510	7.8%	139,565	7.8%
60 to 64 years	555	8.5%	117,733	6.6%
65 to 74 years	592	9.1%	148,435	8.3%
75 to 84 years	218	3.4%	75,593	4.2%
85 years and over	13	0.2%	36,507	2.0%

Source: US Census ACS 2015-2019

FINAL DRAFT

3D. Income

HOUSEHOLD INCOME

From 2010 to 2019, the median household income increased by 28.2% to $62,013 and the per capita income increased by almost 27.9% to $24,233. From 2010 to 2019, there was an increase in both median per capita and median household incomes. Table 3–8 identifies the per capita and median household income.

TABLE 3–8: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

	2010	2019
Median Household Income	$48,357	$62,013
Per Capita Income	$18,948	$24,233

Source: US Census, 2015-2019 ACS

In 2019, the majority (61%) of Lawndale's households earned in excess of $50,000 per year. The incidence of households earning less than $35,000 per year was lower among owner households (13.9%) than renter households (30.1%). Table 3–9 identifies household income by tenure. As shown in Table 3–9, the average income of owner households is almost $35,000 more than renter households.

TABLE 3–9: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

	All Households		Owner Households		Renter Households	
Income	Number	Percent	Number	Percent	Number	Percent
Less than $5,000	163	1.6%	13	0.4%	150	2.3%
$5,000 to $9,999	160	1.6%	52	1.5%	108	1.7%
$10,000 to $14,999	401	4.0%	59	1.7%	342	5.3%
$15,000 to $19,999	275	2.8%	103	3.0%	172	2.6%
$20,000 to $24,999	540	5.5%	80	2.4%	460	7.1%
$25,000 to $34,999	894	9.0%	166	4.9%	728	11.2%
$35,000 to $49,999	1,428	14.4%	425	12.5%	1,003	15.4%
$50,000 to $74,999	2,220	22.4%	541	15.9%	1,679	25.8%
$75,000 to $99,999	1,476	14.9%	576	16.9%	900	13.8%
$100,000 to $149,999	1,494	15.1%	810	23.8%	684	10.5%
$150,000 or more	851	8.6%	575	16.9%	276	4.2%
Median Household Income	$62,013		$87,500		$54,272	

Source: US Census, 2015-2019 ACS

FINAL DRAFT

HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2015-2017 ACS data performed by HUD– the Comprehensive Housing Affordability Strategy (CHAS) data – provides a breakdown of households by income group by tenure, as shown in Table 3–10. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 3–10. The majority of households (57.1%) are below median income. The HUD CHAS data indicates the extremely low income group represents 8.4% of households and a higher proportion are renters (220) than owners (205). The very low income group represents 16.3% of households and the low income group represents 20.5% of households. The City's RHNA (see Table 3–25) identifies the City's share of regional housing needs of the extremely low, very low, and low income households, as well as for moderate and above moderate income households.

As shown in Table 3–10, there is a larger proportion of renters in the extremely low, very low, and low income groups, while there is a larger rate of moderate and above moderate income groups in owner households. The high incidence of lower income renter households is of particular significance as market rents in Lawndale exceed the level of affordability for 75% of lower income households (see Table 3–22). Moreover, as indicated by Table 3–22, 71% of lower income households, including both renter and homeowner households, pay more than 30% of their income for housing.

TABLE 3–10: HOUSEHOLDS BY INCOME GROUP (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	1,605	16.3%	310	9.7%	1,295	19.4%
Very Low	2,025	20.5%	425	13.3%	1,600	23.9%
Low	2,000	20.3%	635	19.9%	1,365	20.4%
Moderate and Above Moderate	4,245	43.0%	1,815	56.9%	2,430	36.4%
TOTAL	9,875	100%	3,190	100%	6,685	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

POVERTY LEVELS

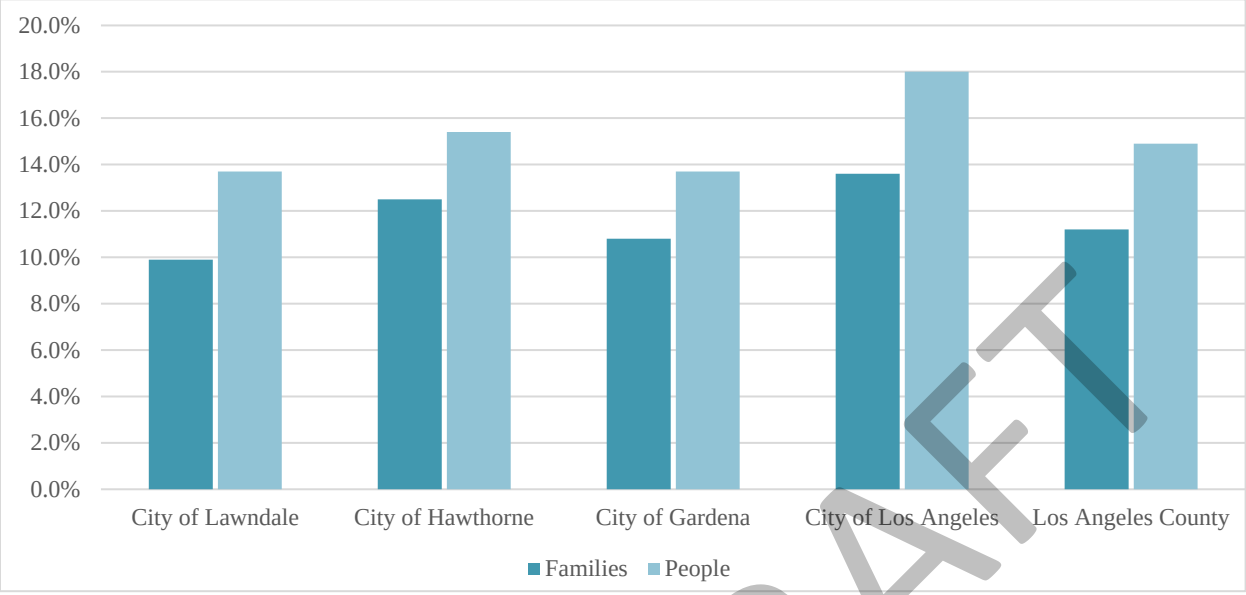
The 2015-2019 ACS data indicates that 727 (9.9%) of all Lawndale families and 4,468 individuals (13.7%), had incomes at or below the poverty level. Approximately 11.2% of all Los Angeles County families were classified at or below the poverty level in 2019.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of $15,453, and the poverty threshold of a family of four with two children under the age of 18 would be $25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in neighboring cities within Los Angeles County are shown in Figure 3–1, which compares the numbers of families living in poverty in the County to those living in the nearby cities. Of nearby cities, the City of Los Angeles had the highest percentage of both families and individuals under the poverty line. Of the neighboring cities identified in Figure 3–1, the City of Lawndale had the lowest percentage of families under the poverty line (9.9%), as well as the lowest percentage of individuals under the poverty line (13.7%, tied with Gardena).

FINAL DRAFT

Figure 3-1: Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census ACS 2015-2019

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Los Angeles County, the area median household income in 2019 was $68,044. For ELI households in Los Angeles County (including those in the City of Lawndale), this results in an income of $33,800 or less for a four-person household or $23,700 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

According to HUD CHAS data (2013-2017), most (80.7%) ELI households are renters and experience a high incidence of housing problems. For example, 84.7% of ELI households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 84.7% were in overpayment situations. Further, 80.1% of ELI households severely overpay for housing (pay over 50% of their monthly income), compared to 22.8% for all households.

FINAL DRAFT

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 732 units, the City has a projected need of 366 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Residential Rehabilitation Program
- Program 3: Housing Choice Vouchers
- Program 4: Conversion of Existing and Future Affordable Units
- Program 6: Affordable and Special Needs Housing Development
- Program 9: Housing Sites
- Program 12: Hawthorne Boulevard Specific Plan Update
- Program 14: Replacement of Affordable Units
- Program 22~~0~~: Fair Housing Services
- Program 22~~1~~: Affirmatively Furthering Fair Housing Outreach and Coordination
- Program 23: Economic Displacement Risk Analysis

3E. Housing Characteristics

HOUSING TYPE

Table 3–11 identifies the types of housing units in Lawndale in 2020. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in Lawndale is single-family detached housing, which accounted for 52.3% of units in 2020. Mobile homes represent 2.4% of the housing stock. Multifamily units represent 31.3% of the housing stock, with duplex through fourplex units accounting for less than 9.0% and multifamily developments with five or more units accounting for 22.3%. Single family attached homes represent 14.0% of housing units.

TABLE 3–11: HOUSING STOCK BY TYPE AND VACANCY (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5 + Units			
Units	10,171	5,315	1,422	917	2,272	245	9,652	519
Percent	100%	52.3%	14.0%	9.0%	22.3%	2.4%	94.9%	5.1%

Source: State of California Department of Finance (DOF), 2020.

FINAL DRAFT

VACANCY RATE

Table 3–12 shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Lawndale is shown as relatively steady vacancy rate over the last decade, at 5.1% in 2020 compared to 4.6% in 2010. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 5.1% vacancy in Hawthorne is considered average (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy).[1]

The 2019 ACS data indicates that there were 539 vacant units in 2019. As shown in Table 3–12, of the total vacant units in 2019, 249 (46.2%) were for rent, 105 (19.5%) were rented or sold but not yet occupied, 85 (15.8%) were classified as "other vacant", 65 (12.1%) were for seasonal, recreational, or occasional use, 35 (6.5%) were for sale, and none were for migrant workers. The overall vacancy rate in Lawndale was 5.1%.

TABLE 3–12: VACANCY BY TYPE

Vacancy Type	Number	Percent
For rent	249	46.2%
Rented or sold, not occupied	105	19.5%
For sale only	35	6.5%
For seasonal, recreational, or occasional use	65	12.1%
For migrant workers	0	0%
Other vacant	85	15.8%
TOTAL	*539*	*100%*

Source: US Census, 2015-2019 ACS

HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Lawndale's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2015-2019 ACS data indicates that about two-thirds (67.5%) of the housing in the City is more than 50 years old (i.e., built before 1970). Another 10.9% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 3–13 indicates that all but 26 owner (0.8%) and 16 rental (0.2%) units had complete plumbing facilities in 2019.

1 "California's low residential vacancy rates signal more construction," *first tuesday Journal* (February 15, 2021).

FINAL DRAFT

TABLE 3–13: HOUSING STOCK CONDITIONS (2019)

Year Structure Built	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2013	0	0.0%	0	0.0%	0	0.0%
2000 to 2009	144	4.2%	243	3.7%	387	3.9%
1999 to 1999	211	6.2%	430	6.6%	641	6.5%
1980 to 1989	402	11.8%	701	10.8%	1,103	11.1%
1970 to 1979	360	10.6%	716	11.0%	1,076	10.9%
1960 to 1969	474	13.9%	1,360	20.9%	1,834	18.5%
1950 to 1959	1,116	32.8%	2,087	32.1%	3,203	32.3%
1940 to 1949	429	12.6%	526	8.1%	955	9.6%
1939 or earlier	264	7.8%	439	6.8%	703	7.1%
TOTAL	*3,400*	*100%*	*6,502*	*100%*	*9,902*	*100%*
Plumbing Facilities						
Units With Complete Plumbing Facilities	3,374	100%	6,486	100%	9,860	100%
Units Lacking Complete Plumbing Facilities	26	0.8%	16	0.2%	42	0.4%

Source: US Census, 2015-2019 ACS

As noted, the City's housing stock is aging with only 21.5% of dwelling units in Lawndale having been constructed since 1980. As such, structural deterioration and maintenance problems that require rehabilitation may exist. The homes in Lawndale were built post World War I and post-World War II. Many of the existing homes are older and date back to the 1920's and 1940's. Most of these homes are located within R-2 zoning which allow for the development of two-single family homes. Based on the conditions of these homes, developers have opted to demolish the existing deteriorated homes and many of these homes are being redeveloped with two units on a lot.

To supplement the Census information regarding housing conditions, the City of Lawndale included specific questions pertaining to the quality of the City's housing stock in its Housing Element Update community survey, which was available on the City's website from October 6, 2020 through November 22, 2021 (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (35%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco, while 28% indicated that their home was in excellent condition. Another 28% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and only 10% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (30% to 23%).

Community members were also asked to report the type of home improvements they have considered making to their homes. The most popular answers that applied were "does not apply" (meaning they are not considering any improvements at this time), other, painting, roofing, solar, and new heating and air conditioning (HVAC).

FINAL DRAFT

OVERCROWDING

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3–14 summarizes overcrowding data for Lawndale. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 1,484 housing units (15% of the total occupied units) were overcrowded, which represents 12.4% of owner units and 16.3% of renter units.

TABLE 3–14: OVERCROWDING BY TENURE (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	2,979	87.6%	5,439	83.7%	8,418	85.0%
1.01 to 1.50	300	8.8%	590	9.1%	890	9.0%
1.51 or more	121	3.6%	473	7.3%	594	6.0%
TOTAL	3,400	100%	6,502	100%	9,902	100%
Overcrowded	421	12.4%	1,063	16.3%	1,484	15.0%

Source: US Census, 2015-2019 ACS

As shown in Table 3–15, the average household size in Lawndale was 3.30 persons. The average household size is higher for owners (3.42 persons); renter households have an average size of 3.24 persons. The most commonly occurring household size is between three to five persons (48.4% for owners, 48.9% for renters). Approximately 42.7% of owner households and 44.9% of renter households are two persons or less in size. Table 3–16 identifies bedrooms by tenure. Although larger owner households (5 or more persons) are slightly higher than larger renter households (20% vs. 18.8%), the proportion of larger homes (4 or more bedrooms) is significantly higher for owner households (11.2% vs. 2.4%).

TABLE 3–15: HOUSEHOLD SIZE BY TENURE (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	575	16.9%	1,479	22.7%	2,054	20.7%
2-person	878	25.8%	1,444	22.2%	2,322	23.4%
3-person	884	26.0%	1,316	20.2%	2,200	22.2%
4-person	383	11.3%	1,080	16.6%	1,463	14.8%
5-person	378	11.1%	789	12.1%	1,167	11.8%
6-person	149	4.4%	169	2.6%	318	3.2%
7-or-more-person	153	4.5%	225	3.5%	378	3.8%
TOTAL	*3,400*	*100% (34.3% of total)*	*6,502*	*100% (65.7% of total)*	*9,902*	*100%*
Median Household Size	3.42		3.24		3.30	

Source: US Census, 2015-2019 ACS

FINAL DRAFT

TABLE 3–16: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	51	1.5%	343	5.3%	50	0.5%
1-bedroom	74	2.2%	1,481	22.8%	112	1.1%
2-bedroom	1,152	33.9%	3,401	52.3%	532	5.4%
3-bedroom	1,740	51.2%	1,124	17.3%	2,168	21.9%
4-bedroom	331	9.7%	127	2.0%	1,912	19.3%
5 or more bedroom	52	1.5%	26	0.4%	709	7.2%
TOTAL	*3,400*	*100%*	*6,502*	*100%*	*9,902*	*100%*

Source: US Census, 2015-2019 ACS

3F. Housing Costs

FOR SALE HOUSING

Home sales in Lawndale have fluctuated significantly over the past decade. As shown in Figure 3–2, median housing prices in Lawndale have risen over the past seven years, increasing from approximately $347,000 in April 2011 to a high of $674,000 in February 2021.

TABLE 3–17: HOMES FOR SALE (MARCH 2021)

Rent Range	Number	Percent
$700,000 and more	5	55.6%
$600,000 - $699,999	2	22.2%
$500,000 - $599,999	1	11.1%
$400,000 - $499,999	0	0.0%
$300,000 - $399,999	1	11.1%
$200,000 - $299,999	0	0.0%
$100,000 - $199,999	0	0.0%
$0 - $99,999	0	0.0%

Source: Zillow.com, 2021

In March 2021, there were 9 homes listed for sale on Zillow.com with prices ranging from $360,000 to $1,300,000 in price. Of these homes, there was a detached single-family home with a sales price of $729,000 and 5 multi-family homes with a starting price of $675,000. As shown in Table 3-17, the majority of homes for sale are in the $700,000+ price ranges, with 22.2% of homes in the $600,000 to $699,999 range and 2 priced under $600,000. Zillow identifies the February 2021 median sales prices as $674,372. While the median sales price is not affordable to lower and moderate income households, the City's home sales prices are relatively low compared to the Greater Los Angeles Area (Zillow reported a median home sales price of $826,566 for the Los Angeles metropolitan area in February 2021), which may result in demand for the City's housing units, which are significantly more affordable than comparable homes in the greater Los Angeles area.

FINAL DRAFT

FIGURE 3–2: MEDIAN HOME SALES PRICE

Source: SCAG 6th Cycle Data Package

RENTAL HOUSING

Table 3–18 summarizes rents paid in Lawndale by rental range. There were 153 units (2.4%) renting for less than $500 dollars and almost half (47.9%) rented for $1,500 or more. Approximately 13.0% of units were in the $500 to $999 range and another 36.8% were in the $1,000 to $1,499.

Based on the 2015-2019 ACS, the median rent in Lawndale is $1,475 per month. Table 3-18 summarizes rental rates by bedrooms citywide in 2019, based on ACS data.

TABLE 3–18: RENTAL COSTS (2019)

Rent Range	Number	Percent
Less than $500	153	2.4%
$500 to $999	828	13.0%
$1,000 to $1,499	2,350	36.8%
$1,500 to $1,999	2,140	33.5%
$2,000 to $2,499	600	9.4%
$2,500 to $2,999	135	2.1%
$3,000 or more	187	2.9%
Median (dollars)	$1,475	

Source: 2015-2019 ACS

TABLE 3–19: MEDIAN RENT BY BEDROOMS

Bedroom Type	Median Rent (2019)
Studio	$1,475
1 bed	$852
2 bed	$1,107
3 bed	$1,555
4 bed	$1,908
5 bed or more	-

Source: 2015-2019 ACS

FINAL DRAFT

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3–20 shows the maximum annual income level for each income group adjusted for household size for Los Angeles County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 3–20: STATE INCOME LIMITS – LOS ANGELES COUNTY (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	$23,700	$27,050	$30,450	$33,800	$36,550	$39,250	$41,950	$44,650
Very Low	$39,450	$45,050	$50,700	$56,300	$60,850	$65,350	$69,850	$74,350
Low	$63,100	$72,100	$81,100	$90,100	$97,350	$104,550	$111,750	$118,950
Moderate	$64,900	$74,200	$83,500	$92,750	$100,150	$107,600	$115,000	$122,450
Above Moderate	$64,900+	$74,200+	$83,500+	$92,750+	$100,150+	$107,600+	$115,000+	$122,450+

Source: Housing and Community Development Department, 2020

HOUSING AFFORDABILITY

Table 3–21 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3–20). The annual income limits established by HCD are like those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment, and 15% monthly affordable cost for taxes and insurance.

Comparing the maximum affordable housing costs in Table 3–21 to the rental rates in Table 3–18, rental rates in Lawndale are generally affordable to moderate income households of two or more persons and to above moderate income households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2015-2019 ACS (Table 3-19) are in the affordability range of low, moderate, and above moderate income households.

FINAL DRAFT

According to RentCafe.com, the average rent in Lawndale in March 2021 was $1,591 per month across unit sizes. According to Zillow, the median home price for a single-family home was $674,372. Local housing trends indicate that rents and home prices will continue to rise in Lawndale during the planning period.

TABLE 3-21: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	$48,320	$326	$54,486	$373	$92,148	$655	$122,011	$879
Very Low	$82,141	$544	$92,473	$621	$113,138	$776	$129,636	$900
Low	$130,970	$869	$147,553	$993	$180,888	$1,241	$207,354	$1,439
Moderate	$199,820	$1,303	$224,908	$1,489	$274,915	$1,860	$314,988	$2,158
Above Moderate	$199,820+	$1,303+	$224,908+	$1,489+	$274,915+	$1,860+	$314,988+	$2,158+

**Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment: property tax, utilities, and insurance as 15% of monthly housing cost. Utilities based on Los Angeles County Utility Allowance; utilities allowance and taxes and insurance are included in Affordable Monthly Housing Costs. Affordable home purchase prices are rounded to nearest $100.*

Source: De Novo Planning Group, 2021

OVERPAYMENT

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in ~~Hawthorne~~ Lawndale is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

As shown in Table 3-22, 53% of renters in Lawndale and 36% of homeowners overpay for housing. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households, with 25% of all very low, low, and moderate income homeowners and 48% of all very low, low, and moderate income renters in Lawndale overpaying. Almost half of all very low, low, and moderate income households overpay for housing.

FINAL DRAFT

TABLE 3–22: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2017)

Household Overpayment	Owners	Renters	Total	% of Income Category
Extremely Low Income Households	310	1,295	1,605	100%
With Cost Burden >30%	225 / 73%	1,135 / 88%	1,360	85%
With Cost Burden >50%	210 / 68%	1,075 / 83%	1,285	94%
Very Low Income Households	425	1,600	2,025	100%
With Cost Burden >30%	250 / 59%	1,315 / 82%	1,565	77%
With Cost Burden >50%	150 35%	540 / 34%	690	34%
Low Income Households	635	1,365	2,000	100%
With Cost Burden >30%	310 / 49%	750 / 55%	1,060	53%
With Cost Burden >50%	130 / 20%	95 / 7%	225	11%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	785 / 57%	3,200 / 75%	3,985	71% of lower income households
Moderate and Above Moderate Income Households	1,815	2,430	4,245	100%
With Cost Burden >30%	360 / 20%	370 / 15%	730	17%
With Cost Burden >50%	55 / 3%	0 / 0.0%	55	8%
Total Households	3,190	6,685	9,875	100%
With Cost Burden >30%	1,145 / 36%	3,570 / 53%	4,715	48%
With Cost Burden >50%	545 / 17%	1,710 / 26%	2,255	23%

**Note: Data is rounded to the nearest 5.*

Source: HUD, 2017 (special aggregation of 2013-2017 ACS data)

AFFORDABLE HOUSING INVENTORY

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Lawndale include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3–23 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, Lawndale had 55 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

FINAL DRAFT

TABLE 3-23: DEED RESTRICTED AFFORDABLE HOUSING UNITS

Project Name	Address	Type	No. of Restricted Units	No. of Total Units
Lawndale Senior Housing	4702 W 153rd Pl	HUD subsidized housing	55	56

Sources: National Housing Preservation Database, 2020; US Department of Housing and Urban Development, 2020

MOBILE HOME PARKS

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Los Angeles County in 2019 was $63,400 (2019 ACS 5-Year Estimates Data Profile). Overall, 245 mobile homes are located in Lawndale (DOF, Table 2: E-5, 1/1/2019). As shown by Table 3-24, there are five mobile home parks in the City with a total of 82 permitted spaces. The mobile home parks are located throughout the City.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. And although they present a more affordable alternative, mobile home rents have risen steadily throughout southern California since 2009.[2]

TABLE 3-24: MOBILE HOME PARKS IN LAWNDALE

Park Name/Address	Operator	MH Spaces
CHETS TRAILER PARK (19-0001-MP) 4630 W ROSECRANS AVE #OFFICE LAWNDALE, CA 90260	DOSHI, NAVINCHANDRA	49
L\R TP (19-0298-MP) 14524 HAWTHORNE BLVD LAWNDALE, CA 90260	CLAYTON, DAVID	17
ALVAREZ TP (19-0439-MP) 4150 MARINE AVE LAWNDALE, CA 90260	ALVAREZ, DESI	14
PETES TP (19-0535-MP) 14306 FIRMONA LAWNDALE, CA 90260	WILSON, JAMES	12
GRAD'S TRAILER PARK #1 (19-1345-MP) 14315 KINGSDALE AVE LAWNDALE, CA 90260	GRAD'S TRAILER PARK'S MARTIN GRAD & SHARON BRESSLER	18
Total Mobile Home Spaces		*82*

Source: HCD 2019 Mobile Home Park Listings

FINAL DRAFT

2 Jeff Collins, "Soaring rents jolt senior tenants at mobile home park," *OC Registrar* (July 20, 2018).

3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Lawndale is developed by the Southern California Association of Governments (SCAG), and allocates a "fair share" of regional housing needs to individual cities. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City's fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG's RHNA schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 2,497 new units, which includes 366 extremely low income units, 366 very low, 311 low, 371 moderate, and 1,083 above moderate income units. Pursuant to Government Code Section 65583(a)(1), 50% of Lawndale's very low-income regional housing needs assigned by HCD are extremely low-income households, and hence the 366 ELI units. Table 3–25 summarizes Lawndale's fair share, progress to date, and remaining units.

TABLE 3–25: REGIONAL HOUSING NEEDS ALLOCATION – 6TH CYCLE

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	366	366	311	371	1,083	2,497
Built	-	-	-	-	*3*	*3*
Under Construction/ Permitted	-	-	-	-	*2*	*2*
Remaining Allocation	-	-	-	-	*1078*	*2492*

Source: Southern California Association of Governments, 2020; City of Lawndale, 2021

3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group.

Where data is available, estimates of the population or number of households in Lawndale falling into each group is presented. The special housing needs are a subset of the overall housing needs.

FINAL DRAFT

SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior population growth in Lawndale from 2010 to 2019 is shown in Table 3–26. The large increase in elderly persons is likely due to the residential growth experienced in Hawthorne as well as aging in place of Hawthorne's residents. While seniors represent approximately 10.3% of the City's population, senior households represent approximately 16.3% of total households, which is primarily due to the smaller senior household size.

Table 3–27 summarizes senior households by age and tenure. Most senior households are renters, 823 or 50.9%. Approximately 49.1% of senior households, 794, are owners. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

TABLE 3–26: SENIOR POPULATION

Population	2010	2019
Number	1,888	3,378
Percent Change	-	78.9%
Annual Percent Change	-	8.7%

Source: US Census, 2015-2019 ACS

The 2015-2019 ACS survey indicates that 250 seniors in Lawndale are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is $38,021, significantly less than the median household income of $62,013.

TABLE 3–27: HOUSEHOLDER AGE BY TENURE (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	513	64.6%	592	71.9%
75-84 years	176	22.2%	218	26.5%
85 plus years	105	13.2%	13	1.6%
TOTAL	794	49.1%	823	50.9% (of total)

Source: US Census, 2015-2019 ACS

FINAL DRAFT

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

Residential care facilities can be described as any family home, group care facility, or similar facility, including transitional housing, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Lawndale permits residential care facilities serving six or fewer persons by right in all residential zones, as well as in C-1 and C-2 commercial zones. Residential care facilities serving more than six persons are not permitted in residential zones, but are allowed in the Light Manufacturing (M-1) and Parking (P) zones. The California Department of Social Services Community Care Licensing Division reports that as of May 2021, two assisted living facilities serve the elderly in Lawndale:

- Americare Assisted Living, 15422 Roselle Avenue – residential care facility with six beds offering assisted living, memory care, and hospice services
- 4219 W. 162nd Street Home, 4219 W. 162nd Street – assisted living facility with three beds

Several programs address the non-housing needs of seniors in Lawndale. Additional support for senior residents is provided by the city-operated Harold E. Hofmann Lawndale Community Center (Community Center), which serves as the primary site for senior services programs offered by the City and non-profits. Some of the programs and services provided include nutrition/meal programs, health screening and general medical exams, a senior newsletter, transportation programs, library and computers with internet access, and recreational activities. The City also offers a Dial-a-Ride service that provides free transportation to seniors in Lawndale.

FINAL DRAFT

DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 6,652 persons with one or more disabilities in Lawndale. Of the disabled population, 59.3% are aged 5 to 64 and 40.7% are aged 65 and over. No disabilities were reported in the population aged five and under. Table 3–28 identifies disabilities by type of disability.

FINAL DRAFT

TABLE 3–28: DISABILITIES BY DISABILITY TYPE

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	310	7.9%	435	16.1%	745	11.2%
Vision Difficulty	591	15.0%	292	10.8%	883	13.3%
Cognitive Difficulty	797	20.2%	387	14.3%	1,184	17.8%
Ambulatory Difficulty	939	23.8%	706	26.1%	1,645	24.7%
Self-Care Difficulty	507	12.9%	387	14.3%	894	13.4%
Independent Living Difficulty	800	20.3%	501	18.5%	1,301	19.6%
Total Persons with One or More Disabilities[1]	3,944	100% / 59.3% of disabled	2,708	100% / 40.7% of disabled	6,652	100%

[1]A person may have more than one disability, so the total disabilities may exceed the total persons with a disability.

Source: US Census ACS, 2015-2019

As shown in Table 3–29, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 1,012 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 3–29: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 16 to 64	Percent
Employed with Disability	740	41.0%
Unemployed with Disability	55	3.0%
Not in Labor Force	1,012	56.0%
Total	1,807	100%

Source: US Census ACS, 2015-2019

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2015-2019 ACS data indicates that 640 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 321 households receiving food stamps or similar assistance have a disabled member. The 2015-2019 ACS data indicates that the median earnings for males 16 years and over with a disability were $26,414 compared with $36,012 for males with no disability. Median earnings for females 16 years and over with a disability were $23,292, compared to $22,272 for females with no disability.

The persons in the "with a disability" category in Table~~s~~ ~~30~~ 29 ~~and 31~~ include~~s~~ persons with developmental disabilities. "Developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

FINAL DRAFT

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lawndale; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Lawndale. The DDS/SCAG data indicates that 634 developmentally disabled persons reside in Lawndale. Table 3–30 breaks down the developmentally disabled population by residence type and age. Of these persons, the majority (335) live at home with a parent or guardian and only 15 live independently. Most (65.9%) are under the age of 18. ~~According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 492 persons in the City of Lawndale with developmental disabilities based on the 2019 population.~~

THE CITY OF LAWNDALE IS SERVED BY THE HARBOR REGIONAL CENTER AND THE WESTSIDE REGIONAL CENTER, WHICH PROVIDES SERVICES FOR PERSONS WITH DEVELOPMENTAL DISABILITIES IN ZIP CODES 90260. AS OF JANUARY 2019, THE WESTSIDE REGIONAL CENTER SERVED APPROXIMATELY 8,000 PERSONS AND THE HARBOR REGIONAL CENTER SERVED NEARLY 15,000 AS OF 2020.

TABLE 3–30: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE IN LAWNDALE (2019)

By Residence						By Age		Total
Home of Parent/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other	0-17 Years	18+ Years	
335	15	45	13	5	5	418	216	634

** CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019*

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

The California Department of Social Services Community Care Licensing Division reports that as of May 2021, there are 11 residential facilities serving adults with special needs, including physical, mental, and developmental disabilities. A list of residential care facilities in Lawndale as of June, 2021 is show in Table 3–31 below.

FINAL DRAFT

TABLE 3–31: ADULT (AGES 18-59) RESIDENTIAL CARE FACILITIES IN LAWNDALE

Name	Address	Number of Beds
Altius II Adult Residential	3745 W 157th St	6
Bianca Residential Care	4600 W 166th St	4
CN Home #8	4743 W 166th St	4
Coello's Residential Care	4325 W 168th St	6
JR Residential Care	4565 W 167th St	4
Lumiere Villa Inc	4167 W 168th St	4
Matharu Home #1	15227 Roselle Ave	6
Matharu Home #4	15330 Eastwood Ave	6
Seabreeze Homes	4558 W 163rd St	6
Sunwest Garden Home I	4534 W 161st St	6
Sunwest Garden Home II	4532 W 161st St	6

Source: California Department of Social Services, June 2021

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 5.0% of the total population of Lawndale has an ambulatory difficulty, 2.7% have vision difficulty, 2.3% have a hearing difficulty, and 4.0% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In Lawndale, 1,863 or 18.8% of all households, have five or more persons as described in Table 3–15. Of the large households, 36.5% own their home and 63.5% rent. Typically, there are more owner occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2015-2019 ACS survey does not provide data regarding overpayment for large households. Table 3–32 compares the median income for households with five or more persons to the Citywide median income. The median income is slightly higher for five persons households ($65,602 versus the Citywide median of $62,013), and is also higher for six person and seven or more person households.

FINAL DRAFT

TABLE 3–32: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Five Person Households	$65,602
Six Person Households	$78,750
Seven or More Person Households	$69,808
Median Household Income (All Households)	*$62,013*

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Lawndale, there appears to be an adequate amount of housing available to provide units with enough bedrooms for large families consisting of five person households that own their home and that rent, as well as for large families with six person or larger households that own their home; however, there is a shortage for large families with six person or larger households who rent. Table 3–33 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Lawndale to accommodate most large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3–14, 12.4% of owner-occupied homes and 16.3% of renter-occupied homes are overcrowded.

TABLE 3–33: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2019)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	1,740	378	1,362	383	302	81
Renter	1,124	789	335	153	394	-241

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 18.8% of the RHNA units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

FINAL DRAFT

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Lawndale are either two-spouse couples or single person households, 35.7% of family households are headed by a single male or single female. There are 1,079 (14.7%) male heads of household with no wife present and 475 (6.5%) of these households have children under 18. There is a larger number of female householders with no husband present, 1,544 households or 21.0% of households, and 471 (6.4%) of these female-headed households have children under 18. Table 3–34 identifies single parent households by gender of the householder and presence of children.

TABLE 3–34: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2019)

Category	Number	Percent
Total Families	7,341	100%
Male householder, no wife present:	1,079	14.7%
With children under 18	475	6.5%
Female householder, no husband present:	1,544	21.0%
With children under 18	471	6.4%

Source: ACS, 2015-2019

As Lawndale's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

FINAL DRAFT

FARMWORKERS

Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

According to the 2015-2019 ACS Census, there are approximately 36 people employed in the "agriculture, forestry, fishing and hunting, and mining" industry. This represents 0.2% percent of the City's population. It is possible (although statistics are not available) that the number of residents employed in agriculture as opposed to those employed in forestry, fishing and hunting, or mining is smaller than 36. In addition, it is possible (although statistics are not available) that a number of active farmworkers are not full-time residents of Lawndale, and migrate into the area depending on seasonal crop harvest. The United States Department of Agriculture (USDA) estimates that there were 395 migrant farmworkers in Los Angeles County in 2017. USDA estimates that 1,517 farmworkers worked seasonally (hired for a period of less than 150 days) in Los Angeles County in 2017, while 1,749 farmworkers in Los Angeles County were permanent (hired for a period of greater than or equal to 150 days).

Lawndale is an urbanized community with no parcels zoned for agricultural use. Because so few residents are employed in agricultural occupations and there is little potential for this occupational category to expand within the City, the overall housing programs and policies to facilitate development of affordable housing can address the needs of Lawndale residents employed in the agricultural occupations.

HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, State law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

Homeless Estimates

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Los Angeles Continuum of Care (LACoC) estimates have been developed. The LACoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Los Angeles County (LACoC excludes the cities of Glendale, Pasadena and Long Beach). The LACoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

FINAL DRAFT

As the primary coordinating body for homeless issues and assistance for the entire County, the LACoC accomplishes a host of activities and programs vital to the County, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless. The Greater Los Angeles 2020 Point-in-Time (PIT) Count was conducted in January, 2020 and was planned, coordinated, and carried out by County agencies, city municipalities, non-profit service providers, and volunteers.

The 2020 PIT Count identified 37 people in the City of Lawndale experiencing homelessness, representing less than one percent of LACoC's total homeless count (63,706 individuals). Table 3–35 shows that the number of unsheltered individuals has increased by 164% over the time period 2016 to 2020. The number of sheltered individuals fell by 100%, from 29 individuals to zero, over the same period.

TABLE 3–35: HOMELESSNESS IN LAWNDALE - 2016-2020*

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	0	37	37
Homeless Point-in-Time Survey 2018	6	26	34
Homeless Point-in-Time Survey 2016	29	14	43
Change: 2016 to 2020	-29/-100%	+23/+164%	-6/-14%

Source: Greater Los Angeles Continuum of Care Survey, 2020

**Some data are excluded from Community/City totals, including unaccompanied minors (under 18 years old), unsheltered transitional age youth (18 – 24 years old), persons in domestic violence shelters, and persons receiving motel vouchers.*

For the LACoC area, the number of sheltered individuals increased by 45.6% and the number of unsheltered individuals increased by 33.7% during the period 2016 to 2020 (Table 3–36).

TABLE 3–36: HOMELESSNESS IN LOS ANGELES COUNTY - 2016-2020

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	17,616	46,090	63,706
Homeless Point-in-Time Survey 2018	12,385	37,570	49,955
Homeless Point-in-Time Survey 2016	11,073	32,781	43,854
Change: 2016 to 2020	6,543 / 45.6%	13,309 / 33.7%	19,852 / 36.9%

Source: Greater Los Angeles Continuum of Care Survey, 2020

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 3–37, subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, and veterans. The largest subpopulations in Los Angeles County are chronically homeless (24,482 homeless), chronic substance abusers (15,203 homeless), and severely mentally ill (14,125 homeless), and veterans (3,681). Data is not available at the city-level regarding population and household characteristics of the homeless population.

FINAL DRAFT

TABLE 3-37: HOMELESS POPULATION CHARACTERISTICS IN LOS ANGELES COUNTY (2020)

Characteristics	Sheltered	Unsheltered	Total
Chronically Homeless	2,425	22,057	24,482
Veterans	877	2,804	3,681
Chronic Substance Abuse	919	14,284	15,203
Mentally Ill	2,414	11,711	14,125
Household Type	**Sheltered**	**Unsheltered**	**Total**
Persons in households without children	3,635	1,359	4,994
Persons in households with at least one adult/one child	3,068	839	3,907
Unaccompanied Minors	25	44	69

Source: Greater Los Angeles Continuum of Care Survey, 2020.

Housing Accommodations

In 2013, the City adopted an amendment to the Zoning Ordinance permitting emergency shelters with a ministerial permit in the Light Manufacturing (M-1) zone and in the Commercial Manufacturing Zone (C-M) via a Special Use Permit. Transitional and supportive housing are allowed by right in all residential zones, subject only to the same requirements for residential uses of the same type (e.g., single-family) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are no emergency shelters operating within the City; however, Lawndale supports a regional effort to provide emergency shelters and transitional and supportive housing among the various local agencies in the region. The most recent inventory of resources available within LACoC for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory Count by the LACoC.

- **Emergency Shelters** – An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Furthermore, no individual or household may be denied emergency shelter because of an inability to pay. A total of 14,887 emergency shelter beds are provided in the LACoC region.
- **Transitional Housing** – Sometimes referred to as "bridge" housing, provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. In the LACoC region, a total of 4,147 transitional housing beds are provided.
- **Permanent Supportive Housing** – Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A total of 22,731 permanent supportive housing beds are provided in the LACoC region.
- **Rapid Re-Housing** – Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed. A total of 6,045 rapid re-housing beds are provided in the LACoC region.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3-38 provides a list of emergency and transitional shelters and available services for the homeless population in and around Lawndale.

FINAL DRAFT

TABLE 3–38: EMERGENCY SHELTERS

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
1736 Family Crisis Center	Emergency shelter, counseling services	Families, children, survivors of domestic violence	N/A
Hathaway-Sycamores Child and Family Services	Adoption services, transitional housing, mental health services	Children	N/A
Harbor Interfaith Services	Emergency shelter, transitional housing	All	N/A
House of Yahweh	Food and health care services, social service programs	All	N/A
People Assisting the Homeless (PATH)	Permanent supportive housing, case management	All	N/A
South Bay Cities Council of Governments	Homeless and mental health services	All	N/A
Union Station Homelessness Services	Emergency shelter	All	106
Volunteers of America, Los Angeles	Emergency shelter, transitional housing, substance abuse services	All	N/A

Assessment of Need

Based on the available information, there is a LACoC homeless population of 63,706 persons and 49,965 beds, indicating insufficient supply for homeless persons. It is noted that the 2020 point-in-time survey identified 17,616 sheltered homeless persons and 63,706 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the county's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources.

3I. Units At-Risk of Conversion

California housing element law requires jurisdictions to include a study of low-income assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State Law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

ASSISTED HOUSING AT-RISK OF CONVERSION

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next 10 years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

FINAL DRAFT

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Lawndale. Table 3–39 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents. Projects that are at risk of conversion to market rate within the next five years (2021-2026) are considered high risk, and projects at risk of conversion in six to ten years are considered moderate (medium) risk.

TABLE 3–39: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	At-Risk
Lawndale Senior Housing	55 / Senior	HUD	LAWNDALE SENIOR HOUSING INC	2030	Medium

Source: National Housing Preservation Database, 2021

PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's at-risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Lawndale to manage without large amounts of subsidy from federal and/or state resources.

Replacement through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $200,000 per unit for multifamily rental housing~~ADD ESTIMATE OF per unit development cost including construction, soft costs, financing and legal fees, entitlement costs, etc., but excluding land acquisition. At that value~~, replacement of the 55 units at risk of conversion within a ten-year period (2021-2031) would require approximately $11~~XX~~ million, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Lawndale~~'s~~''s current stock of units at risk of conversion is $13,750,000~~XX~~ ($250,000~~XX~~ per unit). This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

FINAL DRAFT

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately $30,250 in rent subsidies would be required monthly (or $363,000 annually). Assuming a 55-year affordability period, the total subsidy is about $19.97 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 55 at-risk units, 55 years' worth of rent subsidies ($19.97 million) ~~is fairly comparable to~~exceeds the cost of construction of replacement units ($11~~XX~~ million); however, the cost identified to construct replacement units excludes the price of land, which can add a significant expense to the overall project. While the cost of purchasing the affordability covenants is unknown, it is possible that it would provide a cost-effective strategy for preserving the at-risk units and should be explored further to support the City's preservation objectives. The following are strategies the City will undertake to work towards preservation of the 55 at-risk units in these projects:

- Monitor At-Risk Units: Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- Explore Funding Sources/Program Options: As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- Purchase of Affordability Covenants: Proactively identify potential partners interested in purchasing and extending expiring affordability covenants.
- Tenant Education: Property owners are required to give a twelve-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

FINAL DRAFT

3J. Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Hawthorne. State law requires that cities quantify existing housing need in their Housing Element. Table 3–40 summarizes the findings. The major needs categories considered in this Element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

TABLE 3–40: SUMMARY OF NEEDS

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	53%
% of Owner Households Overpaying	36%
% of Extremely Low-income Households (0-30% AMI) Overpaying	85%
% of Very Low-income Households (0-30% AMI) Overpaying	77%
% of Low-income Households (0-30% AMI) Overpaying	53%
Overcrowded Households:	
Overcrowded Renter Households	16.3%
Overcrowded Owner Households	12.4%
All Overcrowded Households	15.0%
Special Needs Groups:	
Elderly Persons/Households	1,617
Disabled Persons	6,652
Developmentally Disabled Persons	492
Large Households	1,863
Female-Headed Households	1,544
Female-Headed Households with Children	471
Farmworkers	36
Homeless	37
Affordable Housing Units At ~~High~~ Risk of Conversion to Market Rate Costs	~~0~~55

Sources: US Census, 2015-2019 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

FINAL DRAFT

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Lawndale in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Lawndale. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within Lawndale as a potential governmental constraint.

GENERAL PLAN

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Lawndale. The Zoning Code (Title 17 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category. Table 4–1 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

FINAL DRAFT

TABLE 4–14–1: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description	Zone Symbol	Zoning Description
Single-Family Low Density	Intended for single-family residential with detached units on a minimum 5,000-square foot lot. This designation allows a maximum density of 0 – 8.9 du/ac.	R-1	Single-Family Residential (max. 8.7 du/ac)
Single-Family Medium Density	Intended for single-family residential with detached units on a 2,500-square foot lot. This designation allows a maximum density of 8.9 – 17.6 du/ac.	R-2	Multi-Family Residential (8.9-17.42 du/ac)
Multi-Family Low Density	For a combination of single-family, duplex, condominiums, and townhouses and allows two units on a minimum 5,000-square foot lot. This designation allows a maximum density of 8.9 – 17.6 du/ac.	R-2	Multi-Family Residential (8.9-17.42 du/ac)
Multi-Family Medium Density	For a combination of single-family, duplex, condominiums, townhouses, apartments, and manufactured homes on a minimum 5,000-square foot lot. This designation allows a maximum density of 17.6 – 33 du/ac.	R3, R4	High Density Residential (17.6-33.0 du/ac);

Sources: City of Lawndale General Plan, 2009; City of Lawndale Zoning Code, 2021; City of Lawndale Residential Development Standards and Design Guidelines, 2019.

SPECIFIC PLANS

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council adopted the Hawthorne Boulevard Specific Plan (Specific Plan) on December 17, 1999. The Specific Plan contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Lawndale and is intended to implement the General Plan. The adopted Specific Plan is consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the Specific Plan, which may accommodate a significant portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Hawthorne Boulevard Specific Plan

The purpose of the Hawthorne Boulevard Specific Plan is to establish a blueprint for the Hawthorne Boulevard corridor, which serves as the City's primary transportation corridor and central focal point for commerce, employment, and social activity. The Plan outlines a framework for growth and redevelopment of the 103.3-acre project site, which is generally bounded by an area of one-half block depth along Hawthorne Boulevard, the north side of Redondo Beach Boulevard, Artesia Boulevard and along the sides of Rosecrans Avenue, west of Hawthorne Boulevard. The Specific Plan creates four zoning districts – General Commercial (GC), Office Commercial (OC), Retail Commercial (RC) and Neighborhood Commercial (NC) – all of which allow residential mixed-use and boarding and lodging facilities as conditionally permitted uses with the approval of a Special Use Permit (SUP). Table 4–2 outlines the site development standards established for residential units within the Specific Plan area.

FINAL DRAFT

TABLE 4–2~~4–2~~: RESIDENTIAL DEVELOPMENT STANDARDS – HAWTHORNE BOULEVARD SPECIFIC PLAN

Development Standard		GC	OC	NC
Minimum Lot Area (square feet)		10,000		5,000
Minimum Lot Dimensions (width/depth) (feet)		50'x100'		
Maximum Lot Coverage (% of lot area)		90%	90%	
Setbacks (feet)	Front and Street-side	3	3	0
	Side[1]	0	0	0
	Rear[1]	0	0	0
Maximum Building Height		50 (4 stories)	75 (6 stories)	30 (2 stories)
Landscape Area		5%[2]	5%[2]	N/A

Source: Hawthorne Boulevard Specific Plan, 2006

1. When any property in the GC, OC, or NC zoning districts adjoins, or is adjacent to, a residentially zoned property development on the nonresidential property shall observe the following setback requirements and height limitations:

a. When a parcel located in a GC, OC, or NC zoning district adjoins a parcel in a residential zoning district, and the parcels are not separated by a street or alley, a minimum building setback of 10 feet shall be provided for the first 15 feet of building height. The setback shall increase by one foot for each two additional feet of building height, above 15 feet, to a maximum setback of 20 feet;

b. When a parcel located in a GC, OC, or NC zoning district is adjacent to a parcel in a residential zoning district, but is separated by a street or alley, the following setback and height standards shall apply. If the parcels are separated by a street, a minimum building setback of 10 feet shall be provided. If the parcels are separated by an alley, no additional setback is required for the first 30 feet of building height. Structures over 30 feet in height shall be setback 20 feet from the property line adjacent to the alley.

2. In addition, 2% of the parking area shall be landscaped in compliance with chapter 17.72 of the Zoning Ordinance.

ZONING CODE

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City's plan for achieving this objective.

As shown in Table 4–3, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, residential care facilities (small and large), and transitional and supportive housing.

FINAL DRAFT

TABLE 4–34~~–3~~: PERMITTED RESIDENTIAL USES BY ZONE

Housing Type	Residential Zones			Overlay	Light Manufacturing	Commercial-Manufacturing	Commercial	Mixed-Use
	R-1	R-2	R-3/R-4	RPD	M-1	C-M	C-1	GC/OC/NC
Single-Family Dwelling	P	P	P	SUP	--	--	P	--
Two-Family Dwelling (Duplex)	--	P	P	SUP	--	--	P	--
Multifamily Dwelling (3 or more unit)	--	P[2]	SUP	SUP	--	SUP	SUP	SUP
Accessory Dwelling Unit	P	P	P	SUP	--	--	SUP	--
Mobile/Manufactured Housing	P	P	P	SUP	--	--	P	--
Lodging, Boardinghouse	--	--	--	--	--	--	--	SUP
Residential Care Facility --6 or fewer clients --7 or more clients[1]	 P --	 P --	 P --	 SUP --	 -- --	 -- --	 -- --	 -- --
Caretaker facilities	--	--	--	--	--	--	--	SUP
Emergency Shelter	--	--	--	--	P	SUP	--	--
Transitional Housing	P	P	P	SUP	--	--	--	SUP
Supportive Housing	P	P	P	SUP	--	--	--	SUP
Single Room Occupancy (SRO)	--	--	--	--	--	--	SUP	SUP

Source: City of Lawndale Zoning Code, 2021

Notes: "P" = Permitted; "SUP" = Special Use Permit; and "--" = Not Permitted

1. Residential care facilities for more than six persons are permitted in the M (Industrial) and P (Parking) zones

2. Two residential dwelling units on a lot or parcel of land having an area of not less than five thousand square feet, provided that one additional attached or detached dwelling unit may be constructed for each three thousand square feet of lot area in excess of five thousand square feet.

Single-Family: Single-family dwellings are permitted by right within the R-1, R-2, R-3, and R-4 zones and permitted in the RPD overlay zone with approval of a Special Use Permit (SUP). Single-family projects are subject to an administrative review. Projects proposing a two or more dwelling units on a single parcel of land are reviewed by the Planning Commission.

Two-Family Dwelling Unit (Duplex): A duplex is generally defined as a two-unit housing structure with separate entrances for each unit. Two-family attached or detached dwellings are permitted by right in the R-2, R-3, R-4 and RPD zones. Two-family projects are subject to review by the Planning Commission.

Multifamily: Multifamily apartments and condominiums of three or more units are permitted in the R-3, R-4 and RPD zones with approval of a SUP. In mixed-use zones, residential uses are allowed if developed on the second floor in combination with commercial/retail uses within the same project area.

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 17.21 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

FINAL DRAFT

Lawndale Municipal Code (LMC) Section 17.08.020 was amended to define an accessory dwelling unit as "an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit is or will be situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2."

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in a residential or mixed-use zone that allows residential uses and includes a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in LMC Section 17.48.056 and 17.48.057. Construction of ADUs shall be permitted on any zone that allows residential units, subject to the following criteria, which include (but are not limited to):

- Sites developed or proposed to be developed with a single-family residence shall not be permitted more than one ADU.
- Sites developed with a multifamily building may convert existing non-habitable square footage within the building to a minimum one ADU and a maximum that shall not exceed twenty-five percent of the number of units on the site. Sites developed with a multifamily building are also permitted to construct two ADUs or to convert detached accessory buildings, garages, carports, or covered parking structures to a maximum of two ADUs.
- A maximum of one JADU shall be permitted on a site developed or proposed to be developed with a single-family residence, unless the subject site proposes or contains an attached ADU. In such cases, a JADU shall not be permitted.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

FINAL DRAFT

TABLE 4–44–4: ADU AND JADU DEVELOPMENT STANDARDS

Specific Regulations	ADU[1]		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	220 SF	220 SF	220 SF	Adhere to California Building Standards Code
Maximum Size	50% of existing primary dwelling or at least 800 SF; 850 SF for 1 bdrm; 1,000 SF for more than 1 bdrm	1,000 SF for more than 1 bdrm	500 SF	
Maximum Height	16 feet	16 feet	--	Unless the units are within the existing space of a single-family dwelling, an accessory structure or multifamily dwelling.
Minimum Side/Rear Yard Setback[2]	4 feet	4 feet	--	
Maximum Lot Coverage	Same as zone ADU is located	Same as zone ADU is located	--	
Separation from Primary/Accessory Buildings	6 feet[3]	6 feet[3]	--	

Source: City of Lawndale Zoning Code, 2021

1. The ADU shall comply with the lot coverage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.

2. No setbacks are required for either: (i) those portions of ADUs that are created by converting existing living area or existing accessory structures to new ADUs; or (ii) constructing new ADUs in the same location and to the same dimensions as an existing structure.

3. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone including the twenty foot building separation requirement in the Single Family Residential (R-1) zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of eight hundred square feet, maximum of sixteen feet in height with four-foot side and rear yard setbacks.

Manufactured Housing: State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards as a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

FINAL DRAFT

Lodging, Boardinghouse: Lodging and boarding houses mean the same except that meals are provided in a boarding house. The Zoning Code defines boardinghouse as "a residence in which lodging with meals is provided for people other than members of the resident family, for compensation, and the occupancy for the people other than members of the resident family is for not less than thirty days." Does not include rest homes or convalescent homes. Lodging and boarding houses are allowed in the mixed-use zones subject to a SUP.

Residential Care Facility: "Small" residential care facilities (those serving six or fewer clients) are allowed by right in the residential zones and in the R-1, R-2, R-3, R-4, and RPD zones subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. "Large" residential care facilities (those serving seven or more clients) are permitted in the M (Industrial) and P (Parking) zones

Senior Housing: Senior housing can include a variety of housing types, including but not limited to, independent living (single-family or multifamily development), residential care facilities, and mobile or manufactured housing.

Emergency Shelter: Emergency shelters are allowed in the M-1 zone, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4), and in the C-M zone subject to a SUP. The City's Zoning Code does not identify additional requirements or development standards for emergency shelters.

The M-1 and C-M zones are suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the light industrial and commercial manufacturing zones (e.g., treatment facility for the abuse of controlled substances, light industrial, manufacturing, service uses, etc.);
- The C-M zone is located along major corridors (Manhattan Beach Boulevard, Marine Avenue, Rosecrans Avenue) with easy access to public transit. The M-1 zone is largely concentrated around Manhattan Beach Boulevard, also well served by public transportation;
- Although hazardous materials may be present and used on some of the properties within the M-1 and C-M zones, the majority of parcels are not known to be constrained by the presence of hazardous materials.

There are currently no emergency shelters located within Lawndale. The 2020 PIT Count identified a citywide unhoused population of 37. The sites inventory identifies 32 sites with M-1 zoning (totaling 11.52 acres). Assuming a gross floor area of 125 square feet per bed, 28 of the sites identified, totaling 11.21 acres, would be adequate to accommodate the 37 emergency shelter beds needed to serve Lawndale's unhoused population, based on the latest point-in-time count.

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 17~~6~~ in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

FINAL DRAFT

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses.

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Lawndale Zoning Code permits SROs in the C-1 and Mixed-Use zones (GC, OC, NC) subject to a SUP.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

FINAL DRAFT

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multifamily housing (three or more units) in the R-2, R-3, R-4, Mixed-Use zones, and RPD Overlay Zone subject to Special Use Permit. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City of Lawndale permits small residential care facilities in all zones that allow single or multifamily uses subject to the same permit processing requirements and development standards, in compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are not addressed in the Zoning Code; the City will amend the Zoning Code to conditionally permit residential care facilities for seven or more persons in the R-4 and MU Overlay zones. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in all residential zoning districts and the MU Overlay zone and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within Lawndale are required to conform to the 2019 California Building Code as amended by Title 26 the Los Angeles County Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 17.26 of the Zoning Code.

The Community Development Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

FINAL DRAFT

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. Whether the accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;
2. Whether the accommodation is necessary to afford the applicant equal opportunity to enjoy and use a dwelling;
3. Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and the primary purpose of the accommodation is not to assist with real estate speculation or excess profit taking;
4. That the accommodation does not create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated;
5. Whether the accommodation is reasonably feasible considering the physical attributes of the property and structures;
6. That there are no alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;
7. In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;
8. That the requested accommodation does not impose an undue financial or administrative burden on the city; and
9. That the requested accommodation does not require a fundamental alteration in the nature of a program.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 4–5 summarizes development standards in the residential zones (R-1, R-2, R-3, and R-4) and in the Mixed-Use Overlay zone, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

FINAL DRAFT

TABLE 4–54~~–5~~: BASIC RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard		R-1	R-2	R-3/R-4	RPD
Density Maximum (units per acre)		8.7[1]	17.4	33.0	33.0
Minimum Lot Area (square feet)		5,000	5,000[2]	5,000[3]	20,000
Minimum Lot Dimensions (width/depth)		50x100			--
Maximum Lot Coverage (% of lot area)		50%	60%	70%	50%
Setbacks (feet)	Front (First Story)	20		15	
	Front (Second Story)	40% of the 2nd story structures linear frontage must be set back an additional 4 ft.			--
	Street Side Yard	10 (20 ft. minimum for parking spaces facing a side street)			--
	Interior Side Yard	3	3ft. for 1-2 du; 5 ft. for 3+ du	5	--
	Rear	5[4]	5 minimum 10 foot average[5]	15	--
Building Separation (feet between structures)		6[6]	6		--
Maximum Dwelling Height (feet)		30	30	35	35
Private Open Space (square feet)		N/A	200/du (10 ft. min. dim.) in side/rear setbacks[7]		--
Common Open Space (square feet)		N/A	200/du (10 ft. min. dim.) in front yard setback		100

Sources: City of Lawndale Zoning Code, 2021; City of Lawndale Development Standards and Design Guidelines, 2019

1. Maximum one (1) unit per lot.

2. Two (2) units per 5,000 square feet and one (1) additional unit per additional 3,000 square feet.

3. One (1) unit per 1,320 square feet.

4. 5 feet except for garages with access from an alley, in which case the rear yard setback shall be 10 feet.

5. Minimum 5-foot clearance with an average 10-foot setback.

6. Detached second dwelling unit to be set back 20 ft. from habitable structure(s).

7. 50% of required open space may be provided on the second floor (7ft. min. dim.)

FINAL DRAFT

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City's parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project's appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4–6.

TABLE 4–64–6: RESIDENTIAL PARKING REQUIREMENTS

Use	Requirement	Additional Regulations
Single-Family Dwelling	• 2 enclosed spaces + 1 space for each bedroom in excess of three	On legal lots of record, less than thirty feet in width, where there is an alley at the side or the rear of the lot, each required parking space shall be independently accessible to the alley; provided, however, that where no such alley exists, the director may, without notice or hearing, approve two independently accessible or two tandem parking spaces in the front, with access from the street; provided, the parking space does not encroach into any required front setback.
Two-family Dwelling	• 2 enclosed + 1 space for each bedroom in excess of three bedrooms per unit	• 1/2 additional space per unit for guest parking
Multifamily Dwelling	• 2 enclosed spaces per du + 1 space for each bedroom in excess of three bedrooms per unit	• Minimum 10'x20' provided for each parking space • 1/2 additional space per unit for guest parking
Mixed-Use Zone	• 2 enclosed spaces + 1 space for each bedroom in excess of three bedrooms per unit	• 1/2 additional space per unit for guest parking
Accessory Dwelling Unit	• 1 space per ADU[1] • No spaces required for JADU	No parking is required if ADU is: • Located within 0.5 mile walking distance of public transit • Located within an architecturally and historically significant historic district • Part of the proposed or existing primary residence or an accessory structure • When on-street parking permits are required but not offered to the occupant of the ADU • When there is a car share vehicle located within one block of the ADU
Transitional and Supportive	2 enclosed spaces + 1 space for each	1/2 additional space per unit for guest

FINAL DRAFT

Housing	bedroom in excess of three	parking
Affordable Housing Projects Using Density Bonus	• 0 - 1 bdrm: 1 on-site parking space • 2 - 3 bdrm: 2 on-site parking spaces • 4+ bdrm: 2.5 on-site parking spaces	• Handicapped and guest parking are included and are not in addition to the required parking • A development may provide "on-site parking" through tandem parking without requiring a CUP or uncovered parking, but not through on-street parking

Sources: City of Lawndale Zoning Code, 2021; City of Lawndale Development Standards and Design Guidelines, 2019

1. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

The City has provisions to waive or reduce the parking requirements for projects that include affordable housing units, and also allows for parking reductions for senior housing developments. A parking reduction is also available through the SUP process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law.

On/Off-Site Improvements

Lawndale's Circulation Element establishes the City's street width standards of 40 feet for collector streets. Since the City is already developed, streets, sidewalks and curbs are already in place. The City's street standards are consistent with those of surrounding areas. The City allows deviation from these standards in certain cases due to physical constraints or where circumstances dictate special treatment.

4A.2 Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Design Review, Special Use Permits (CUP), Subdivision Maps, etc. Given the development activity during the 5th Cycle RHNA period, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

FINAL DRAFT

TIMEFRAMES

Processing times for applications in Lawndale vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes plan check and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 3-6 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

The length of time between the project approval and request for a building permit is minimal. Specifically, there is a 15-day appeal period following delivery or mailing of a notice of the Planning Commission's action on a discretionary permit. In certain circumstances, a "hold harmless" letter may be filed and an applicant may submit their building plans with the understanding that fees may be lost if an appeal results in denial of the project.~~The length of time between project approval and submittal of an application for building permits for a new housing development is approximately 4-6 months.~~ Otherwise, an applicant can submit for building permits immediately following the end of the appeal period.

Table 4–7 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

FINAL DRAFT

TABLE 4–74~~–7~~: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Review Authority			
	Director	PC	CC	Public Hearing
Administrative Plan Review	D	A	A	No
Design Review	D[1]	D[1]	A	If PC is deciding body
Special Use Permit	R	D	A	Yes
Variance	R	D	A	Yes
Zoning Amendment or Zone Change	R	R	D	Yes
General Plan Amendment	R	R	D	Yes
Tentative Map/Parcel Map	R	D	D	Yes
Reasonable Accommodation	D	A	A	No

Source: City of Lawndale, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

1. A development project that consists of or results in a maximum of one detached or attached dwelling unit on a single parcel of land shall be submitted to the community development director or his or her designee for review and approval. A development project that consists of or results in two or more dwelling units located on a single parcel of land shall be submitted to the planning commission for review and consideration at a duly noticed public hearing. Additionally, any development proposal that consists of or results in two or more dwelling units and is to be located on a lot or parcel of land that has less than forty feet of street frontage or a lot area of less than five thousand square feet shall be submitted to the planning commission for review and consideration at a duly noticed public hearing.

Site Plan Review/Planning Plan Check (Administrative Review)

If the project involves a site plan review only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action and is typically processed within 10 business days. No public hearing is required. Two or more units would require design review in addition to site plan review.

Design Review

In accordance with Chapter 17.30 of the Zoning Code, Design Review is intended to support orderly development by ensuring that proposed new residential structures meet all aspects of the Zoning Code, are harmonious with the surrounding area within all R-1, R-2, R-3 and R-4 zones, and do not pose a threat to the public health, safety and general welfare of the city and its citizens. The Design Review procedure is decided upon by either the community development director or planning commission, depending on the type of development. Per Section 17.30.020, a development project that consists of or results in a maximum of one detached or attached dwelling unit on a single parcel of land shall be submitted to the community development director or his or her designee for review and approval. A development project that consists of or results in two or more dwelling units located on a single parcel of land shall be submitted to the planning commission for review and consideration at a duly noticed public hearing. This type of project would typically be approved within a timeframe of 3-4 months. Additionally, any development proposal that consists of or results in two or more dwelling units and is to be located on a lot or parcel of land that has less than forty feet of street frontage or a lot area of less than five thousand square feet shall be submitted to the planning commission for review and consideration at a duly noticed public hearing.

FINAL DRAFT

Special Use Permit (SUP)

Chapter 17.28 of the Zoning Code regulates the issuance of Special Use Permits (SUP). Land uses that require a SUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a SUP:

- Single Family Dwelling in the RPD Overlay Zone;
- Two-Family Dwelling in the RPD Overlay Zone;
- Multifamily Dwelling in R-3, R-4 and mixed-use zones (GC, OC, NC) as well as the RPD Overlay Zone;
- Mobile/Manufactured Housing in the RPD Overlay Zone;
- Residential Care Facility (6 or fewer clients) in RPD Overlay Zone;
- Emergency Shelter in the CM zone;
- Single Room Occupancy in the C-1 zone and mixed-use zones (GC, OC, NC); and
- Lodging, Boarding House in the mixed-use zones (GC, OC, NC).

The Planning Commission may approve, conditionally approve, or deny a SUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the following findings prior to approval, pursuant to Section 17.28.014 of the Zoning Code:

1. That 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;
2. That the use applied for at the location indicated is properly one for which a special use permit is authorized;
3. That the site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood;
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and
5. That the granting of such special use permit is consistent with the city's general plan.

These findings apply to all uses that require a SUP; no special or unique findings are required for residential uses.

FINAL DRAFT

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the Lawndale Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodation to meet the needs of persons with disabilities are approved administratively, and a use permit is not required. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures intended to accommodate persons with disabilities. Information regarding the approval of these structures is included within all public notices and agendas, as applicable. Lawndale's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

FACILITATED ENVIRONMENTAL REVIEW

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Design Review, Special Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

STREAMLINING APPROVALS

Lower Income Sites Included in Previous Elements

While the Design Review process is not considered a constraint to housing, Program 17~~6~~ has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Planning Director approval of Design Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Lawndale is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 17~~6~~ in the Housing Plan has been provided to incorporate the mandatory streamlining provisions

FINAL DRAFT

into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10% of units affordable to lower income households and that meet the criteria specified by State law.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Residential Density Bonus

In 2021, the City updated the Zoning Code in accordance with State Density Bonus law. Chapter 17.50 of the Zoning Code requires density onuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

Short-Term Rentals

Chapter 17.48 of the LMC addresses short-term rentals. Short-term rentals are prohibited in the City. There were 14 short-term rentals in Lawndale listed on *Airbnb.com* in August 2021; however, only four of the rentals were for an entire residential unit. The other ten rentals were limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy. The City will continue to monitor short-term rentals.

BUILDING CODES AND ENFORCEMENT

New construction in Lawndale, including additions and remodels, must comply with the 2019 California Building Code as amended by Title 26 the Los Angeles County Building Code. The City adopted the 2019 California Building Code and County Building Codewith all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Title 15 of the City's Municipal Code and subject to the amendments contained in that Title.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 1 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Department works with property owners and renters to assist in meeting State health and safety codes.

FINAL DRAFT

4A.3 Development Fees

The City of Lawndale charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in Lawndale may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of Lawndale charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, Special Use Permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses CDBG, as well as other funding sources to gap-finance affordable housing development.

Table 4–8 details the City's Planning Department processing fees for development project entitlements. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

FINAL DRAFT

TABLE 4-8: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 7/1/2021)

Entitlements[1]	
Planning and Application Fees	
Site Plan Review/Planning Plan Check	$2,500 deposit
Design Review	$2,000 deposit
Development Permit	$6,500 deposit
General Plan Amendment	$8,000 deposit
Specific Plan Amendment / Zone Change / Planning Text Amendment	$8,000 deposit
Land Use Determination	$3,500 deposit
Special Use Permit	$8,000 deposit
Variance	$5,000 deposit
Subdivision Fees	
Lot Line Adjustment	$1,500 deposit
Tentative Parcel/Tract Map	$5,000 deposit
Environmental Fees	
Negative/Mitigated Negative Declaration	$5,000 deposit
Environmental Impact Report	$10,000 deposit

Source: City of Lawndale, 2021

Note: This is only a partial list of typical Planning fees.

1. Billing rates for fee-related services (hourly): Director of Community Development $231; Administrative Assistant II $89; Senior Planner $151; Associate Planner $146; Uniform Hourly Billing Rate $154

Based on City data, typical impact fees for single and multifamily residential development include a a parks and recreation fee of $400 and future sewer fee of $69.82. The total development cost of both single and multifamily residential dwellings is estimated to be approximately $194 per square foot. The total development cost for a typical 2,000 square foot single family residential dwelling would be approximately $388,469.82. Total development costs for a typical 1,500 square foot multifamily dwelling would be approximately $291,469.82. Therefore, development fees for a typical single-family and multifamily dwelling represent less than one percent of total cost of development.

As part of this Housing Element Update, the City has considered all fees incurred by the development community and considered these fees as a potential constraint on housing supply and affordability. The City continues to see applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or reimbursement (see Housing Program 6). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City's fees do not constrain housing supply or affordability.

FINAL DRAFT

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

DEVELOPMENT COSTS

Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Los Angeles County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found no vacant lots zoned for residential use in Lawndale.

A number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for $650,000 to $930,000 or approximately $114 to $179 per square foot, largely depending on the location within the community.

Multifamily development sales in Lawndale include: a 4-unit property (quadplex) at 4628 W 149th Street sold in July 2021 for $1,450,000 or $107 per square foot ($362,500 per unit); a 2-unit property (duplex) at 4735 W 169th Street sold in July 2021 for $800,000 or $138 per square foot ($400,000 per unit); and a 36-unit property (multifamily apartment) at 15209 Prairie Avenue sold in July 2021 for $ 9,500,000 or $433 per square foot ($263,889 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the Lawndale area was approximately $113 for multifamily housing and $139 – $206 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase constructions costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

FINAL DRAFT

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's zoning regulations identify minimum and maximum densities that can be developed in Lawndale, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Lawndale that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Hawthorne Boulevard Specific Plan, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

FINAL DRAFT

4C. Environmental Constraints

According to the City's 2016 Local Hazard Mitigation Plan, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, and hazardous materials release, including pipeline rupture. These natural hazards may constrain residential development by threatening public safety and infrastructure. To protect the health, safety, and welfare of residents in Lawndale, the City has adopted regulations that limit development within areas of high risk and/or require design standards that can withstand natural hazards. In preparing the City's inventory of sites designated for residential development (Appendix A), the City considered the extent to which sites were constrained by hazards, and potential hazards are accounted for as part of the capacity study. There are no known environmental constraints or other constraints that would preclude housing development on identified sites in the planning period or reduce the potential capacity of a site to a level lower than what has been assumed in Appendix A. The following hazards may impact development of residential units in Lawndale.

Seismic Hazards

Similar to other southern California cities, the City of Lawndale is located in an area of high seismic activity. Although no active or potentially active faults traverse the City, Lawndale is located within five miles of two faults: the Palos Verdes Fault and the Newport-Inglewood-Rose Canyon Fault. In addition, the City is close to other major fault zones including the Elsinore Fault Zone (Whittier section), East Montebello Fault, Hollywood Fault, and the San Andreas Fault. Surface rupture in Lawndale is unlikely since no faults have been identified within the city boundaries. However, the City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

FINAL DRAFT

Pipeline Rupture/Hazardous Materials Release

Situated at the hub of a major arterial traffic network, the City of Lawndale is highly susceptible to the danger of hazardous materials spills. This danger is somewhat mitigated, however, by various State and Federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Lawndale's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Planning Department will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

FINAL DRAFT

Water Capacity

Water supply and distribution in Lawndale is provided by Golden State Water Company (GSWC) in the Southwest System. Water delivered to customers in the City is a combination of groundwater from the West Coast Basin and Central Basin and imported purchased water from the Central Basin Municipal Water District (CBMWD) and the West Basin Municipal Water District (WBMWD), imported and distributed by the Metropolitan Water District of Southern California (MWD).

The GSWC Southwest Service Area 2020 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Lawndale in normal, single-dry and multiple-dry years. Because of this, the projected purchases from CBMWD and WBMWD are assumed to make up differences between demand and other projected (groundwater) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (25 years).[3]

The GSWC Southwest Service Area 2020 UWMP projected service area population is based on the current estimated population and projected growth from SCAG. The RHNA falls within SCAG's projected population estimates through 2045.[4] Therefore, the RHNA falls within UWMP's projected service area population throughout the planning period. GSWC facilities currently serving the Southwest Service Area, including the City of Lawndale, are adequate to meet anticipated service demands associated with the RHNA. In addition, the City has outlined a series of goals and policies in the General Plan to ensure the continued protection of its water resources. These measures, along with the conservation and management efforts by MWD and GSWC to protect future water supplies, will help ensure adequate water capacity to accommodate the RHNA.

Sewer Capacity

The City of Lawndale is located within the County of Los Angeles Consolidated Sewer Maintenance District (CSMD). The CSMD operate and maintain the large trunk sewers serving the regional wastewater conveyance system. Wastewater is collected through a citywide network of gravity sewers and lift stations and conveyed to the County Sanitation District's Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. Wastewater conveyed to the plant receives secondary treatment before it is released through an ocean outfall. The JWPCP has a design capacity of 400 million gallons per day (mgd) and currently processes an average daily flow (DWF) of 263.4 mgd. The plant has a remaining capacity of about 100 mgd.[5]

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. Within Lawndale, there are 34 miles of gravity sewer ranging in diameter from 8-12 inches. No deficiencies presently exist in the regional facilities that serve Lawndale.

FINAL DRAFT

3 "Southwest Service Area: 2020 Urban Water Management Plan," *Golden State Water Company* (July 2021).

4 "Connect SoCal Technical Report: Demographics and Growth Forecast" *Southern California Association of Governments* (September 2020).

5 "City of Lawndale Sewer System Management Plan" *City of Lawndale* (2014).

As part of the existing conditions research conducted for the City's ongoing General Plan and Hawthorne Blvd Specific Plan update, the City completed an analysis of the existing sewer facilities and capacity. The City has reviewed the available sewer capacity and has determined that in general, the existing system (which is managed via three separate entities, including the City of Lawndale, the Los Angeles County Department of Public Works, and the Los Angeles County Sanitation Districts), does not have sufficient capacity to accommodate the City's 2021-2029 RHNA.

To address this issue, the City is evaluating available capacity for various infrastructure facilities, including sewer, as part of its General Plan and Hawthorne Blvd Specific Plan update to determine what improvements are needed to support buildout of the General Plan Land Use Map and Specific Plan Land Use Map, both of which will reflect future growth projections consistent with the City's 2021-2029 RHNA. As such, future infrastructure improvements will be identified and addressed as part of the General Plan Update, Specific Plan Update, and program Environmental Impact Report being prepared to support these documents.

Electric, Gas, and Telecommunications

Southern California Edison (SCE) provides electrical service and Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City. Infrastructure to deliver electricity and natural gas throughout Lawndale is currently in place. SCE and SoCalGas can generally can provide these services to newer development on request.

Telecommunications services in Lawndale are provided by a variety of service providers including AT&T and Spectrum. Infrastructure to deliver telecommunications throughout Lawndale is currently in place and can generally be provided to newer development upon request.

FINAL DRAFT

5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

5A. Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure a distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation is not a building requirement; rather, it creates planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocations are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. Pursuant to State law (AB 2634), local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City's very low income RHNA of 732 units can be split into 366 extremely low-income and 366 very low-income units.

TABLE 5-~~15-1~~: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	732	29%
Low	311	12%
Moderate	371	15%
Above Moderate	1,083	44%
Total	2,497	100%

Source: Southern California Association of Governments, 2021

FINAL DRAFT

5B. Development Credits

In planning to accommodate its RHNA, the City can identify the potential development of future accessory dwelling units (ADUs) as a credit towards meeting its targets.

ACCESSORY DWELLING UNITS

Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. The City approved ten ADUs in 2018, one ADU in 2019, and two ADUs in 2020. Development of ADUs is expected to modestly increase as a result of new State legislation and updated City standards, but the City has assumed a conservative approach for production of ADUs based on an average production of the past three years, multiplied by the 8 year planning period (an average of 4 units per year x 8 years = 34 ADUs). The development of ADUs throughout the planning period is expected to help meet a modest portion of the City's RHNA obligation.

The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate whether these ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Plan Program 7.

TABLE 5–2~~5–2~~: ADU PROJECTIONS AND AFFORDABILITY

Income Group	Units	SCAG ADU Affordability
Extremely Low	5	15%
Very Low	3	8.5%
Low	15	44.6%
Moderate	1	2.1%
Above Moderate	10	29.8%
Total	34	100%

Source: Southern California Association of Governments (SCAG) Regional Accessory Dwelling Unit Affordability Analysis – LA County 2, 2020.

REMAINING RHNA

Based on the anticipated ADUs shown in Table 5–1, the City has a remaining RHNA of 2,463 units. The remaining RHNA is presented by income category in Table 5–3 below. The City is required to provide adequate sites for the remaining RHNA of 1,020 lower income units (724 extremely/very low income units and 296 low income units), 370 moderate income units, and 1,073 above moderate income units.

TABLE 5–3~~5–3~~: CREDITS AND REMAINING RHNA

Income Group	ADUs	RHNA	Remaining RHNA
Extremely/Very Low	8	732	724
Low	15	31	296
Moderate	1	371	370
Above Moderate	10	1,083	1,073
Total	34	2,497	2,463

FINAL DRAFT

5C. Residential Sites Inventory

The RHNA period extends from June 30, 2021, to October 15, 2029. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in Table 5–3. The City has no vacant land or underutilized land within existing residential zones to accommodate its RHNA. Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. To accommodate the RHNA for each income category, the City is introducing two new mechanisms to allow for residential development, to be created within three years of Housing Element adoption (and no later than October 2024) on sites considered viable for housing development. The first is "**Housing Overlay 100**", which will be applied to 16 nonresidential sites outside of the Hawthorne Boulevard Specific Plan area, totaling 7.62 acres. The second is "**Housing Overlay 150**" which will be applied to 68 nonresidential sites inside of the Hawthorne Boulevard Specific Plan area, totaling 32.36 acres.

These sites are illustrated on Figure 5–1 and detailed in Appendix A, Sites Inventory. In order to assess the viability of potential sites, the City considered the following factors:

- Site size and ownership patterns
- Existing/past uses on the site
- Surrounding development and densities
- Development trends
- Improvement to land value ratio
- Site utilization/lot coverage/floor area ratio
- Access to infrastructure, goods, services, and transportation facilities

Moreover, only sites between 0.50 acres and 3 acres in size (there are no sites larger than 3 acres suitable for development as residential uses) have been considered as appropriate sites to accommodate the City's lower income RHNA. While the inventory does include the potential development of smaller sites, these sites (those less than 0.50 acres) have been identified as only helping to meet a portion of the City's moderate- and above-moderate income RHNA.

HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Lawndale), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions' share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the proposed Housing Overlays (Housing Overlay 100 and Housing Overlay 150) will allow for densities up to 100 du/ac and 150 du/ac, respectively, and are consistent with the default density standard (30 units per acre) for Lawndale and therefore are considered appropriate to accommodate housing for lower-income households. It should be noted that the City has also assumed that a percentage of the units at these sites will be affordable to moderate and above-moderate income households, proportionate to the City's RHNA household income level distribution. Moreover, only sites larger than 0.50 acres have been identified as appropriate to accommodate a portion of the City's lower-income RHNA.

FINAL DRAFT

SUITABILITY OF NONVACANT SITES

Since nonvacant sites comprise more than half of Lawndale's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City must make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period.

The City of Lawndale is entirely built out. There is no vacant unentitled land remaining to accommodate new multifamily residential development. In order to accommodate its fair share of regional housing growth, the City must identify nonvacant sites to meet its remaining RHNA for all income levels (not only its lower income requirements).

Assessment of Sites (Appendix A)

The City has completed a detailed assessment of the suitability of all nonvacant sites identified to accommodate its RHNA. Included in Appendix A, the City has described the existing uses located at each site, any known constraints to development, any contact with property owners and tenants, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. In particular, the City has identified six key trends prevalent in the redevelopment of occupied sites in Lawndale and the South Bay area of Los Angeles County, more generally. As described in Appendix A, all sites identified in the City's inventory exhibit at least one of these trends. There are no known constraints that would preclude development of residential uses on the identified sites during the planning period.

Development Trends

In addition to the site characteristics described above, the City has specifically considered six trends present in the region that have been identified as factors contributing to the likelihood of a site's redevelopment. These factors, which are described below, are identified by their application to each site anticipated to accommodate a portion of the City's lower-income RHNA in Appendix A. The factors include:

1) Oversupply of Retail
2) Discontinuation of Office Uses
3) Known Vacancies/Buildings for Rent or Sale
4) Opportunity for Infill Development
5) Expressed Interest from Property Owners/Developers
6) Unique Site Characteristics (Low Utilization/Blighted Conditions)

Oversupply of Retail: Regional market trends reflect that store closures and e-commerce are driving changes at malls and retail centers and that retail downsizing is being replaced by new blended use, including residential. Lawndale is considered "over-retailed" and the quality of existing retail centers continues to diminish. There is no evidence that commercial development will expand in Lawndale; in fact, pressure to redevelop commercial property into mixed-use or residential projects is extremely high. Areas of commercial activity in Lawndale must compete with newer commercial centers in El Segundo, Torrance, and Redondo Beach, including the planned mixed-use revitalization of the South Bay Galleria. Faced with this strong retail competition in neighboring jurisdictions and aging and dated commercial centers within the City, property owners have expressed strong interest in transitioning to residential and mixed-use projects.

FINAL DRAFT

Discontinuation of Office Uses: The City finds that the COVID-19 pandemic will have a real impact on commercial real estate and that office use will decline in demand as businesses maintain a long-term work from home option. A Cushman & Wakefield market report prepared for the Greater Los Angeles (GLA) market indicates office vacancies have been on the rise since the start of the pandemic and are presently at a record-high 20.6% (*Cushman & Wakefield, MarketBeat, Los Angeles Office, Q3 2021*). Moreover, regional trends demonstrate that the market is ready to take advantage of the opportunity to repurpose sites for residential uses, including affordable housing.

Known Vacancies/Buildings for Rent or Sale: The City has conducted an inquiry to identify vacancies and buildings for rent or sale in Lawndale that are included in Appendix A. Many of the sites identified in the inventory have vacancies, and in some cases, the entire site is unoccupied (as of January 2022). These sites are particularly well-suited for redevelopment because property owners are incentivized to think about the highest and best use of their property to maximize profit in the face of vacancies.

Opportunity for Infill Development: Retail areas in Lawndale have been impacted by changing consumer preferences in shopping, more recently with the explosion of e-commerce facilities. According to a report from CBRE Group, e-commerce will account for 26% of all retail sales in the U.S. by 2025. The City anticipates that components of existing commercial structure(s) can be readapted to accommodate retail uses while new residential development can be constructed at the location without completely demolishing the existing structure(s). This pattern can be seen at the South Bay Galleria mall in Redondo Beach where new residential development will be introduced at a declining mall, revitalizing the project area for residential and nonresidential tenants.

Expressed Interest from Property Owners/Developers: The City regularly receives inquiries from the development community regarding opportunities on various properties throughout Lawndale. Sites where developers and/or property owners have expressed interest in developing residential uses are identified in Appendix A.

Unique Site Characteristics (Low Utilization/Blighted Conditions): Lastly, the City has visually inspected each site to determine if the existing uses represent a reasonable utilization of the site based on similar financially successful projects/centers in the region or if there are unique visual characteristics that would indicate the site is not well-utilized and property owners may be interested in selling the property for a higher return. In particular, the City considered the site's existing parking configuration (including whether the parking lots appear regularly occupied), ingress/egress issues, the visual condition of the building and landscaping (whether or not it is in need of repair), and other factors present through a visual inspection. Given the oversupply of retail and availability of retail options in the City and region, marginal uses and buildings are not expected to continue remaining competitive and their corresponding property value is likely higher with the option to develop residential uses on the site.

Suitability of Nonvacant Sites Findings

The City has specifically analyzed whether existing uses constitute an impediment for residential uses on the proposed opportunity sites. Additional information provided in Appendix A demonstrates that existing uses on the sites identified to accommodate a portion of the City's RHNA do not constitute an impediment for residential uses on the sites. Additional information regarding current operations and tenants, vacancies, properties listed for rent or sale, the demand for the current use, and contact with property/business owners is included. The City has considered each site individually and has concluded that based on the substantial evidence provided, current uses are not an impediment to the sites' redevelopment for residential uses.

FINAL DRAFT

REALISTIC CAPACITY ASSUMPTION

In order to determine a realistic development capacity estimate for the development of residential uses on the proposed ~~opportunity~~Housing Overlay sites, the City assumed that these sites will develop at 50% of their maximum development potential. This estimate considers the following capacity factors, as identified in housing element law~~statue~~ (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Lawndale; infrastructure constraints and environmental constraints are not applicable. Table 5–4 summarizes how the various factors identified in housing element law result in an adjusted site capacity of 50% of the maximum densities for the Housing Overlay sites.

Only 50% of the development potential at Housing Overlay sites has been considered to accommodate the City's RHNA, which allows for the potential for existing uses to remain, for a portion of the site to develop as residential uses, or for mixed-use horizontal or vertical development. For example, a three-acre parcel designated with the Housing Overlay 100 designation, which allows a density of up to 100 dwelling units per acre, is assumed to yield 150 units for purposes of meeting the RHNA allocation (3 acres x 100 du/ac x 0.5).

TABLE 5–4: CAPACITY ADJUSTMENT FACTORS – MIXED-USE DEVELOPMENT

Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements
Realistic capacity of the site	65%	Adjustment based on past development trends for residential redevelopment in the mixed-use zones
Typical densities	85%	Based on ongoing project review; affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	Not applicable, no constraint

Source: City of Lawndale, 2021

FINAL DRAFT

H~~J~~OUSING OVERLAYS (NEW)

The City will adopt and implement two new Housing Overlays with different maximum density standards depending on whether the sites is located outside of within the Hawthorne Boulevard Specific Plan. The City will prepare, adopt, and apply these overlays within three years of Housing Element adoption, and no later than October 2024, to accommodate a portion of its RHNA.

The Housing Overlay 100 will allow for residential development in nonresidential areas outside of the Hawthorne Boulevard Specific Plan at densities of up to 100 dwelling units per acre. In total, the 16 sites identified have the potential to accommodate 382 units (15.5% of the City's remaining RHNA) at all income levels. Eleven of these sites are less than 0.50 acres and their potential capacity is credited towards meeting the City's moderate and above-moderate RHNA; the remaining 5 sites range in size from 0.53 to 0.91 acres and are suitable for meeting a portion of the City's lower-income RHNA.

The Housing Overlay 150 will allow for residential development in nonresidential areas inside of the Hawthorne Boulevard Specific Plan at densities of up to 150 dwelling units per acre. Of the 68 sites, 49 are smaller than 0.50 acres in size and their capacity is credits towards moderate- and above-moderate income units. The remaining, 19 sites range in size from 0.51 to 2.63 acres and are appropriately sized to accommodate a portion of the City's lower-income RHNA. In total, the 68 sites identified have the potential to accommodate 382 units (98% of the City's remaining RHNA) at all income levels. ~~Only 50% of the development potential at Housing Overlay sites has been considered to accommodate the City's RHNA, which allows for the potential for existing uses to remain, for a portion of the site to develop as residential uses, or for mixed-use horizontal or vertical development. For example, a three-acre parcel designated with the Housing Overlay 100 designation, which allows a density of up to 100 dwelling units per acre, is assumed to yield 150 units for purposes of meeting the RHNA allocation (3 acres x 100 du/ac x 0.5).~~ The capacity of Workforce Housing Overlay sites is included in Table 5~~-~~5.

TABLE 5~~-~~5: HOUSING OVERLAY CAPACITY

Income Category	Housing Overlay 100 Potential Capacity	Housing Overlay 150 Potential Capacity	Total Capacity within Overlay Areas
Extremely/Very Low	84	730	814
Low	102	893	995
Moderate	98	402	500
Above Moderate	98	402	500
Total	382	2,427	2,809

FINAL DRAFT

5D. Summary of RHNA Strategies

As previously discussed, ADUs and the proposed Housing Overlays can increase the City's housing stock to accommodate the RHNA. Table 5–6 reflects Lawndale's total potential increase in housing units. It assumes housing densities of up to 100 dwelling units per acre for sites outside of the Hawthorne Boulevard Specific Plan, 150 dwelling units per acre for sites inside of the Hawthorne Boulevard Specific Plan, and 50% of maximum capacity.

TABLE 5–6: RHNA SITES STRATEGY

	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	732	311	371	1,083	2,497
Credits (ADUs)	8	15	1	10	34
Housing Overlay 100	84	102	98	98	382
Housing Overlay 150	730	893	402	402	2,427
Total Capacity	822	1,010	501	513	2,846
Remaining RHNA After Sites Applied	0	0	0	570	570
Remaining Surplus After Credited towards Above Moderate Need	349				

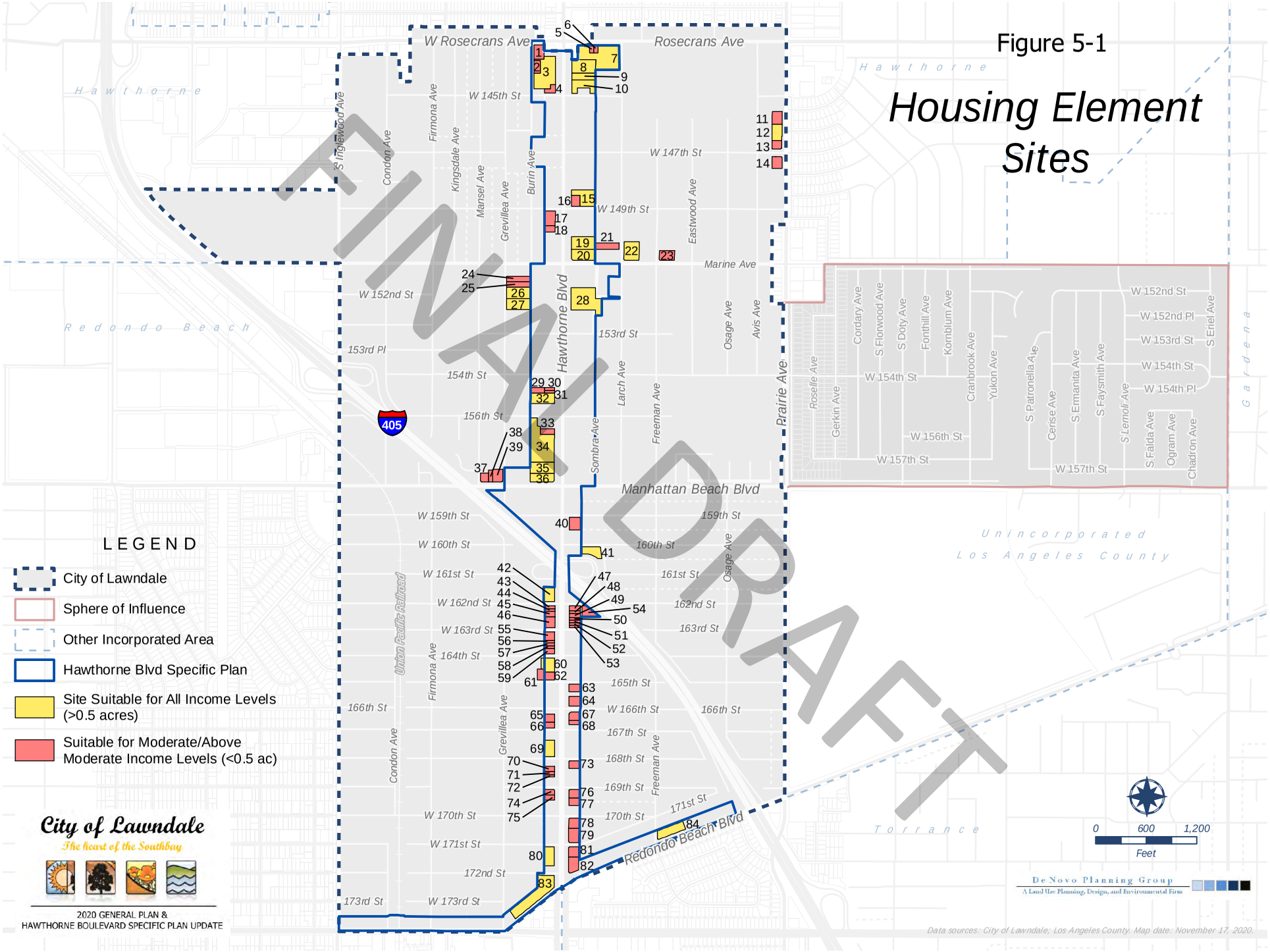
1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA. A modest surplus also allows various sites identified in the Housing Element to identify at different income levels than those anticipated, while still maintaining an adequate supply of available sites.

The 34 ADUs, the potential 382 units resulting from implementation of Housing Overlay 100, and the potential of 2,427 units resulting from implementation of Housing Overlay 150, could result in 2,846 units, exceeding the total RHNA allocation for Lawndale by 349 units (after the surplus for the lower- and moderate-income categories is applied to the City's above-moderate income need), which represents a buffer of 14% of the total unit capacity. This buffer is necessary to address the No Net Loss (SB 166) requirement of maintaining an inventory of sites adequate to accommodate the City's remaining RHNA throughout the planning period as development occurs on the selected sites that may result in fewer units (or units at different income levels) than assumed in this inventory.

FINAL DRAFT

Figure 5-1

Housing Element Sites



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FINAL DRAFT

5E. Administrative and Financial Resources

ADMINISTRATIVE RESOURCES

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Lawndale, its Community Development Department, and local and regional non-profit affordable housing developers. The City of Lawndale Planning Division of the Community Development Department takes the lead in implementing Housing Element programs and policies. The City has also worked with non-profit developers to expand affordable housing opportunities in Lawndale, including past work with Habitat for Humanity.

Planning Division

The Planning Division oversees private development within the City and also manages the City's housing programs and related activities. Development activity within the City is coordinated by the Planning Division to ensure orderly growth, compliance with the Zoning Code, and that development projects demonstrate quality design and environmental sustainability. The Planning Division administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission.

Building and Safety Division

The Building Division provides plan review and inspection services to ensure that buildings are safe and sustainable and that construction complies with applicable building codes and regulations.

Los Angeles County Community Development Commission

The City of Lawndale participates in a range of programs administered by the Los Angeles County Community Development Commission (LACDC). These include the CDBG program, first-time homebuyer assistance (such as Mortgage Credit Certificates and Home Ownership Program), and rehabilitation assistance (Home Improvement Program). Nonprofit housing developers may also directly apply for HOME funds from the LACDC to develop affordable housing in Lawndale.

Non-Profit Developers

The City can collaborated with affordable housing developers and service providers to accommodate the housing needs of Lawndale residents. The following are affordable housing developers and service providers active in the City and county; several are included in the state's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- Century Housing Corporation
- BRIDGE Housing
- C&C Development
- Habitat for Humanity of Greater Los Angeles (Habitat LA)
- Jamboree Housing Corporation
- Mercy Housing
- Meta Housing Corporation
- National CORE

FINAL DRAFT

FINANCIAL RESOURCES

Lawndale has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from federal, state, local, and private resources and are summarized in Table 5–7. Described below are the two largest housing funding sources the City of Lawndale can use for housing production, rehabilitation, or preservation: Housing Choice Voucher Program and Community Development Block Grant funds.

Housing Choice Voucher Program: The Housing Choice Voucher Program (formerly Section 8) provides rental assistance to owners of private market-rate units on behalf of very low-income tenants. The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that they may lease decent, safe, and sanitary housing units in the private rental market. LACDA provides assistance to renters based upon a subsidy that is the difference between the tenant's affordable portion and the fair market rent. Approximately 212 households in Lawndale receive Housing Choice Vouchers.

Community Development Block Grants (CDBG): The primary objective of the Community Development Block Grant (CDBG) program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities including acquisition of buildings and land, housing rehabilitation, economic development, and provision of public services for low-income persons and persons with special needs.

The City of Lawndale does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD. The City participates in the CDBG program through the Urban County program administered by the Los Angeles County Community Development Commission (LACDC). Funding is primarily used to support capital improvements. It is anticipated that the City will receive $752,395 in CDBG funds for the 2021-2022 program year.

FINAL DRAFT

TABLE 5-7: FUNDING SOURCES FOR AFFORDABLE HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.	• Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development Assistance • Homeless Assistance • Public Services • Infrastructure Replacement
HOME Investment Partnerships Program	HOME Investment Partnerships Program funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	• Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Housing Choice Voucher (HCV) Program	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants. The program was formerly the Section 8 Rental Assistance Program.	• Rental Assistance
Low Income Housing Tax Credits (LIHTC)	The LIHTC program encourages private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Since high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10% for nonprofit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The units must be reserved for the target population for 55 years.	• New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The OCHA distributes the credits.	• Homebuyer Assistance
National Housing Trust Fund (HTF)	The National Housing Trust Fund is a permanent federal program with dedicated sources of funding not	• Acquisition

FINAL DRAFT

	subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California received approximately $10.1 million for the program in 2019. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	• Rehabilitation • Preservation
Project-based Voucher Program (PBV)	The PBV program is a component of the Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.	• Rental Assistance
Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)	Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.	• Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	• Acquisition • Rehabilitation • Refinancing of Existing Debt
Supplemental Security Income (SSI)	SSI is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that the recipient has a physical or mental disability that keeps them from working for 12 months or longer, or will result in death. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.	• Supplemental income for rental assistance
State Programs		
Affordable Housing and Sustainable Communities Program (AHSC)	The AHSC Program is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), and funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of grants and/or loans in three kinds of project areas: Transit Oriented Development (TOD) Project Areas, Integrated Connectivity Project (ICP) Project Areas,	• New Construction • Rehabilitation • Housing-Related Infrastructure • Sustainable Transportation Infrastructure • Transportation-Related Amenities • Program Costs

FINAL DRAFT

	and Rural Innovation Project Areas (RIPA). There is an annual competitive funding cycle.	
CalHFA – Multifamily Housing Program	Program provides financing for the acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	• Rental Acquisition • Rental Rehabilitation
CalHFA – Predevelopment Loan Program	Program provides funds to pay the initial costs of developing affordable housing projects. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	• Pre-development
CalHOME Program	CalHOME provides grants to local public agencies and non-profit developers to assist low and very low-income households in becoming homeowners. CalHOME funds may be used for acquisition, predevelopment, development, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.	• Acquisition • Rehabilitation • New Construction (including predevelopment) • Downpayment Assistance
Emergency Solutions Grants Program (ESG)	Program makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.	• Acquisition • Rehabilitation • Provision of supportive services
Golden State Acquisition Fund (GSAF)	Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of $13,950,000. Funds are made available on a first come first serve basis.	• Acquisition • Rehabilitation
Housing for a Healthy California (HHC)	The HHC program provides funding on a competitive basis to developers to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program. The program utilizes federal National Housing Trust Funds (NHTF) and allocates these funds competitively to developers for operating reserve grants and capital loans. AB 74 also allows HCD to utilize revenues appropriated to the Department from other revenue	• New Construction • Acquisition • Rehabilitation

FINAL DRAFT

	sources for HHC purposes.	
Homekey	Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.	• Acquisition • Rehabilitation
Infill Infrastructure Grant Program (IIG)	The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas. Since all development in Lawndale would be considered infill given the built-out nature of the City, this program could be useful to an affordable or special needs housing developer to fund infrastructure improvements. IIG is grant assistance, available as gap funding for necessary infrastructure improvements.	• Infrastructure improvements
Local Early Action Planning (LEAP) Grants	LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th Cycle RHNA.	• Housing element updates • Updates to zoning, plans, or procedures to increase/accelerate housing production • Pre-approved arch. and site plans • Establishing pro-housing policies
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, non-profit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process.	• Preservation
Multifamily Housing Program (MHP)	The MHP provides low interest loans to developers of permanent and transitional rental housing for lower income households. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	• New Construction • Rehabilitation • Preservation
SB 2 Planning Grants Program	The program provides one-time funding and technical assistance to all eligible local governments in	• Updates to planning

FINAL DRAFT

	California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017).	documents • Updates to zoning ordinances • Environmental analyses that eliminate the need for project-specific review • Local process improvements that expedite local planning and permitting
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic Notice of Funding Availability.	• New Construction • Rehabilitation • Infrastructure Improvements
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.	• New Construction • Acquisition • Rehabilitation • Preservation
Local Programs and Private Sources		
California Community Reinvestment Corporation (CCRC)	CCRC is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity financing to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.	• Acquisition • Rehabilitation • New Construction
Federal Home Loan Bank System	The program facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	• Acquisition • Rehabilitation • New Construction
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	• Homebuyer Assistance • Rehabilitation
Freddie Mac HomeOne and	Provides down-payment assistance to first-time homebuyers and second mortgages that include a	• Homebuyer Assistance

FINAL DRAFT

Renovation Mortgages	rehabilitation loan.	• Rehabilitation
Mortgage Revenue Bonds	Tax exempt mortgage revenue bonds can be provided, which require a developer to lease a fixed percentage of units to low-income families at specific rental rates.	• Acquisition • Rehabilitation • New Construction

FINAL DRAFT

6. Affirmatively Furthering Fair Housing (AFFH)

All housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
    - Key Data and Background Information
    - Fair Housing Enforcement and Outreach Capacity
    - Integration and Segregation Patterns and Trends
    - Racially or Ethnically Concentrated Areas of Poverty
    - Disparities in Access to Opportunity
    - Disproportionate Housing Needs in the Jurisdiction
    - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E: Goals and Actions

While this section provides a focused analysis of fair housing issues in Lawndale, several other sections of the Housing Element address the issue and are included in this section by reference.

6A. Outreach

Appendix B of the Housing Element details the public participation that was undertaken as part of the Housing Element preparation process. It is noted that the City sees this effort as an extension of the General Plan Update, which together provided a strong public engagement program. The City of Lawndale has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the planning process. Contacted stakeholders include religious organizations, educational institutions, and community groups. The City provided ongoing notification to local housing service providers that represent lower income and special needs populations, such as the Housing Rights Center, and to affordable housing developers. Appendix B to the Housing Element provides a summary of the key comments received during the Housing Element update process, and how they have been considered and addressed in the Element. The City implemented the following public outreach program.

FINAL DRAFT

PROJECT WEBSITE

The City's dedicated project website for the General Plan Update encapsulates the Housing Element Update as well (https://lawndale.generalplan.org/). The website serves as the main conduit of information for individuals who can access material online. The project website launched in July 2020 (associated with the City's General Plan Update) and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

VIRTUAL COMMUNITY WORKSHOPS

The City hosted a series of virtual community workshops throughout the project to provide updates on the preparation of the Draft Housing Element (and the General Plan). Each workshop was held in both English and Spanish. The early workshops focused on such issues as 5th Cycle progress, criteria for the sites inventory, credits towards the 6th Cycle RHNA, and a description of the fair housing analysis being undertaken. Through these events, the City was able to speak directly with residents about their housing priorities and educate the community regarding the City's approach to meeting its fair share of the regional housing need.

The City is scheduled to host a community open house on the Public Draft Housing Element in December 2021. At this open house, the City will present the Public Draft 2021-2029 Housing Element and solicit feedback on the Element that will be considered and reflected in the final document. The City will specifically present information related to fair housing and describe the goals, policies, and programs that the City has added to the Housing Element to address this topic.

HOUSING ELEMENT SURVEYS

The City hosted two online Housing Element surveys, both in English and Spanish, which were available from April 2021 through November 2021. The surveys asked for input on the community's housing priorities and strategies to address Lawndale's future housing growth needs. Over 40 individuals responded to the surveys, which focused on issues of home maintenance, affordability, home type, living conditions, and community priorities related to housing. Survey #1 focused on visioning, values and living conditions in Lawndale as well as demographic questions. Survey #1 was 19 questions long and 58 total responses. Survey #2 focused on community priorities and existing conditions related to housing. Survey #2 was 16 questions long and 41 total responses. T~~A summary of the key survey results is provided in the Housing Element Introduction section, with t~~he complete results are included in Appendix B.

Summary of Survey #1:

- 44% of residents have lived in Lawndale for 15+ years
- 69% of respondents owned a home in Lawndale.
- Half (50%) of respondents work outside of the City in areas such as Culver City, Long Beach, and El Segundo.
- The respondents were primarily between the ages of 25 to 44 years old (48%).
- Issues that residents rated as most important to them include:
    - Rehabilitate existing housing (96%)
    - Ensure that children who grow up in Lawndale can afford to live in Lawndale (84%)
    - Housing affordable to working families (79%)
    - Build more single-family housing (75%)
    - Provide ADA-accessible housing (69%)
    - Encourage more senior housing (66%)

FINAL DRAFT

Summary of Survey #2:

- 51% of residents have lived in Lawndale for 15+ years
- The respondents were primarily between the ages of 25 to 44 years old (41%), and 45 to 64 years old (39%).
- 66% of respondents owned a home in Lawndale. 26% of respondents who wish to own a home in Lawndale but currently do not own one indicated they could not find a home within their target price range in Lawndale.
- 68% of respondents were very satisfied or somewhat satisfied with their current housing situation.
- 27% of respondents rated the physical condition of their home in excellent condition. Another 34% indicated that their home was showing signs of minor deferred maintenance such as peeling paint, chipped stucco, etc.
- When asked about housing fit, less than half (45%) of respondents felt the range of housing options currently available in Lawndale met their needs. The types of housing respondents felt were most needed in Lawndale included:
    - Single family detached (78%)
    - Senior housing (32%)
    - Duplex/Attached Housing (29%)
    - Condominiums (multi-family ownership homes) (17%)
    - Apartments (multi-family rental homes) (15%)
    - Accessory dwelling units (ADU) (12%)
    - Housing for people with disabilities (10%)

ADVERTISEMENTS

The City of Lawndale maintains various social media accounts including Facebook, Twitter, YouTube, and Nextdoor. Starting in January 2021, and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops related to the Housing Element Update.

EMAILS

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to publicize the Virtual Community Workshops, the Housing Surveys, and the Public Review Draft 2021-2029 Housing Element.

FINAL DRAFT

6B. Assessment of Fair Housing

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Lawndale. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Lawndale and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

KEY DATA AND BACKGROUND INFORMATION

Lawndale is a participating city in the Los Angeles Urban County and is served by the Community Development Commission (CDC), which provides wide-ranging programs related to affordable housing and community and economic development. The CDC prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2018 to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Lawndale. The AI examined policies, procedures, and practices within the Urban County that may limit a person's ability to choose their residence free from discrimination. The AI provided an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual or a household's access to housing in the Urban County. It also presented local and regional demographic profiles, assessed the extent of housing needs among specific groups, identified existing barriers or impediments that may limit housing choice, and proposed actions to overcome those barriers.

The AI promoted community participation through five main avenues: regional discussion groups; three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. The City of Lawndale participated in the Government Regional Discussion Group, held on January 18th, 2017.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. No barriers to fair housing choice specific to Lawndale that were identified in the 2018 AI. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. Lawndale is comprised of six census tracts (seven including the Sphere of Influence area) as shown in Figure 6–1.

Demographic, Economic, and Real Estate Profile

The City produced a Demographic, Economic and Real Estate Profile (Profile) as part of the City of Lawndale General Plan Update effort. The Profile summarizes and analyzes the economic, demographic, and real estate conditions and trends that will inform the land use policies and alternatives considered as part of the City of Lawndale's (City) General Plan Update. It has been prepared for the City by Economic & Planning Systems, Inc. (EPS).

Key findings in the Profile include that Lawndale, in line with its neighbors, has experienced modest population growth over the past 20 years. The City's relatively large household sizes, coupled with a more rapidly aging population, suggest that many households in the City are accommodating multiple generations, while young families are moving out of the area. The populations of Lawndale, the Trade Area (the cities of Gardena, Hawthorne, Lawndale, Redondo Beach and Torrance), and South Bay have increased by five percent or less since 2000, reflecting the built-out nature of the area. Household growth has been even slower, with household sizes increasing in all of the study geographies. As compared to the region, Lawndale has the largest household sizes, highest proportion of family households, and youngest median age, all of which underline the City's family-oriented character.

FINAL DRAFT

Residents of Lawndale have relatively low household incomes and educational attainment compared to the Trade Area and South Bay Region. This dynamic is reflected in the occupational distribution of employed residents, which is predominated by lower-skilled, lower-paying jobs. Less than one-quarter of the City's working population has a post-secondary degree (associate's, bachelors, or masters), which is about half the proportion of residents in the Trade Area and South Bay Region with those degrees. This low educational attainment matches the distribution of residents' jobs, which are concentrated in the industry sectors of health care/social assistance, accommodations/food services, retail, and manufacturing.

Although it has a mostly single-family housing stock, Lawndale has a relatively low proportion of homeowners. Coupled with higher proportions of overcrowded units and cost-burdened households, these dynamics suggest that the City's existing housing stock may not be meeting the needs of its residents. Higher proportions of single-family homes are typically correlated with higher rates of homeowners. By contrast, Lawndale has a higher proportion of single-family units than the Trade Area and South Bay Region, but a lower proportion of owner-occupied units. Additionally, the City has a higher proportion of units that are considered overcrowded (more than one occupant per room) and of households that are cost-burdened (paying more than 30 percent of income on housing costs). This is the case even though home values in the City are well below those of the Region overall.

These trends taken together are indicative of a housing inventory that is not meeting the needs of resident households. This situation is further exacerbated by the City's negligible increase in housing units since 2010, putting further pressure on housing prices. While building larger single-family units will be challenging given the City's small lot sizes and built-out nature, building more multi-family units, particularly those that meet the affordability levels of residents, can alleviate the need for multiple generations and families to share units and potentially accommodate young families wanting to locate in the City.

Lawndale contains approximately seven percent of all housing units in the Trade Area. While all three study geographies added housing units between 2000 and 2010, the housing inventory has been flat since 2010. Vacancy rates have also increased in all three geographies, although the City has maintained the lowest rate since 2010. Like many cities in Los Angeles County, Lawndale housing stock is primarily single-family homes, representing about two-thirds of housing units in the City. This proportion is higher than in the Trade Area and South Bay overall. Typically, higher proportions of single-family homes are correlated with higher proportions of homeownership. However, almost 70 percent of housing units in Lawndale are renter-occupied, including 57 percent of single-family units. Given the larger household sizes and higher proportion of family households in the City, this dynamic suggests households which need and want a single-family home cannot afford to own one.

FINAL DRAFT

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The Community Development Commission's 2018 Analysis of Impediments to Fair Housing Choice (AI) was prepared in October 2017 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).

To ensure the AI accurately reflected the Urban County's needs, community participation was promoted through five main avenues: regional discussion groups; three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey.

The AI describes the departments and organizations that handle fair housing enforcement and outreach in the Los Angeles-Long Beach-Anaheim Region, in which Lawndale is included. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Housing Rights Center (HRC) provides services to Lawndale to ensure equal access to housing. The HRC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH.

The Housing Rights Center (HRC) provides services to Lawndale residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact HRC to get information on different fair housing services such as just cause protection, right to lease, and relocation assistance to better understand their rights as a tenant.

ACTIONS TAKEN TO OVERCOME IMPEDIMENTS

The Housing Rights Center (HRC) receives a multi-year grant from HUD to conduct systemic testing in areas within the Urban County where statistics point to any form of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race, national origin, familial status, and disability. As of 2014 (the year cited in the AI) the HRC had been awarded a grant in the amount of $325,000 to perform these actions.

In addition to the HUD grant, the HRC has a contract with the Community Development Commission for a variety of services addressing private sector impediments, such as providing education and training to housing providers on fair housing, distributing 16,000 pieces of fair housing literature annually, and hosting no less than three special events per year to inform the public about fair housing matters.

According to the HRC's 4th Quarter Performance Report for Fiscal Year 2014-2015, there were a total of 3,490 clients to whom direct service was given and a total of 160,160 points of contact for outreach and education efforts. According to the HRC's report for the 2015-2016 Fiscal Year, the number of clients who were provided direct service fell slightly to 3,239, while the points of contact for outreach and education climbed to 191,229. Furthermore, the CDC continues the process of addressing impediments to fair housing in the public sector for the Urban County.

FINAL DRAFT

The City of Lawndale complies with fair housing laws and regulations as described in Table 6–1 shows the full list of indicators.

Table 6-1: Compliance with Fair Housing Laws

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. It is illegal for employers of 5 or more employees to discriminate against job applicants and employees because of a protected category or retaliate against them because they have asserted their rights under the law. The FEHA prohibits harassment based on a protected category against an employee, an applicant, an unpaid intern or volunteer, or a contractor. Harassment is prohibited in all workplaces, even those with fewer than five employees.	Compliance is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or	Compliance is achieved by administration of Lawndale Municipal Code Chapter 17.50 – Density Bonus Provisions for Residential Units, which provides for compliance with

FINAL DRAFT

Law	Description	Compliance
	donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process with is completed consistent with the Housing Accountability Act. Additionally, the Housing Plan includes Program 17~~6~~, Zoning Code Amendments – Housing Constraints, which requires the City to update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. This includes allowing supportive housing by right, and updating the Zoning Code to ensure eligible multi-family projects with an affordable component are provided streamlined review.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.	The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary. Program 10 of the Housing Element Housing Plan requires City staff to annually monitor the City's site inventory and continued ability to accommodate the remaining RHNA.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through the implementation of Housing Element Housing Plan Program 9 which ensures that the City has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period. This includes two new housing overlays and an amendment to the Hawthorne Boulevard Specific Plan to address the City's lower income RHNA shortfall.
Excessive Subdivision	Provides that, in exercising its authority to regulate	Compliance is achieved through the

FINAL DRAFT

Law	Description	Compliance
Standards (Gov. Code, § 65913.2.)	subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.

ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Lawndale has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analyzes levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Lawndale that experience the highest levels of segregation.

FINAL DRAFT

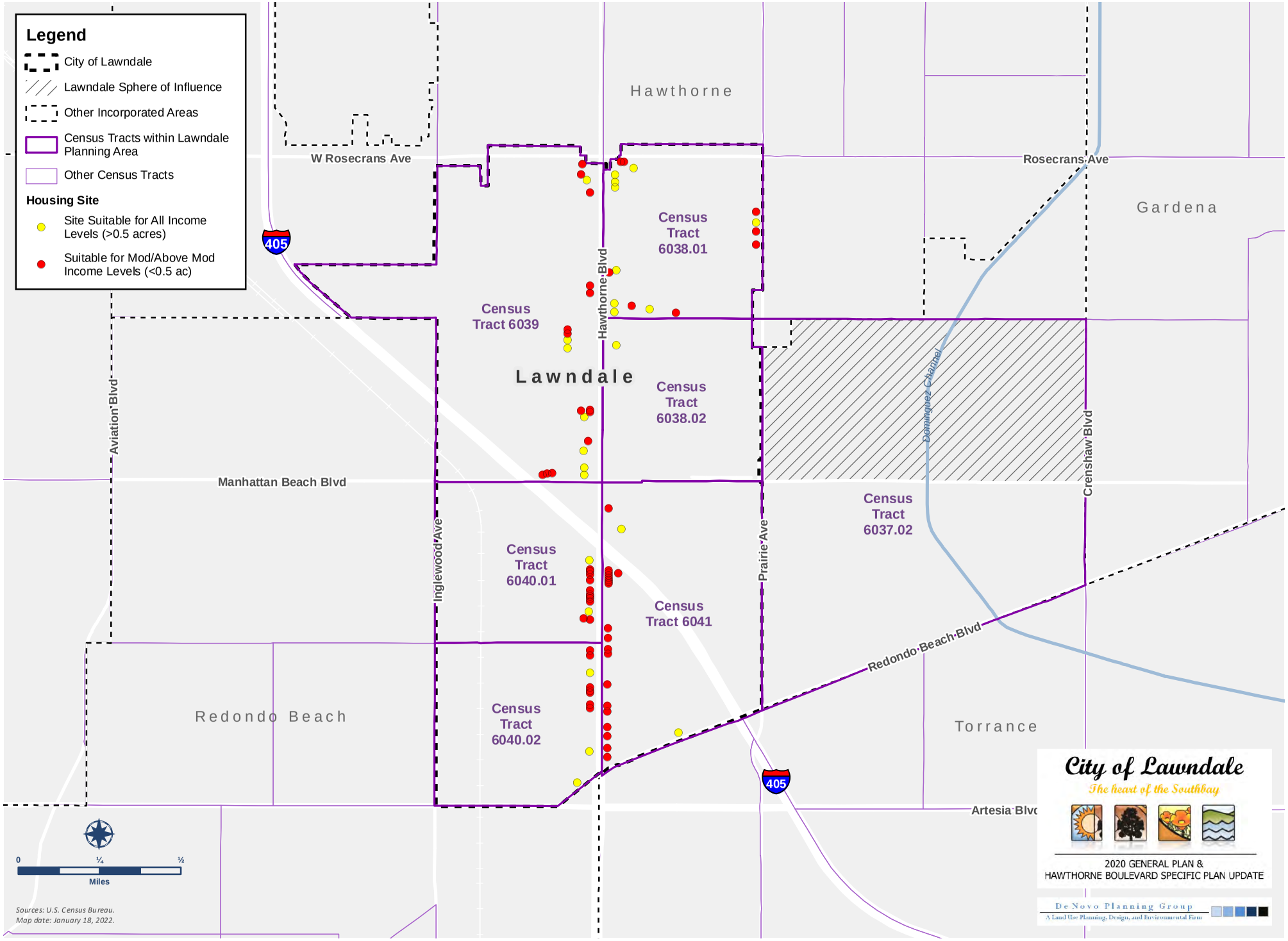
Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

FINAL DRAFT

Figure 6-1. Census Tract Boundaries



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FINAL DRAFT

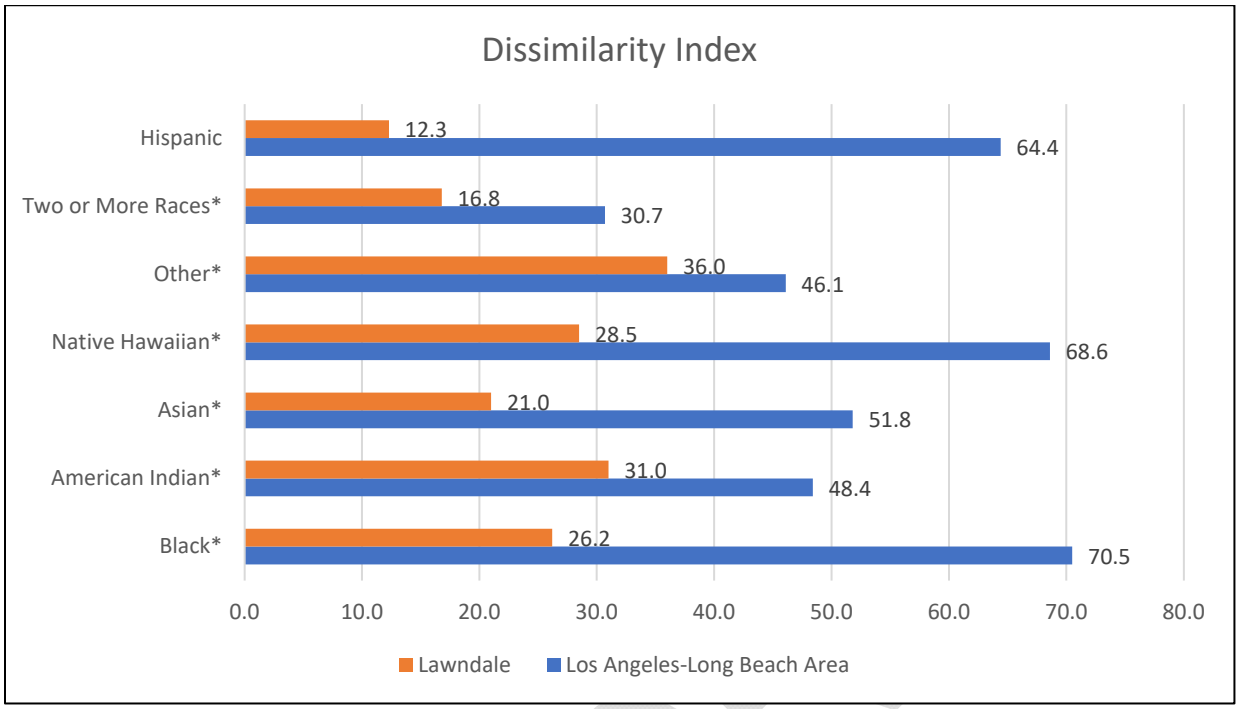
Figure 6–2 shows the dissimilarity between each of the identified race and ethnic groups and White population for the City of Lawndale and the Los Angeles-Long Beach metropolitan area. The White (not Hispanic or Latino) population within Lawndale makes up approximately ~~46~~15% of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Two race and ethnic groups (American Indian and Other Race) exhibit moderate levels of dissimilarity and segregation in Lawndale (scores between 30 and 60), with those scores indicating only moderate levels of segregation on the lower end of the moderate range (31.0 and 36.0, respectively). However, it should be noted that only 257 individuals identified as American Indian, and such a small population can indicate a pattern of segregation that is not of significant concern. The dissimilarity scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 36.0% of the Other Race population would need to move into predominately White census tract areas to achieve "perfect" integration.

When compared to the Los Angeles-Long Beach metropolitan area, Lawndale exhibits far lower levels of dissimilarity and segregation than the region as a whole for all race and ethnic groups. For the categories identified as showing moderate levels of segregation in Lawndale, the Other Race dissimilarity index is 10.1 points lower in the City than in the metropolitan area, while the American Indian category is 17.4 points lower in the City than the metropolitan area.

These patterns indicate that in general, Lawndale is less dissimilar and more integrated for all of the identified racial and ethnic groups, and the community's most dissimilar communities (its Other Race and American Indian populations) reflect trends seen throughout the region. This analysis suggests that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation.

FINAL DRAFT

FIGURE 6–2: DISSIMILARITY INDEX



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Los Angeles-Long Beach Area	70.5	48.4	51.8	68.6	46.1	30.7	64.4
Lawndale	26.2	31.0	21.0	28.5	36.0	16.8	12.3

Source: CensusScope, Social Science Data Analysis Network, 2021

** Not Hispanic or Latino*

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As illustrated in Figure 6–3, almost the entirety of Lawndale is considered "Higher Diversity" with only three census block groups along the western edge of the City (adjacent to Redondo Beach) having index scores between 70-85. Figure 6–4 shows the diversity index scores for the City of Lawndale in 2010. Comparing Figure 6–3 and Figure 6–4, there have been no change in the diversity index scores in the City. As shown in Figure 6–5, the City of Lawndale's diversity follows a similar pattern to the surrounding communities such as the cities of Hawthorne and Gardena. In comparison, Hawthorne has much higher diversity index scores than the nearby coastal cities of El Segundo, Redondo Beach, and Manhattan Beach. Countywide, south and central Los Angeles County is much more ethnically and racially diverse compared to the other areas of the County.

Table 6-2 shows the demographic trends over time for the City and Los Angeles County. Since 1990, the percentage of population that are Hispanic residents has increased significantly in the City from 34.2% to 61.5% compared to the County which has increased from 37.8% to 48.4%. In comparison, percentage of Black or African American residents has increased in the City at a greater rate when compared to the County, increasing from 8.3% to 11.4% in the City and decreased from 11.2% to 8.1% in the County.

TABLE 6-2: DEMOGRAPHIC TRENDS

Race/Ethnicity	1990	2000	2010	Current
Lawndale				
White	60.6%	42.2%	43.6%	46.1%
Black or African American	8.3%	12.6%	10.1%	11.4%
American Indian or Alaska Native	0.9%	0.9%	1.0%	0.8%
Asian	11.0%	9.6%	9.9%	12.6%
Native Hawaiian and Pacific Islander	1.1%	0.9%	1.1%	1.1%
Some Other Race	18.1%	27.1%	28.6%	33.0%
Two or More Races	-	6.6%	5.7%	4.3%
TOTAL	100%	100%	100%	100%
Hispanic or Latino (of any race)	34.2%	52.0%	61%	61.5%
Los Angeles County				
White	56.8%	48.7%	50.3%	51.3%
Black or African American	11.2%	9.8%	8.7%	8.1%
American Indian or Alaska Native	0.5%	0.8%	0.7%	0.7%
Asian	10.4%	11.9%	13.7%	14.6%
Native Hawaiian and Pacific Islander	0.3%	0.3%	0.3%	0.3%
Some Other Race	20.7%	23.5%	21.8%	21.0%
Two or More Races	-	4.9%	4.4%	4.0%
TOTAL	100%	100%	100%	100%
Hispanic or Latino (of any race)	37.8%	44.5%	47.7%	48.4%

Source: US Census; 1990 US Census; 2000 US Census; 2010 US Census, 2015-2019 ACS

FINAL DRAFT

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

As shown in ~~Figure 6–4~~Figure 6–6, persons with disabilities are present throughout the Lawndale community, but generally in lower concentrations (<10%). The highest concentrations of persons with disabilities exist in the northeast quadrant of the City (north of Manhattan Beach Blvd. and east of Hawthorne Blvd.), where the percentage of population with a disability rises to 10 to ~~-~~20%. Housing that accommodates persons with disabilities is more likely to be located near transit and activity centers, with Hawthorne Boulevard being the major thoroughfare in Lawndale and supported by both Metro transit and the City's local transit service. This mirrors the patterns of concentrations of persons with disabilities in Los Angeles County, as illustrated in Figure 6–7. As shown in the Figure, concentrations of persons with disabilities are located along transportation corridors and activity centers. Based on this analysis, there are not significant patterns of segregation impacting persons with disabilities living in Lawndale.

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female headed households can provide insight into potential segregation issues in the community. As shown in Figure 6–8, there is a slightly higher concertation of population in married couples in the southeast corner of Lawndale compared to the rest of the City. Overall, as shown in Figure 6–9, the communities in central and south Los Angeles County have a much lower concentration of married households compared to the other areas of the County. As seen in Figure 6–10 and Figure 6–11, this pattern continues for married couples with children. Lawndale is also home to a number of female-headed households located throughout the community but generally in lower concentrations (<20%), as illustrated on ~~Figure 6–5~~Figure 6–12. Although the ratio is still low, a census tract with a higher concentration of female-headed households is located north of Marine Avenue and east of Hawthorne Boulevard in neighborhoods with multifamily housing. However, as shown on ~~Figure 6–5~~Figure 6–12, female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels. Countywide, there are higher concentrations of female-headed households in census tracts, particularly in the City of Los Angeles, that have lower median incomes and higher diversity scores, as illustrated in Figure 6–13.

The community's older residents, persons 65 years of age or older, are not concentrated in any one area in the City (see ~~Figure 6–6~~Figure 6–14). In fact, the senior population appears fairly evenly spread with no census tract exceeding 10 to ~~-~~15% older residents. As the majority of the housing stock in Lawndale consists of single-family detached homes, which are distributed throughout the City in established neighborhoods, this may indicate that senior residents are aging in place. As the City's housing stock is also aging (67.5% of housing in the City is more than 50 years old), this may suggest that some senior residents are choosing to live in these areas as a result of the affordable home options available there. The City follows a similar pattern to City of Hawthorne to the north. Countywide, there is far less concentration of senior residents in central and south Los Angeles.

FINAL DRAFT

Patterns of segregated economic wealth, as indicated by median household income, are not pronounced in Lawndale, as illustrated on ~~Figure 6–7~~Figure 6–16. Low and high median household incomes are dispersed throughout the community, with lower and higher levels generally coexisting. Block groups with lower median household incomes are found in two different parts of Lawndale – one grouping is in the northwest quadrant near Hawthorne Boulevard as well as Manhattan Beach Boulevard, in areas close to public transit, and the other grouping is south along Inglewood Avenue. Two areas in the City with higher median household incomes are near Marine Avenue and Inglewood Avenue, and also in the southeastern part of the City, in neighborhoods consisting primarily of single-family homes. Countywide, census tracts with lower median incomes are concentrated in central Los Angeles, including Downtown Los Angeles, as illustrated in Figure 6–17.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, female-headed households, seniors, and median household income. In all cases, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. Moreover, when considering patterns of integration and segregation compared to its neighbors (including the cities of Hawthorne, Gardena, Torrance, and Redondo Beach – ~~adjacent portions of~~ which are shown on the above figures), Lawndale's patterns appear to be consistent with the region, and in some cases showing higher degrees of integration. Nonetheless, the City will continue to observe these patterns to identify any changes from current conditions.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 American Community Survey (ACS), there are no R/ECAPs in Lawndale. Additionally, according to HCD's 2020 AFFH mapping tool, there are no areas of high segregation and poverty as outlined in the 2021 California Tax Credit Allocation Committee (TCAC) opportunity areas mapping data.

Comparing Figure 6–3 (Diversity Index) to ~~Figure 6–7~~ Figure 6–16 (Median Household Income), although the correlation within the City alone is not strong, it generally appears that within the surrounding area, census tracts ranking higher in diversity tend to have lower median household incomes. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have higher median household incomes, e.g., Redondo Beach and Manhattan Beach. Therefore, it appears that moderately segregated economic wealth exists just outside of the City boundaries but not within Lawndale based on diversity. ~~Figure 6–8~~ Figure 6–18 provides an ethnicity analysis identifying the majority racial concentrations in the City. As shown, the City has a sizeable (10 to ~~-~~50% gap) Hispanic majority within all census tracts. Overall, however, it appears that the City does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty, unless viewed in the context of the larger region, as illustrated in Figure 6–19.

FINAL DRAFT

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the City and to provide education related to fair housing rights.

Racially Concentrated Areas of Affluence (RCAA)

According to the Department of Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States.[6] RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). Comparing ~~Figure 6–8~~ Figure 6–18 (Ethnicity Analysis) with ~~Figure 6–7~~ Figure 6–16 (Median Household Income), as the majority of the City contains a Hispanic majority racial concentration, and there are no census block groups with a median household income of $125,000 or more, there are no RCAAs located in Lawndale. Table 6-3, looks at the median household incomes of White, non-Hispanic residents in Lawndale, as well as the Los Angeles County as a whole. As shown in Table 6-3, there is significantly less difference in median income between White households and all households in the City when compared to the County.

TABLE 6–3: MEDIAN HOUSEHOLD INCOME

Median Household Income	Lawndale	Los Angeles County
White households	$69,902	$88,038
All households	$62,013	$68,044
% of white population	15.0%	26.3%

Source: US Census ACS, 2015-2019

FINAL DRAFT

6 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

Figure 6-3. Diversity Index by Census Block Group 2018

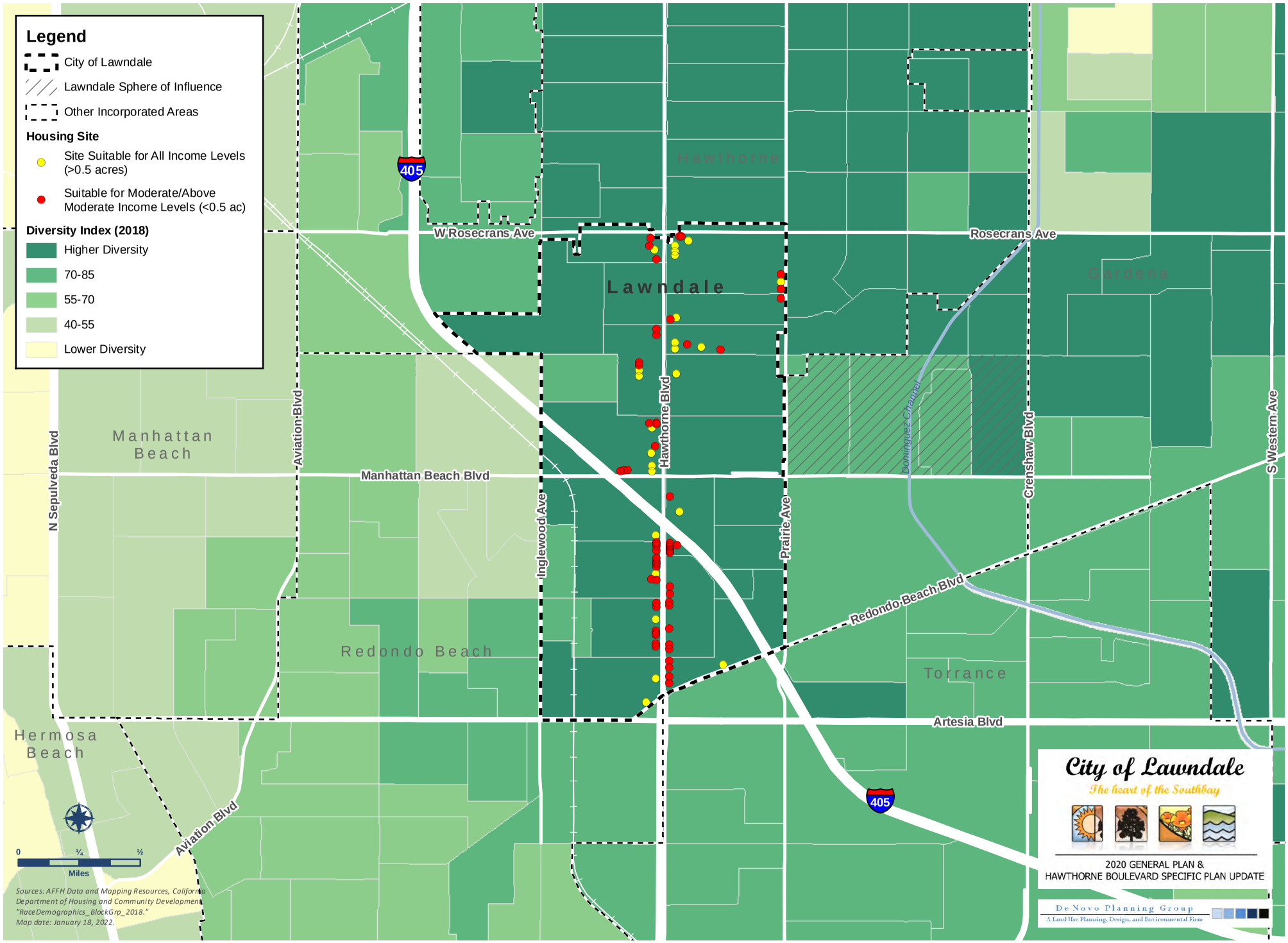


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Figure 6-4. Diversity Index by Census Block Group 2010

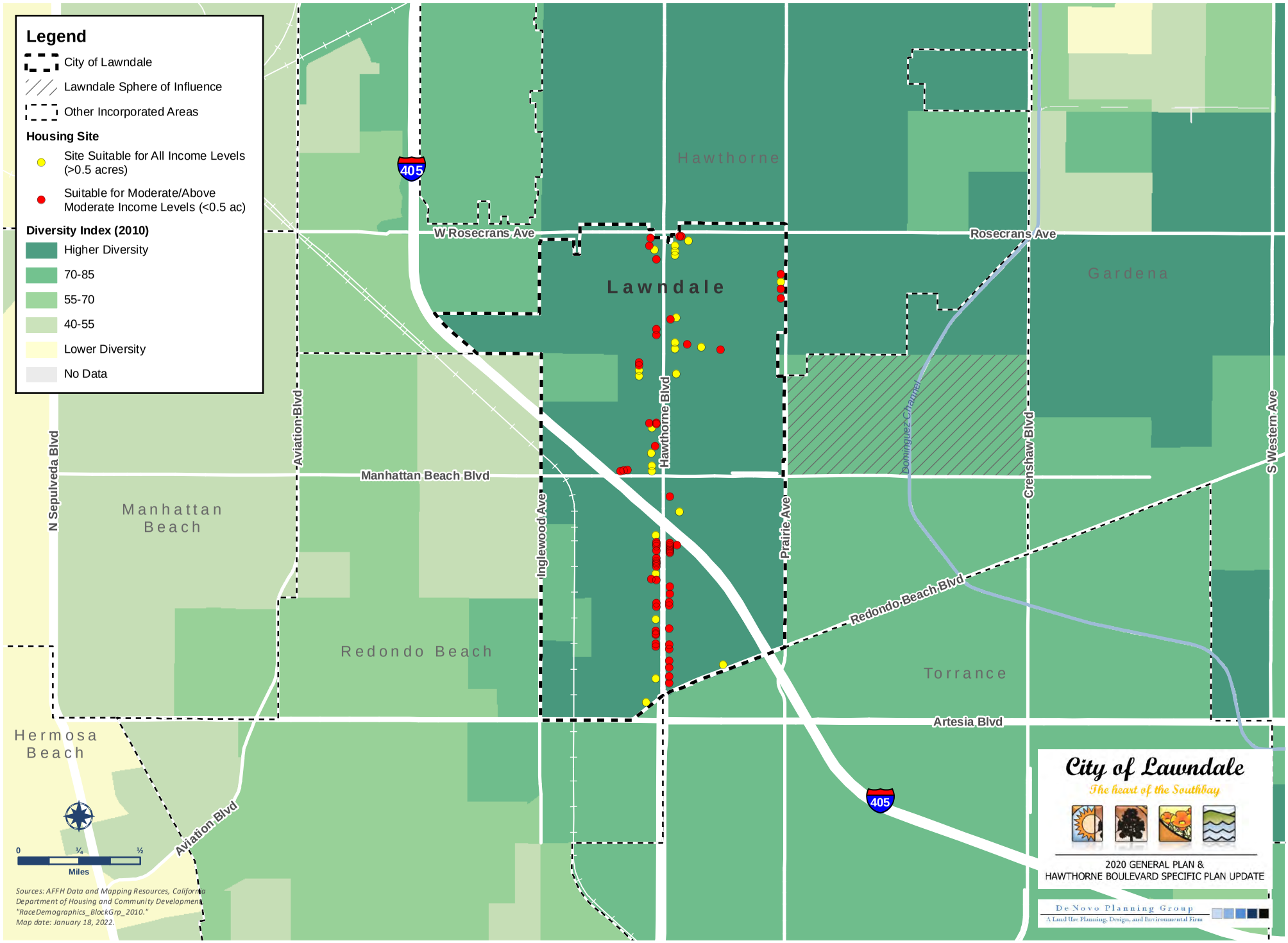

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Figure 6-5. Diversity Index by Census Block Group 2018 - Regional

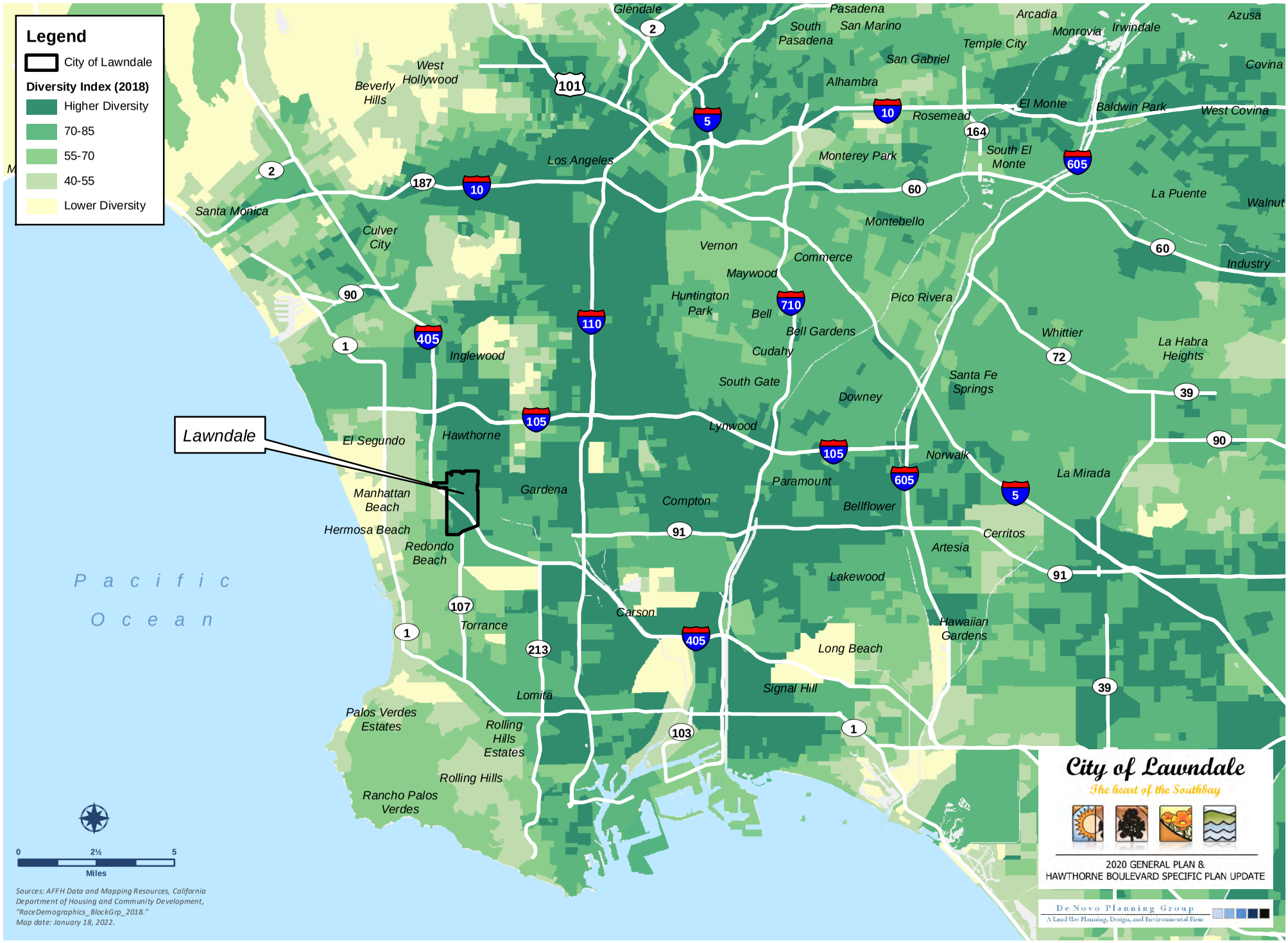

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Figure 6-6. Proportion of Population with Disabilities by Census Tract

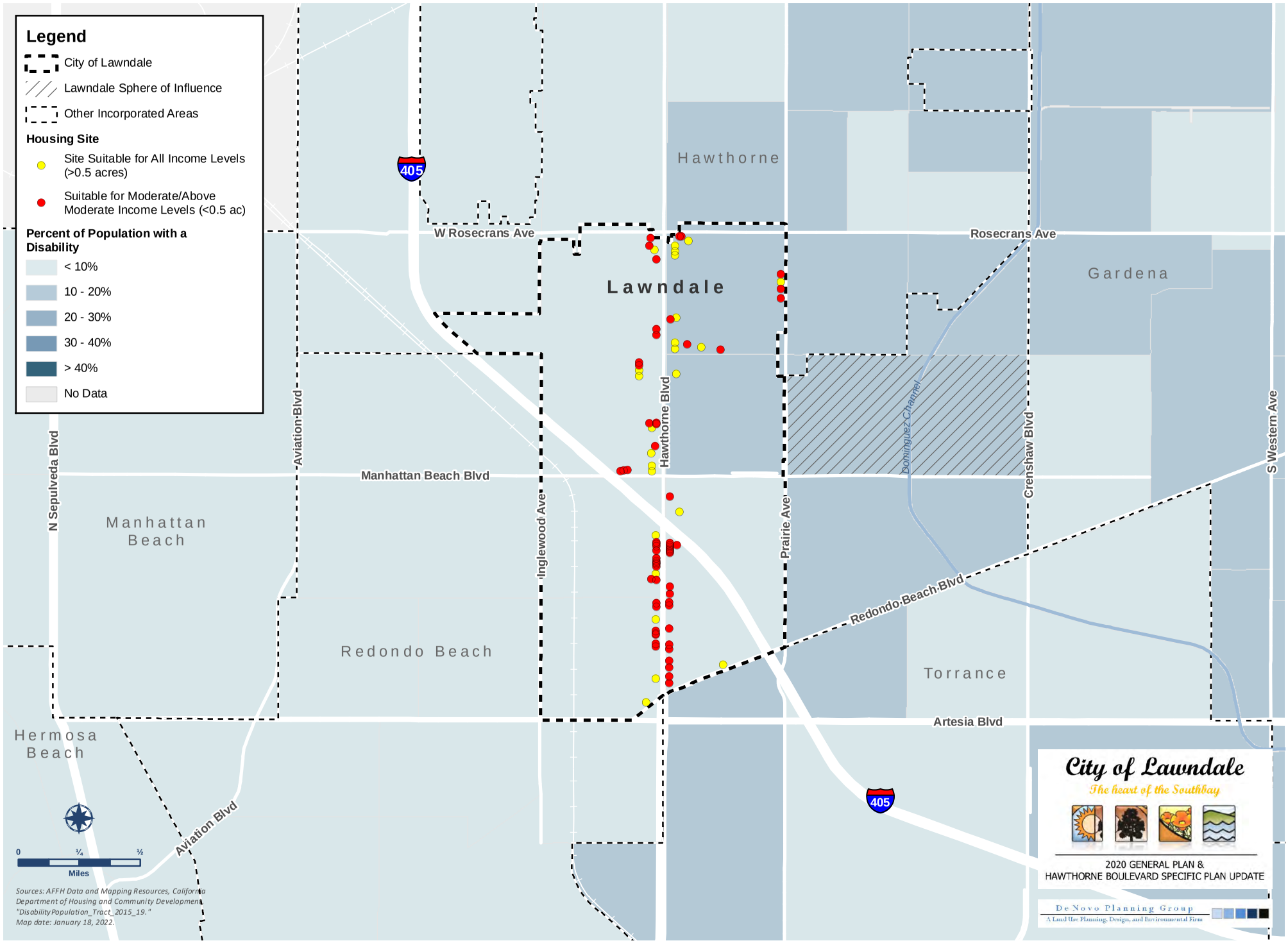

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Figure 6-7. Proportion of Population with Disabilities by Census Tract - Regional

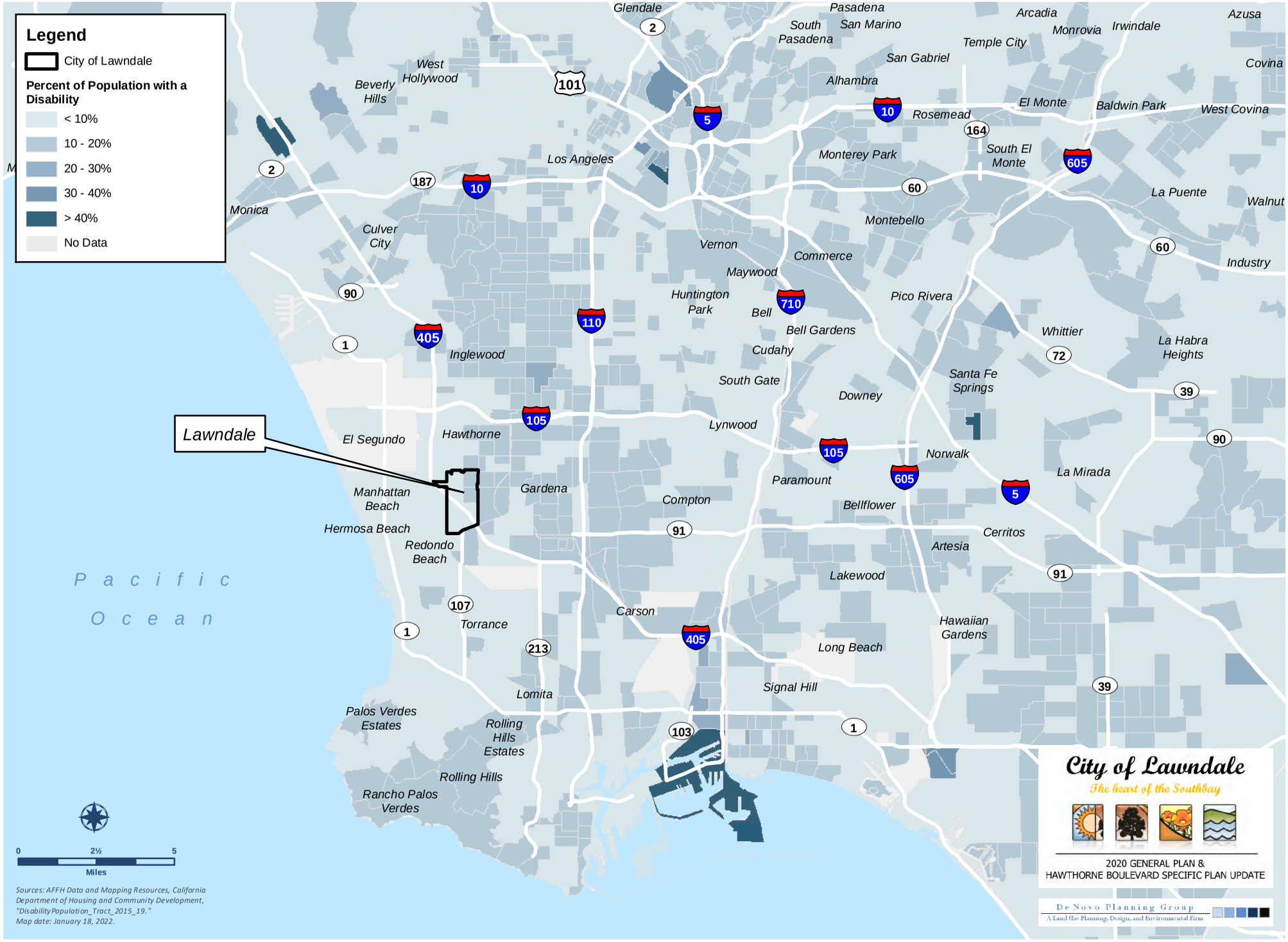

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Figure 6-8. Percent of Population 18 Years and Over in Households Living with Spouse

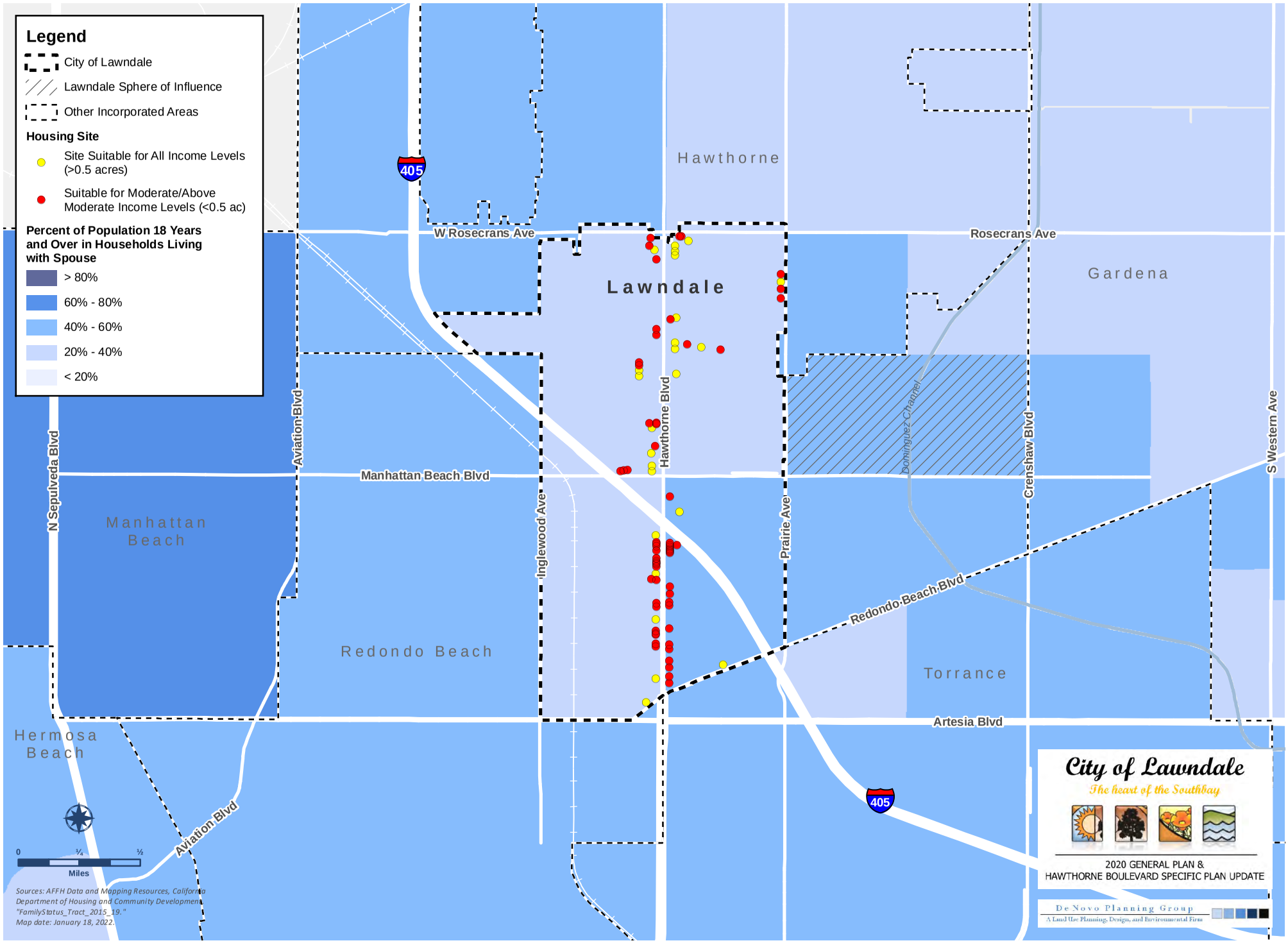

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Figure 6-9. Percent of Population 18 Years and Over in Households Living with Spouse - Regional

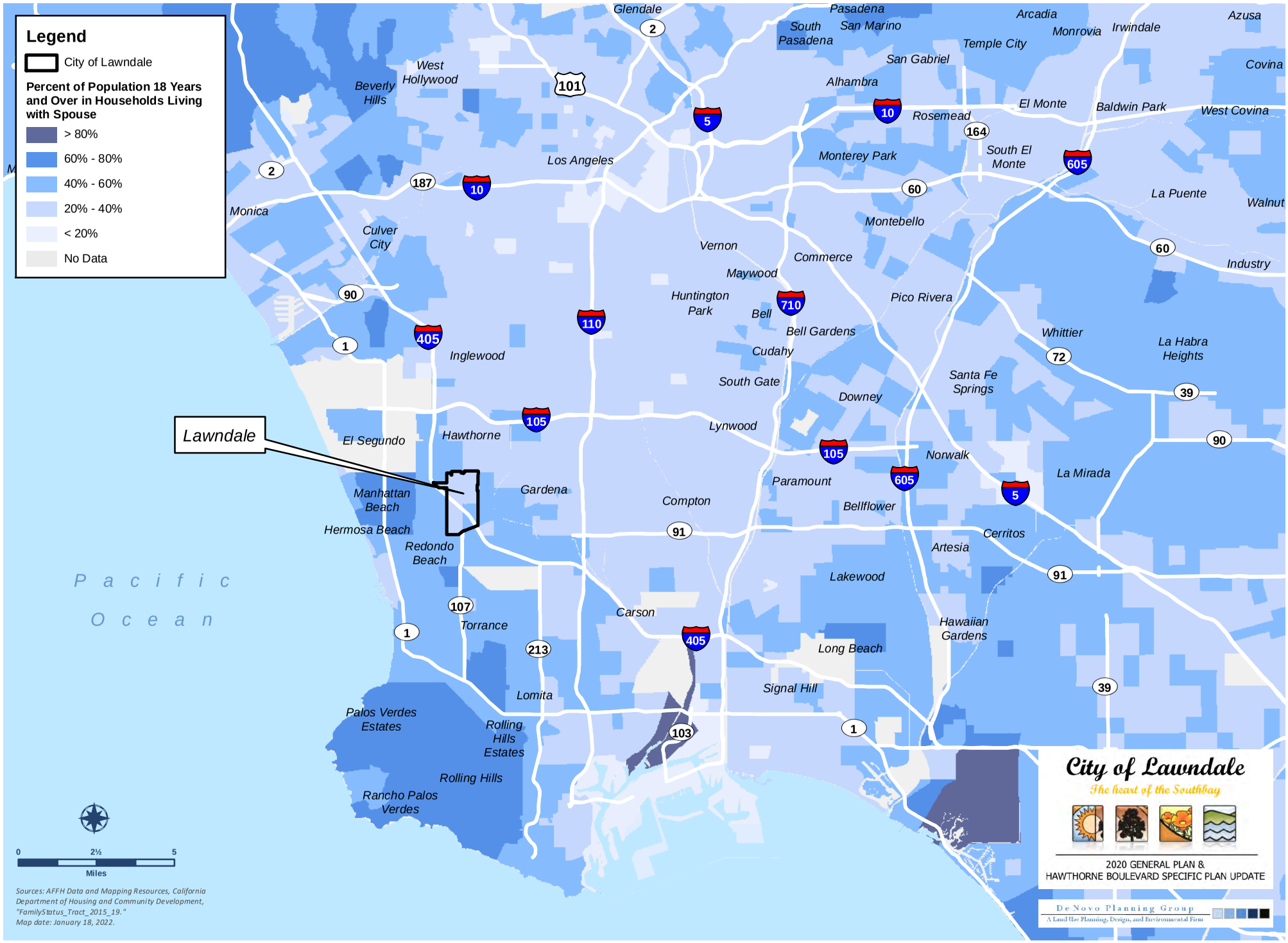

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Figure 6-10. Percent of Children in Married Couple Households

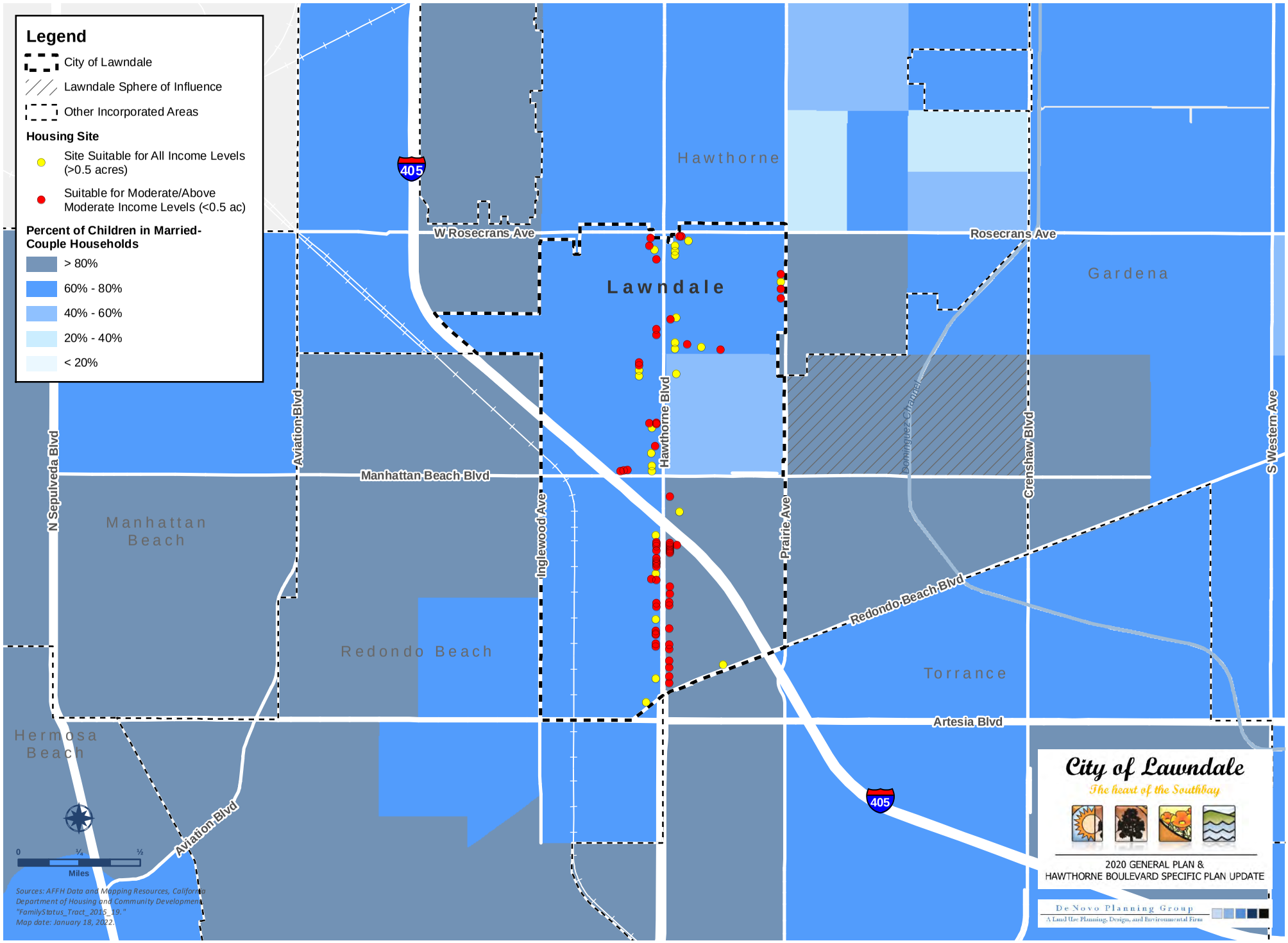

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Figure 6-11. Percent of Children in Married Couple Households - Regional

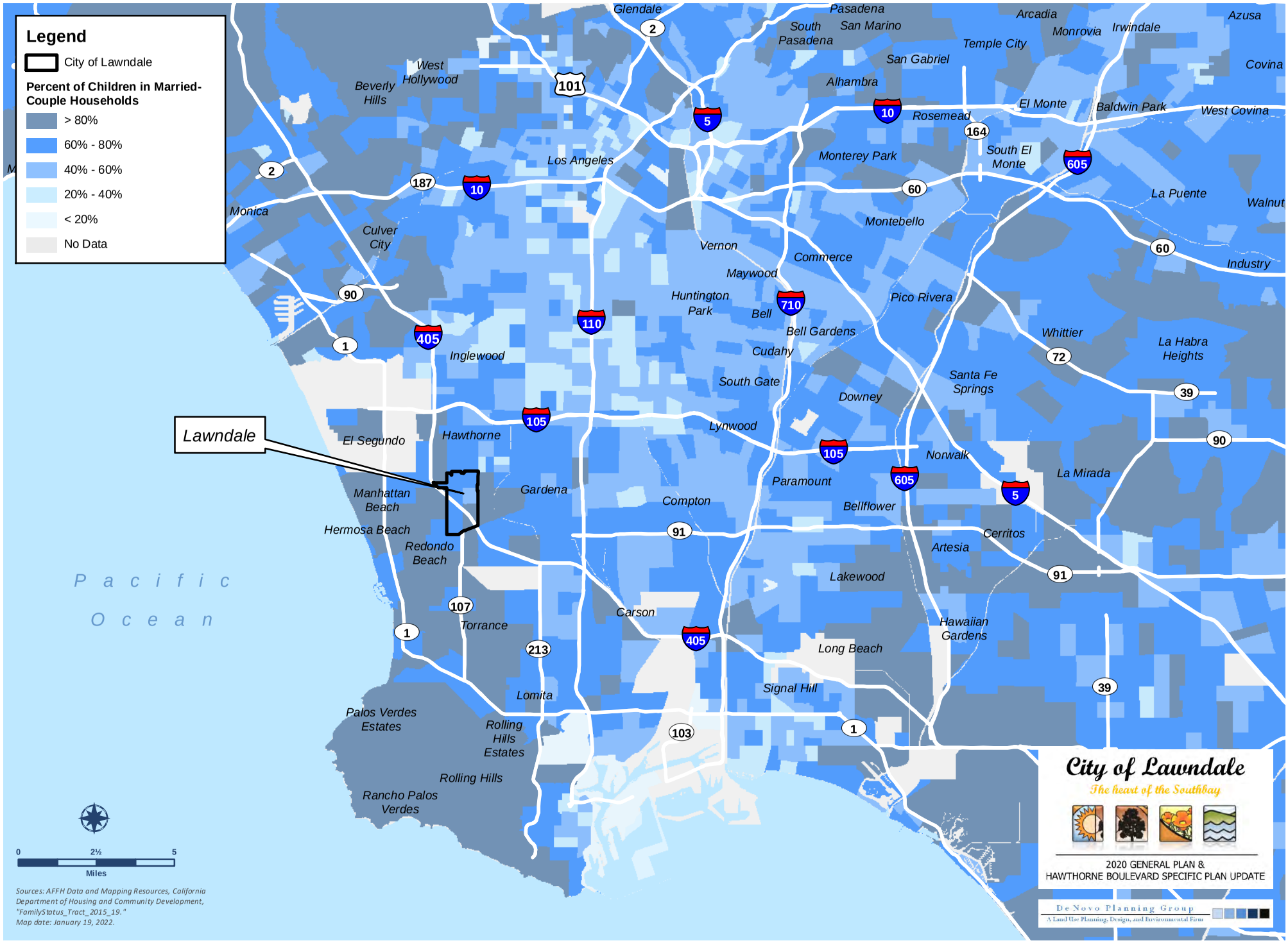

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Figure 6-12. Female-Headed Households by Proportion of Children Present by Census Tract

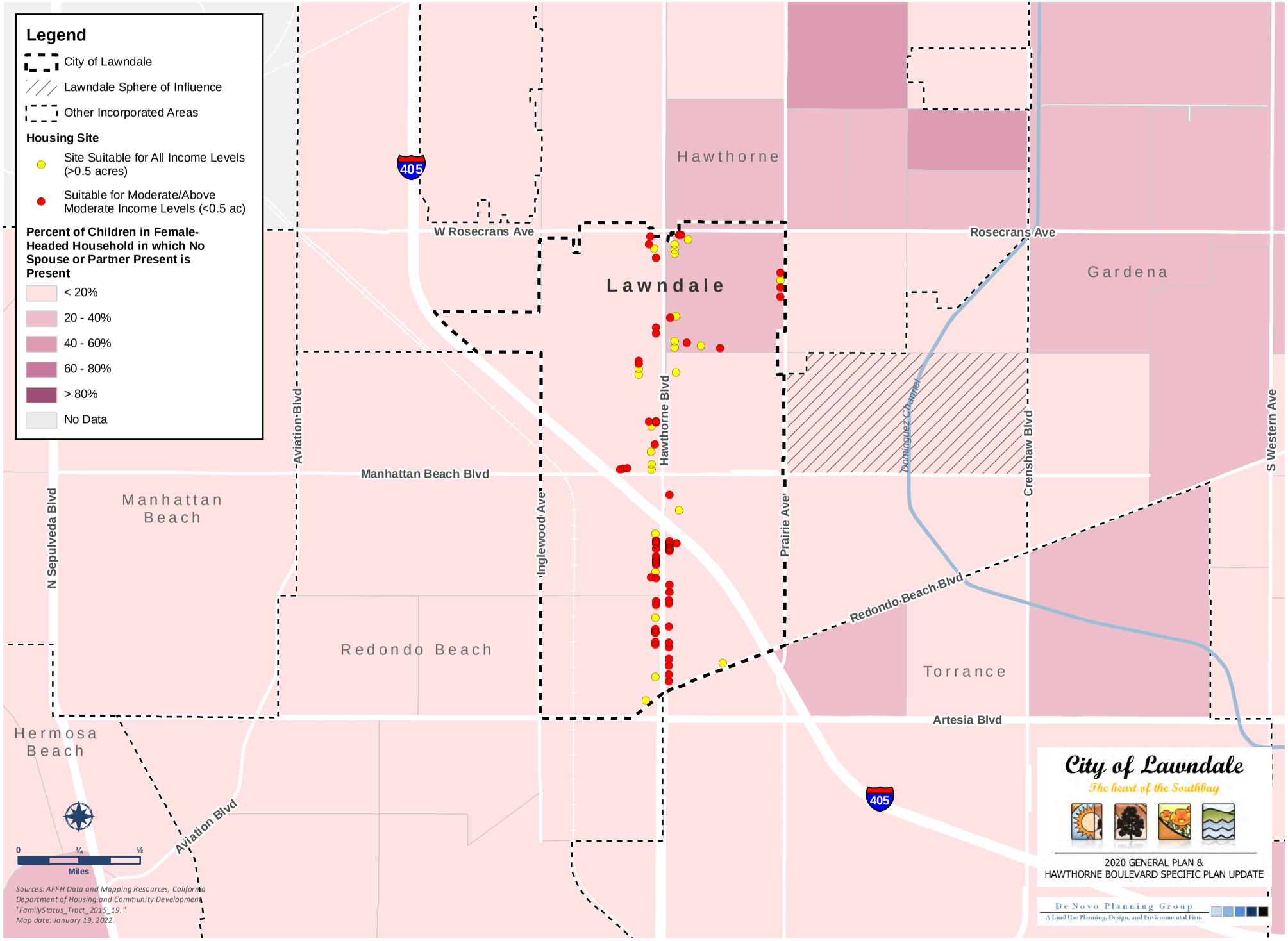

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Figure 6-13. Female-Headed Households by Proportion of Children Present by Census Tract - Regional

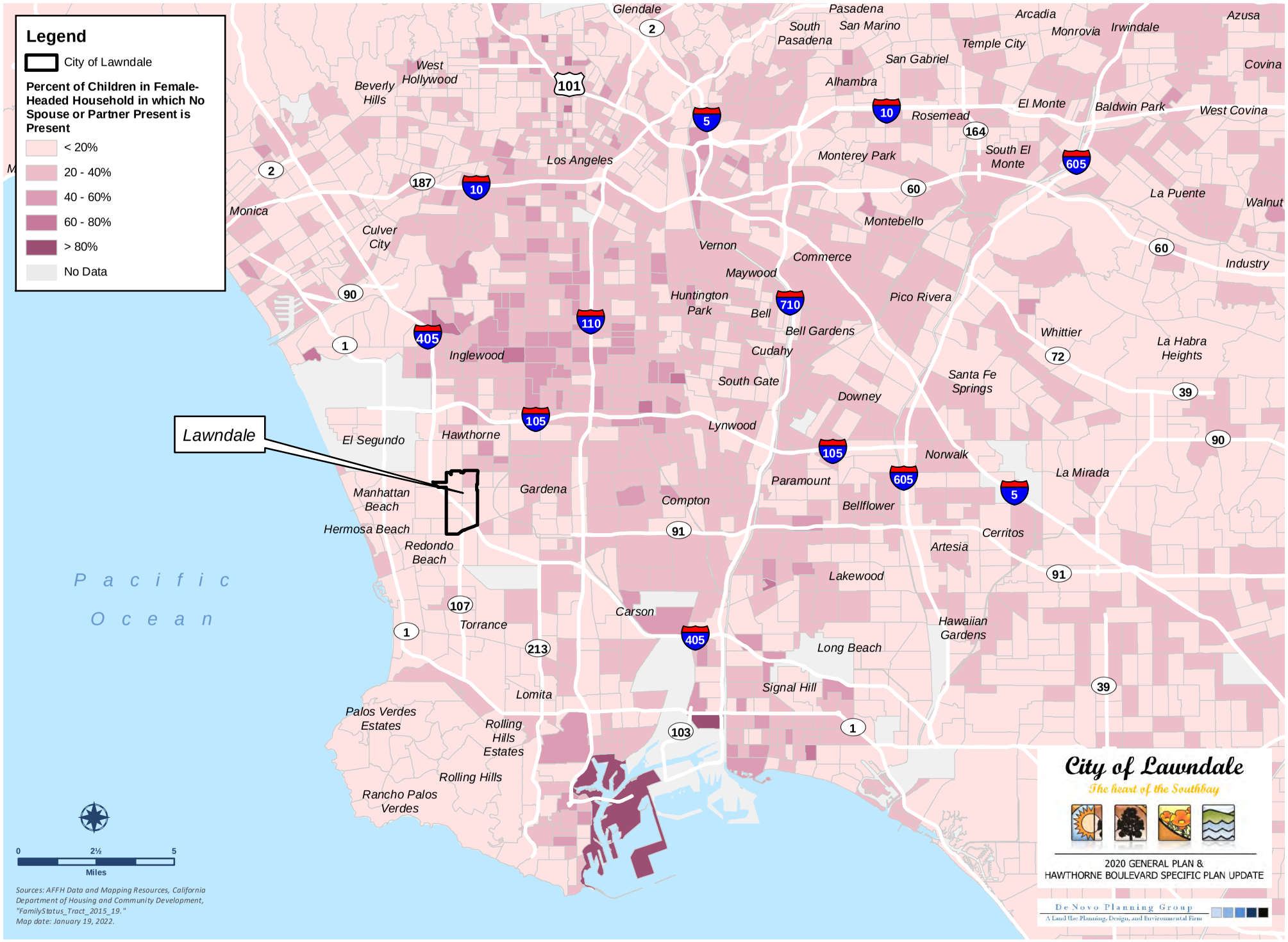

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Figure 6-14. Proportion of Senior Residents by Census Tract

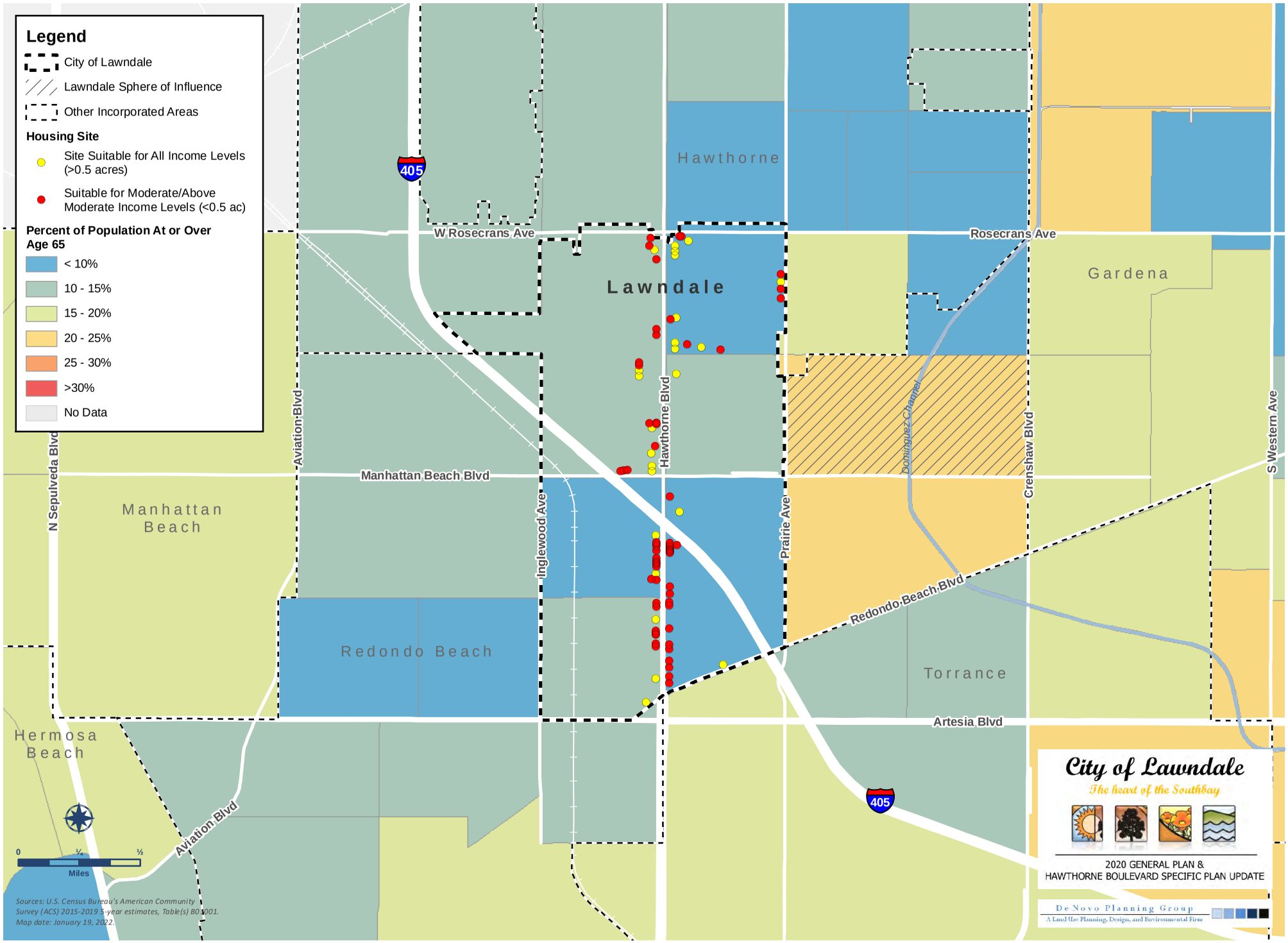

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Figure 6-15. Proportion of Senior Residents by Census Tract - Regional

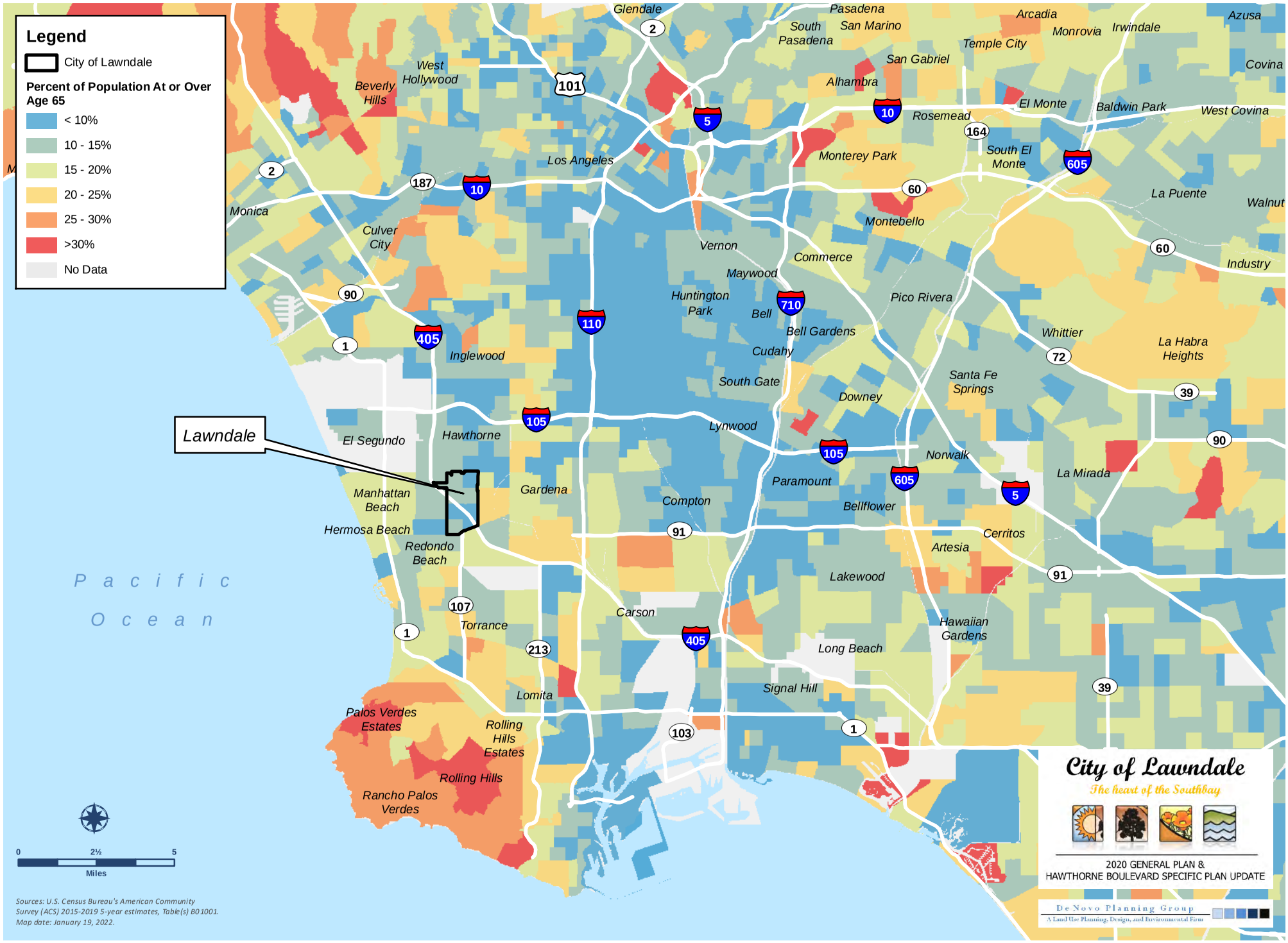

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Figure 6-16. Median Household Income by Block Group

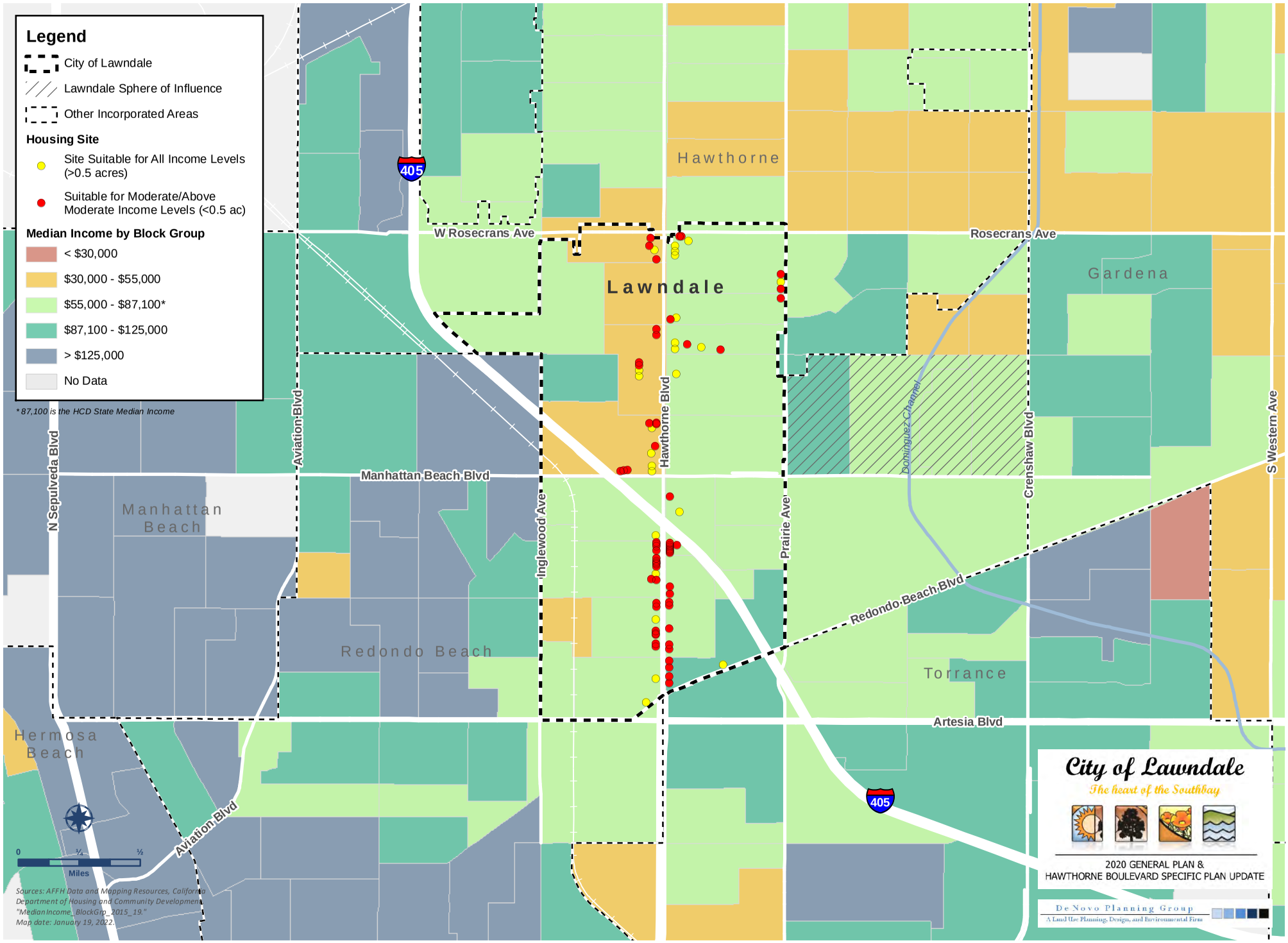

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Figure 6-17. Median Household Income by Block Group - Regional

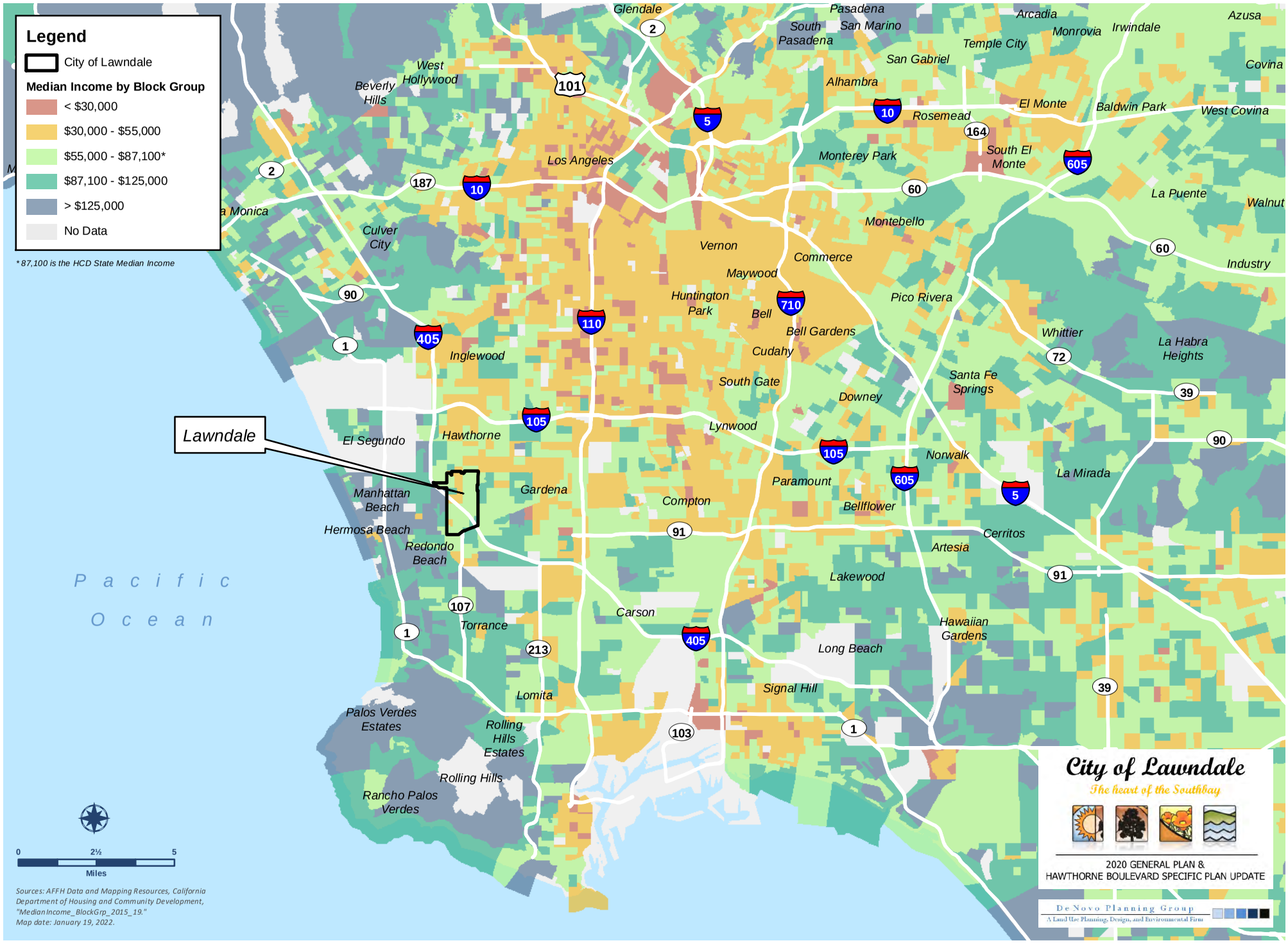

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Figure 6-18. Ethnicity Analysis - Racial Concentrations

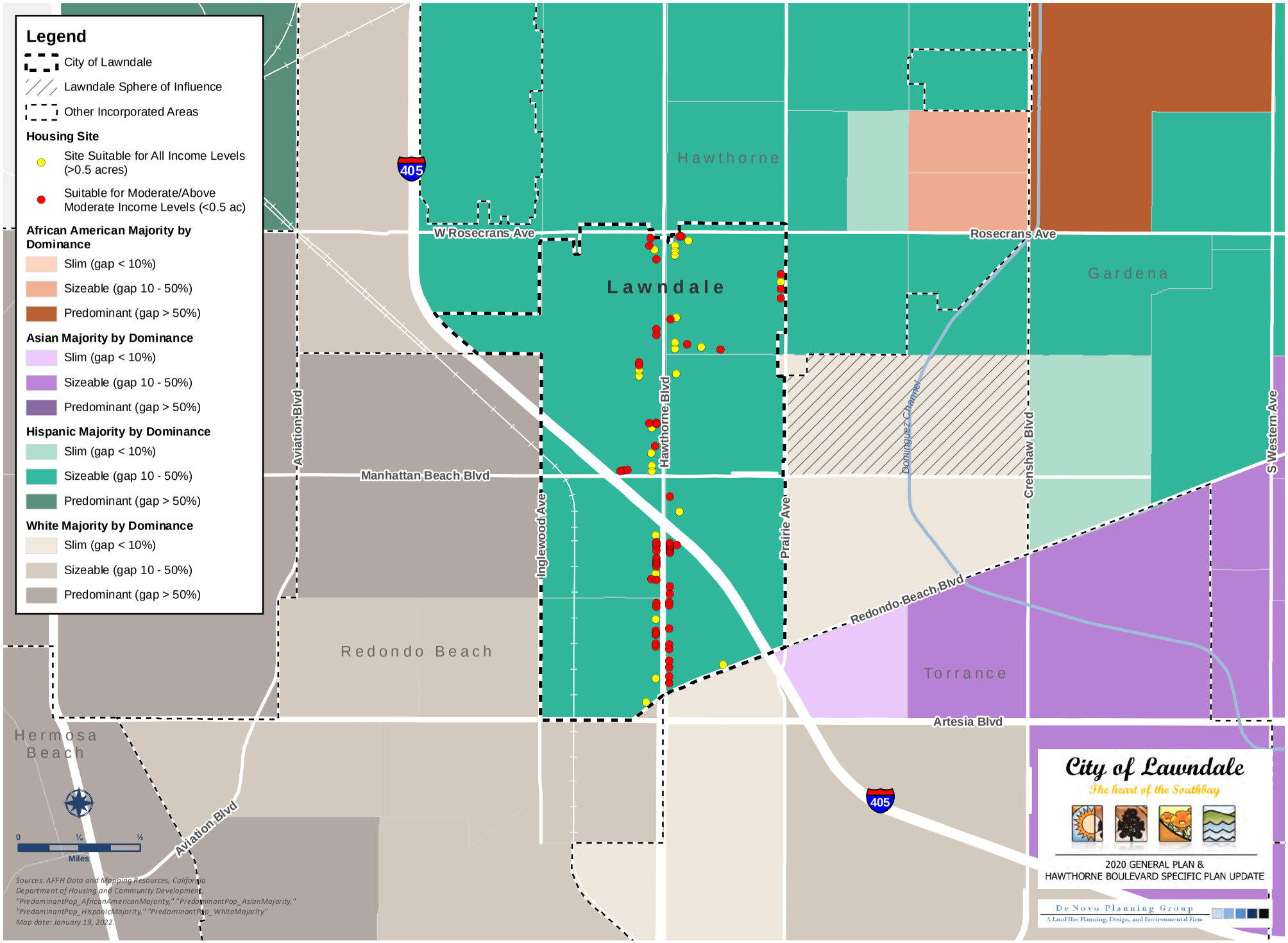

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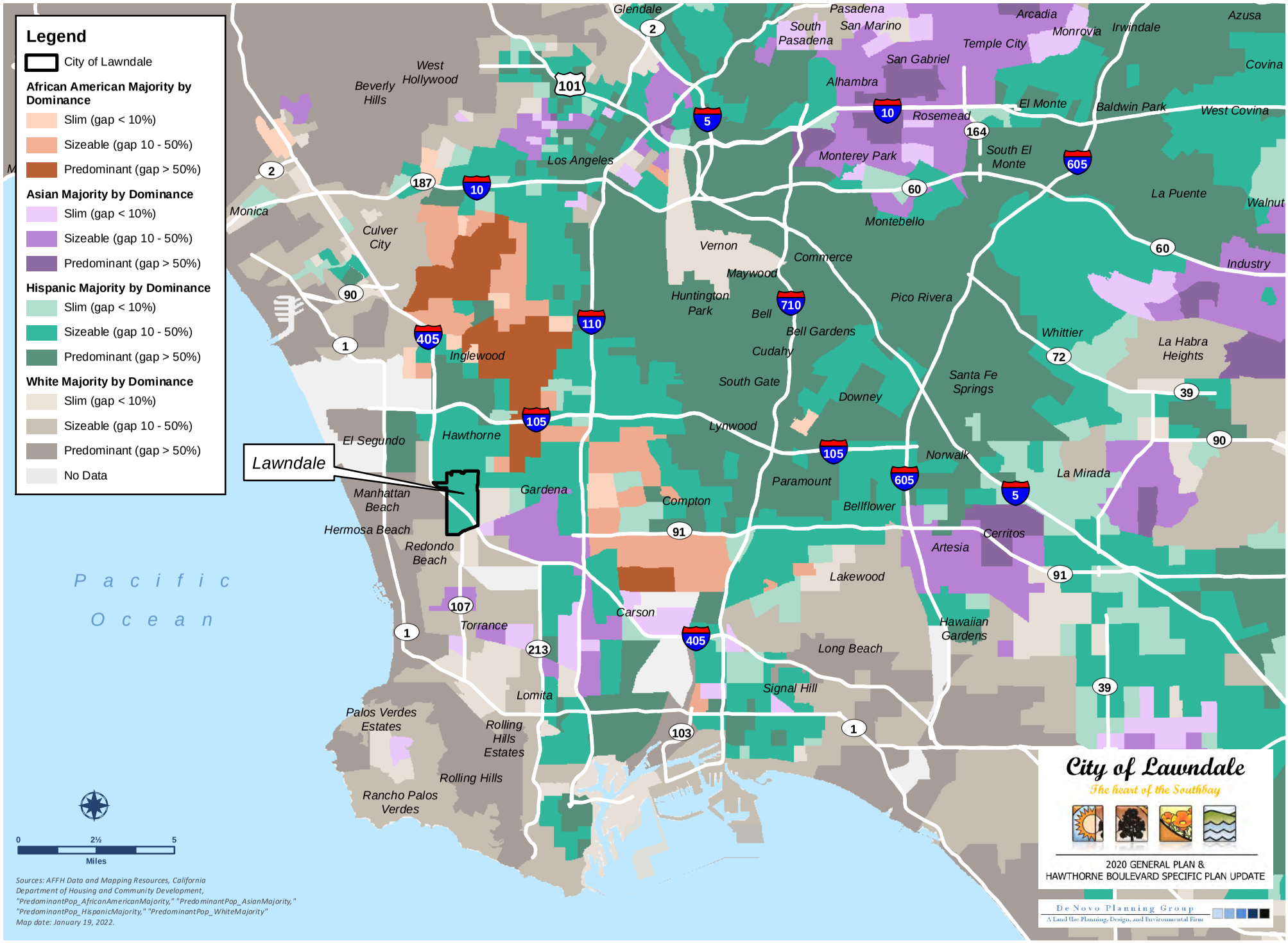
Figure 6-19. Ethnicy Analysis - Racial Concentrations - Regional



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Disparities in Access to Opportunity

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess residents' access to key opportunity assets in the Urban County. ~~Table 6–1~~ Table 6–4 provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based on the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *The higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for the Los Angeles Urban County, for which Lawndale is a participating city, from the HUD Affirmatively Furthering Fair Housing GIS tool. ~~Table 6–1~~ Table 6–4 identifies the opportunity indicators by race and ethnicity for the total Urban County population as well as the larger region of Los Angeles-Long Beach-Anaheim, CA.

Table 6-4: Opportunity Indicators by Race/Ethnicity

FINAL DRAFT

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Los Angeles County							
White	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Total Average	56.05	56.90	51.97	81.15	70.77	47.51	16.64
Los Angeles-Long Beach-Anaheim, CA Region							
White	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Total Average	48.04	50.84	48.94	83.51	76.25	47.20	15.29

Source: HUD Affirmatively Furthering Fair Housing GIS Tool, Available at: https://egis.hud.gov/affht/

As shown in ~~Table 6–1~~Table 6–4, Urban County residents appear to have mixed access to opportunity based on the different indices; however, the White population tends to have greater opportunity across most indicators. Generally, all residents have very high access to public transit and moderately high low transportation costs with average scores in the 80s and 70s, respectively. Conversely, all residents generally have high exposure to pollution from harmful toxins (scores less than 25), which indicates that Urban County residents are especially vulnerable to harmful toxins at the neighborhood level; these toxins are likely the result of air quality impacts resulting from vehicle GHG emissions. Scores are also low in the jobs proximity index (47.51 average). While the White population dominates the high scores, Hispanic residents have the lowest scores in three of the seven indices.

Regionally, White residents generally have higher levels of access to opportunity for most indicators, but not all. Throughout the region, White residents had the highest levels of opportunity related to the low poverty index, school proficiency index, labor market index, jobs proximity index, and environmental health index. The environmental health index at the regional level indicated the lowest levels of opportunity (with scores for all residents below 22). Hispanic and Black residents have the lowest scores for all indices but transportation related indices.

FINAL DRAFT

TCAC/HCD Opportunity Area Maps

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. ~~Table 6–2~~ Table 6–5 shows the full list of indicators.

Table 6-5: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

Table 6–6 identifies the resource levels by census tracts and corresponding scores for economic, educational, and environmental indicators. As shown in Table 6-6, two of the census tracts are high resource areas and the remaining census tracts are moderate resource areas in the City of Lawndale.

Table 6-6: Opportunity Resource Levels by Census Tracts

Census Tracts	Resource Level	Economic Score	Environmental Score	Educational Score
6038.01	Moderate	0.41	0.72	0.57
6038.02	Moderate	0.35	0.85	0.60
6039.00	Moderate	0.34	0.54	0.48
6040.01	High	0.35	0.79	0.64
6040.02	High	0.45	0.91	0.83
6041.00	Moderate	0.40	0.69	0.57

Source: California Housing and Community Development, AFFH Mapping Tool, https://affh-data-resources-cahcd.hub.arcgis.com, accessed January 18, 2022.

FINAL DRAFT

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 6-6, the overall economic scores in Lawndale range from 0.34 to 0.45. The economic scores are the lowest of the three indicators for the City. According to the 2021 Task Force map presented in ~~Figure 6–9~~Figure 6–20, all census tracts within the City have low economic scores (0.25-0.50) even though the level of resources for the census tracts, as shown ~~on the Opportunity Areas Map (Figure 6–12)~~in Table 6-6, reflects a Moderate to High level of resources. As shown in Figure 6–21, the job proximity index varies across the City from west to north, with the closest job proximity (scores of 60 to 80) in the census tracts in the northwestern part of the City and the furthest job proximity scores (20 to 40) located in the census tracts in the northeastern part of the City. This follows the larger pattern for the South Bay area, with the highest job proximity scores located in the cities to the west, including El Segundo and Torrance, and lower job proximity scores in cities located to the east, including Gardena.

According to the Southern California Association of Governments' (SCAG) local profile for the City, approximately 27.6% of Lawndale residents commuted to the City of Los Angeles for work in 2016. Only 4.7% of residents commuted within the City of Lawndale[7]. The SCAG local profile of Lawndale lists 7,407 total jobs in the City in 2017, an increase of 24.7% from 2007. The profile also states that in 2018, 79.2% residents drive alone to work and the mean travel time to work was 26.4 minutes. Between 2000 and 2018, the average travel time to work decreased by approximately 2 minutes. In comparison, the mean travel time to work in Los Angeles County was 30.91 minutes and 73.7% of residents drive alone to work.

Educational Opportunity

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in ~~Figure 6–10~~Figure 6–22 and Table 6-6, the City is generally in the mid-range with regard to education scores, with scores ranging from ~~(~~0.~~50~~48 to ~~-~~0.83~~75)~~. Lawndale has one tract with a more positive education outcome (>0.75) at the southwest corner of the City, but also has lower education scores (0.25-0.50) in the northwest quadrant of the City, in an area that includes the Civic Center and Lawndale High School. The SCAG local profile of Lawndale shows that the kindergarten through 12th grade public school enrollment in the City increased by 22.2% or 1,798 students between 2000 and 2018. With approximately 9,887 students enrolled in 2018, Lawndale's student population comprised of 0.7% of the County's total. In comparison, the 2018 population of Lawndale was 0.3% of the County total population.

The City of Lawndale is served by the Lawndale Elementary School District (LESD) for kindergarten through 8th grade and the Centinela Valley Union High School District (CVUHSD) for 9th through 12th grade. According to the California Department of Education's California School Dashboard, in 2019 LESD had an enrollment of 5,291 students. The ethnic/racial make-up of the District in 2019 was: 74.8% Hispanic, 9.9% African American, 4.9% White, 4.1% Asian, 0% American Indian, 0.7% Filipino, 0.8% Pacific Islander, and 2% two or more races. A total of 83.6% of the District's students come from socioeconomically disadvantaged backgrounds, 35.9% are English learners, and 11.6% are students with disabilities. In 2019, CVUHSD had an enrollment of 6,370 students. The ethnic/racial make-up of the District in 2019 was: 75.4% Hispanic, 15.5% African American, 2.2% Asian, 1.8% White, 1% Filipino, 0.8% Pacific Islander, 0.1% American Indian, and 2.9% two or more races. A total of 85.5% of the District's students come from socioeconomically disadvantaged backgrounds, 14.9% are English learners, and 13.7% are students with disabilities. The

7 Southern California Association of Governments, Profile of the City of Lawndale, May 2019.

FINAL DRAFT

District has a graduation rate of 86%.[8]

Comparing Lawndale to neighboring Hawthorne, the City of Lawndale has similar education opportunity scores (Figure 6-22). As shown in Table 6-4, Countywide, Hispanic and Black residents have a significantly lower school proficiency index score than other ethnic and racial groups. However, Lawndale has higher educational opportunity scores than many other neighborhoods and communities that have Hispanic majorities.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. ~~Figure 6–11~~ Figure 6–23 shows that Lawndale has positive environmental health scores relative to the surrounding area, with census tracts having either scores >0.75 or 0.50-0.75. According to Table 6-6, the overall environmental scores in Lawndale range from 0.54 to 0.91, and it is the opportunity index with the overall highest opportunities for the City compared to economic and educational opportunities.

~~Opportunity Areas Map scores for Lawndale census tracts are presented in Figure 6–12 along with the City's sites inventory. As shown in Figure 6–12, the northern half of the City (north of Manhattan Beach Blvd.) and the southeast quadrant (south of Manhattan Beach Blvd. and east of Hawthorne Blvd.) are categorized as Moderate Resource, while the southwest quadrant is categorized as High Resource. No census tracts are considered Low Resource or High Segregation and Poverty.~~

FINAL DRAFT

8 California Department of Education, California School Dashboard, https://www.caschooldashboard.org/, accessed January 13, 2022.

Transportation/Transit Routes

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Lawndale is entirely within a High Quality Transit Area (HQTA) as identified by SCAG. An HQTA is an area within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. Hawthorne Boulevard, Redondo Beach Boulevard, and the Metro Green Line Station (light rail) off Marine Avenue all provide efficient and affordable access to opportunities in and around the City, and to regional opportunities and employment centers. According to All Transit, the City of Lawndale has a score of 7.8 out of 10, with a score of 10 being high connectivity, access to jobs and frequency of service.[9]

Findings

Opportunity Areas Map scores for Lawndale census tracts are presented in Figure 6–~~12~~24 along with the City's sites inventory. As shown in Figure 6–~~12~~24, the northern half of the City (north of Manhattan Beach Blvd.) and the southeast quadrant (south of Manhattan Beach Blvd. and east of Hawthorne Blvd.) are categorized as Moderate Resource, while the southwest quadrant is categorized as High Resource. No census tracts are considered Low Resource or High Segregation and Poverty.

Overall, it appears that residents in Lawndale have varying levels of access to opportunities, and access to opportunity is not correlated to the location of special groups, like persons with disabilities, female-headed households, or seniors. Furthermore, there seems to be no correlation between access to opportunity and racial/ethnic composition within the City. Access to opportunity appears to be consistent and equitable across the community.

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Lawndale evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate (of which there are 55 units). HUD requires all grantees to compare and assess the burdens for housing for different groups in the community. A disproportionately greater burden exists when the members of a particular group experience a housing problem at a greater rate (90 percent or more) than the group as a whole.

The four HUD-designated housing problems include when a 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Households are considered to have a housing problem if they experience at least one of the above. Table 70 summarizes the demographics of households with disproportionate housing needs in the County and region. As shown in Table 6–7, Los Angeles County has a slightly lower percentage of residents experiencing housing problems compared to the region. For both the County and the region as a whole, non-White households are more likely to experience at least one of the housing problems than White households.

~~The analysis of disproportionate housing needs within Lawndale evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate (of which there are 55 units).~~Table 6-7: Demographics of Households with DIsproportionate Housing Needs

9 AllTransit, https://alltransit.cnt.org/, accessed January 18, 2022.

FINAL DRAFT

Housing Needs	Los Angeles County			Los Angeles-Long Beach-Anaheim, CA Region		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# of households	% with problems
Race/Ethnicity						
White	109,617	296,864	36.92%	710,485	1,741,265	40.80%
Black	24,141	47,215	51.13%	186,785	332,330	56.20%
Hispanic	157,482	275,926	57.07%	924,105	1,458,220	63.37%
Asian or Pacific Islander	63,776	146,312	43.59%	312,775	666,628	46.92%
Native American	872	2,021	43.15%	4,655	9,535	48.82%
Other	6,313	15,026	42.01%	44,255	90,895	48.69%
Total	362,293	783,509	46.24%	2,183,075	4,298,855	50.78%
Household Type and Size						
Family households, <5 people	182,570	451,840	40.41%	1,029,920	2,301,365	44.75%
Family households, 5+ people	78,343	124,405	62.97%	434,995	628,630	69.20%
Non-family households	101,358	207,185	48.92%	718,155	1,368,880	52.46%
Households experiencing any of 4 severe housing problems	# with severe problems	# households	% with severe problems	# with severe problems	# of households	% with severe problems
Race/Ethnicity						
White	57,958	296,864	19.52%	387,770	1,741,265	22.27%
Black	13,744	47,215	29.11%	115,450	332,330	34.74%
Hispanic	106,255	275,926	38.51%	649,345	1,458,220	44.53%
Asian or Pacific Islander	36,772	146,312	25.13%	189,350	666,628	28.40%
Native American	482	2,021	23.85%	2,645	9,535	27.74%
Other	3,385	15,026	22.53%	26,215	90,895	28.84%
Total	218,660	783,509	27.91%	1,370,770	4,298,855	31.89%

Source: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

FINAL DRAFT

Future Growth Need

The City's future growth need is based on the RHNA, which allocates production of 732 very low and 311 low-income units to the City for the 2021-2029 planning period. Figure 5-1 shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix A of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As proposed in the Housing Plan, the City will continue its efforts to work with affordable housing developers to help facilitate the development of housing for lower income households. Lawndale has 55 deed-restricted units, representing approximately 0.5% of the City's housing stock. The City will actively work with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower income households throughout Lawndale.

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For home owners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background Report, as with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the rest of the state, housing in Lawndale is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households. Overpayment is a widespread issue in Lawndale (like the rest of Southern California). The issue is more prominent among renter households than owner households, although both groups demonstrate patterns of overpayment (Figure 6-25 and Figure 6-26). This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners (Figure 6-27 and Figure 6-28).

As discussed previously in the Housing Needs Assessment section of the Background Report, 53% of renters in Lawndale overpay for housing (Table 3-22). The majority of renters that overpay are in the lower income groups, with 83% in the extremely low-income group and 34% in the very low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 6-25, these renters are located throughout the City, with increased concentrations in census tract 6041.00 located in southeast Lawndale, which is primarily single-family neighborhoods with commercial uses along the major transportation corridors. As shown in Table 3-22 of the Background Report, 36% of homeowners overpay for housing. 68% of extremely low-income owners and 35% of very low-income owners are severely overpaying. 48% of all households in Lawndale overpay for housing (over 30% of their monthly income). Figure 6-26 shows the concentrations of cost burden on homeowners in the City of Lawndale. Similar to renters that overpay, these homeowners are located throughout the City.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, Program 4, Conservation of Existing and Future Affordable Units; Program 6, Affordable and Special Needs Housing Development; and Program 8, Homeownership Programs have been included in the proposed Housing Plan.

FINAL DRAFT

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Housing Needs Assessment of the Background Report, overcrowding is an issue in the City of Lawndale. As described in Table 3–14 of the Background Report, 12.4% of owner-occupied homes and 16.3% of renter-occupied homes are overcrowded in the City. The southern census tracts in the City have a higher concentration of overcrowded households, compared to the northern census tracts (Figure 6-29). Compared to other communities to the west of Lawndale, including the cities of Torrance and Redondo Beach, Lawndale has a much higher concentration of overcrowded households, comparable to central Los Angeles (Figure 6-30). As shown in Figure 6-30, the more racially/ethnically diverse central and south Los Angeles County has a significantly higher concentration of overcrowded households than other areas of the County.

Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need resulting in an increased risk of displacement for households living in overcrowded situations. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in Lawndale. The City is proactively working to expand the range of housing options available in the City and will meet with the developers to identify barriers to constructing larger affordable housing and has included several other programs to incentivize development of affordable housing, including Program 6 in the Housing Plan.

Substandard Housing

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. As discussed in the Housing Needs Assessment section of the Background Report, the 2015-2019 ACS data indicates that about two-thirds (67.5%) of the housing in the City is more than 50 years old (i.e., built before 1970). Another 10.9% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Additionally, in the first Housing Element Survey, nearly all of the responders listed that rehabilitating existing housing was important to them.

The Housing Element outreach surveys included specific questions pertaining to the quality of the City's housing stock. When asked to rate the physical condition of the residence they lived in, the majority (35%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco, while 28% indicated that their home was in excellent condition. Another 28% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and only 10% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (30% to 23%). To address the deterioration of the housing stock, property rehabilitation programs are made available to property owners (Program 1 of the Housing Plan). Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock.

FINAL DRAFT

Persons Experiencing Homelessness

As discussed in the Housing Needs Assessment section of the Background Report, the 2020 Point-In-Time Count identified 37 people in the City of Lawndale experiencing homelessness, representing less than one percent of LACoC's total homeless count (63,706 individuals). Table 3–34 in the Background Report shows that the number of unsheltered individuals has increased by 164% over the time period 2016 to 2020. The number of sheltered individuals fell by 100%, from 29 individuals to zero, over the same period. For the LACoC area, the number of sheltered individuals increased by 45.6% and the number of unsheltered individuals increased by 33.7% during the period 2016 to 2020 (Table 3–35).

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community, the most disproportionate housing needs in Lawndale include more affordable larger homes suitable for families.

FINAL DRAFT

Displacement Risk

As mentioned, there are 55 deed-restricted affordable units currently at-risk of converting to market-rate within the next 10 years. The City also has a number of units which are affordable to lower income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the large majority of its 2021-2029 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridor, Hawthorne Boulevard, which has good access to transportation facilities, amenities, and infrastructure. Moreover, given that the majority of new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together.

As shown in Figure 6-31, one census tract in the northwest corner of the City is designated "Low-Income/Susceptible to Displacement," and there are potential housing sites located within the census tract. Other census tracts in the City are designated as "Stable Moderate/Mixed Income". Figure 6-32 shows the census tracks in Lawndale that are designated as "Sensitive Communities" that would potentially displace existing residents due to redevelopment. As shown in Figure 6-32, census tracts in the northern portion of the City are considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low-income residents is above 20% in 2017 and the tract meets one other criteria related to renters, diversity, and housing burden.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and will review land use and planning proposals to study and address issues related to future displacement.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, and hazardous materials release, including pipeline rupture. Liquefaction and other seismic-related issues are addressed by the State Universal Building Code (UBC). Situated at the hub of a major arterial traffic network, the City of Lawndale is highly susceptible to the danger of hazardous materials spills. This danger is somewhat mitigated, however, by various State and Federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

FINAL DRAFT

Findings

The City has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and non-White residents (as discussed previously throughout this Background Report) and remains committed to maintaining its existing affordable housing stock and to addressing potential issues related to economic displacement.

FINAL DRAFT

Figure 6-20. TCAC Economic Score by Census Tract

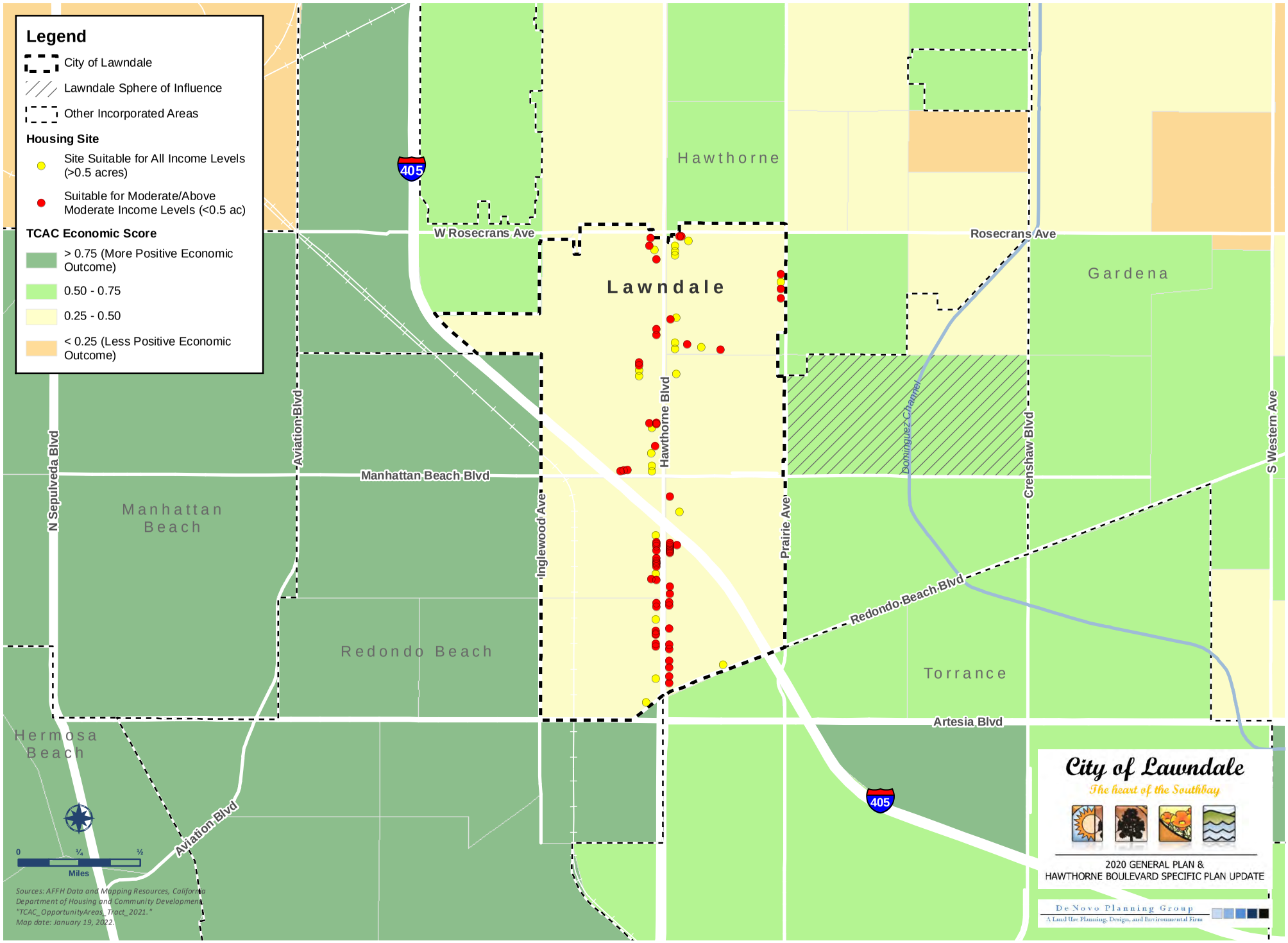

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Figure 6-21. Job Proximity Index by Block Group

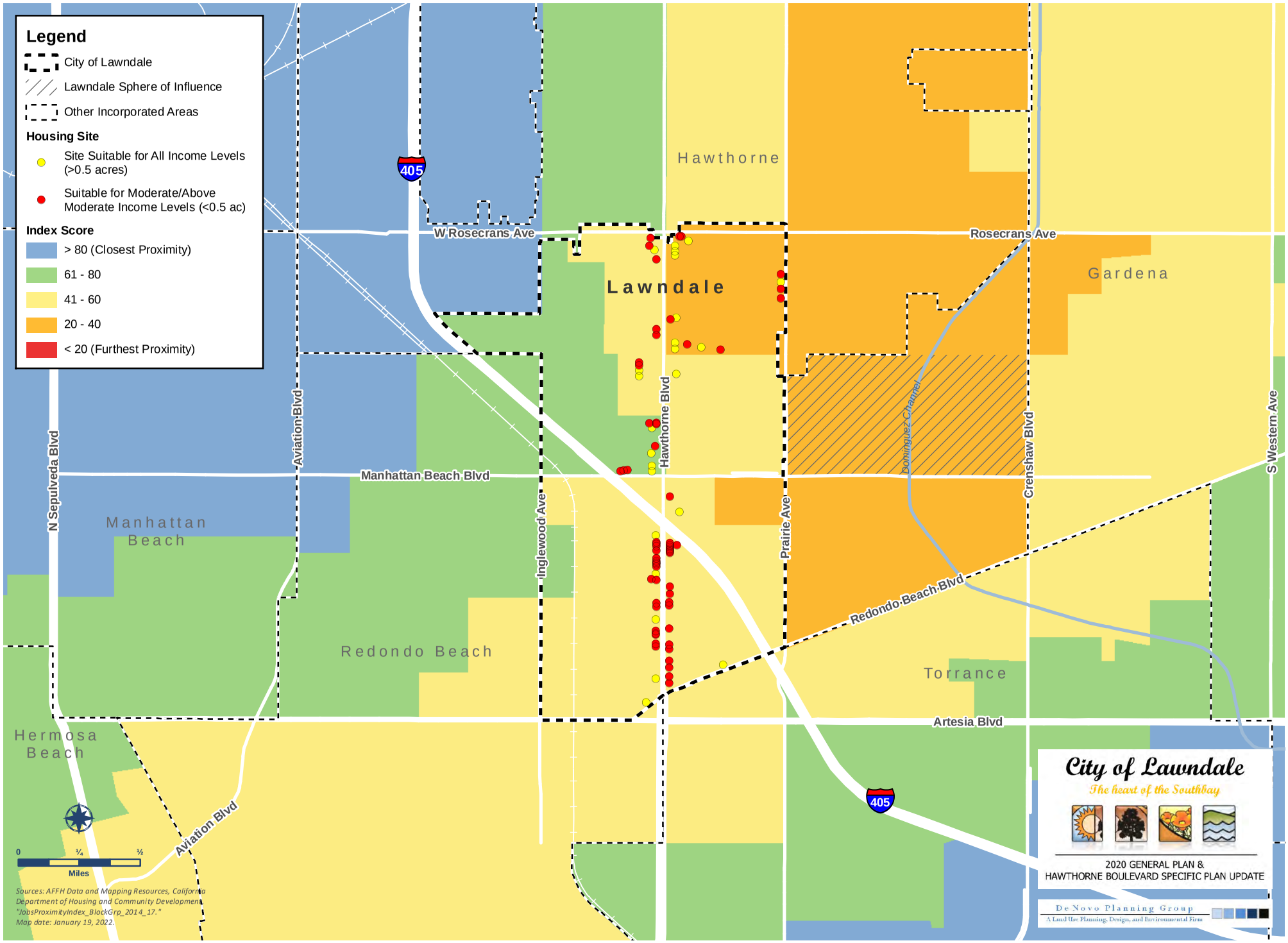

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Figure 6-22. TCAC Educational Score by Census Tract

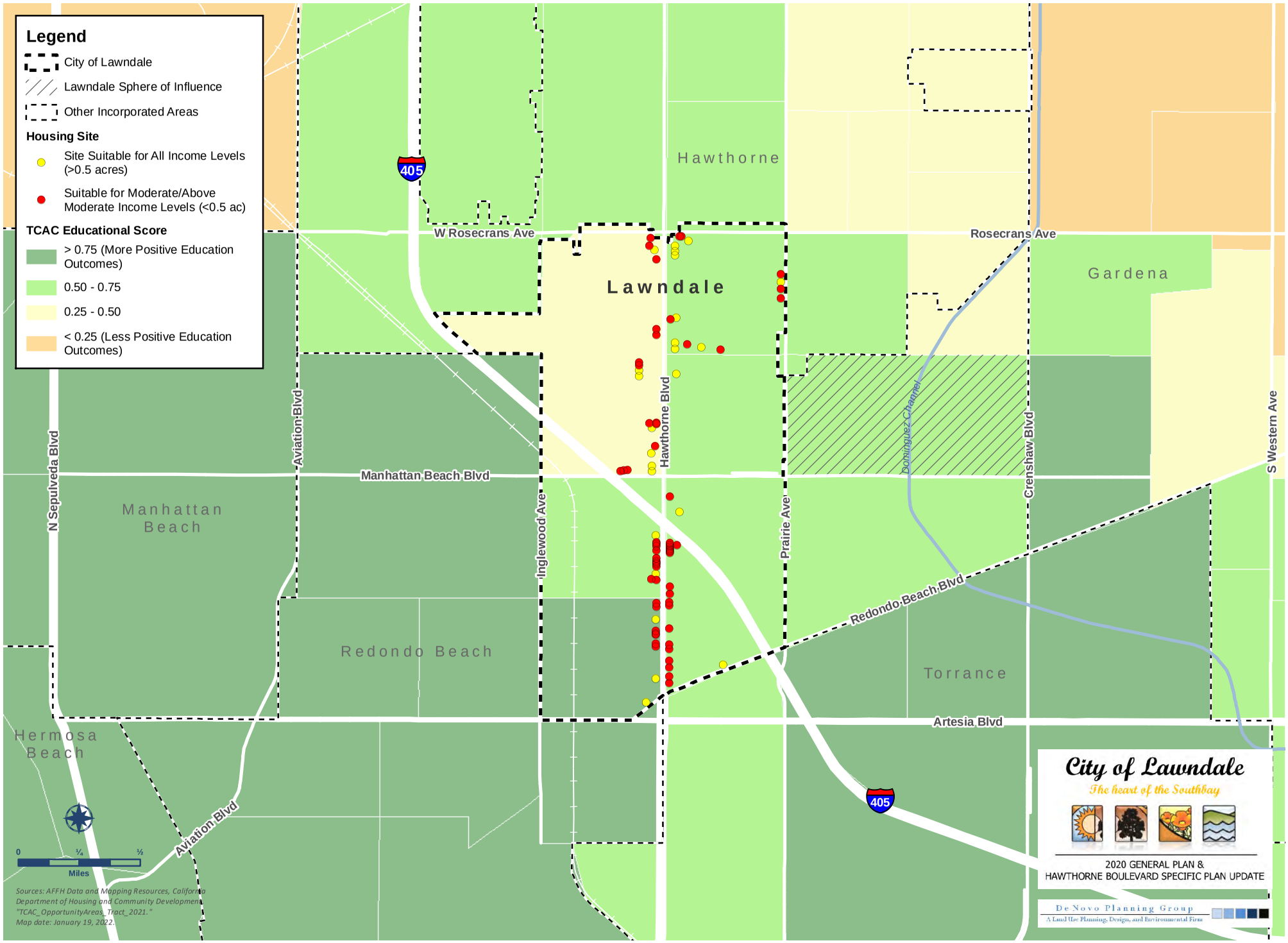

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Figure 6-23. TCAC Environmental Score by Census Tract

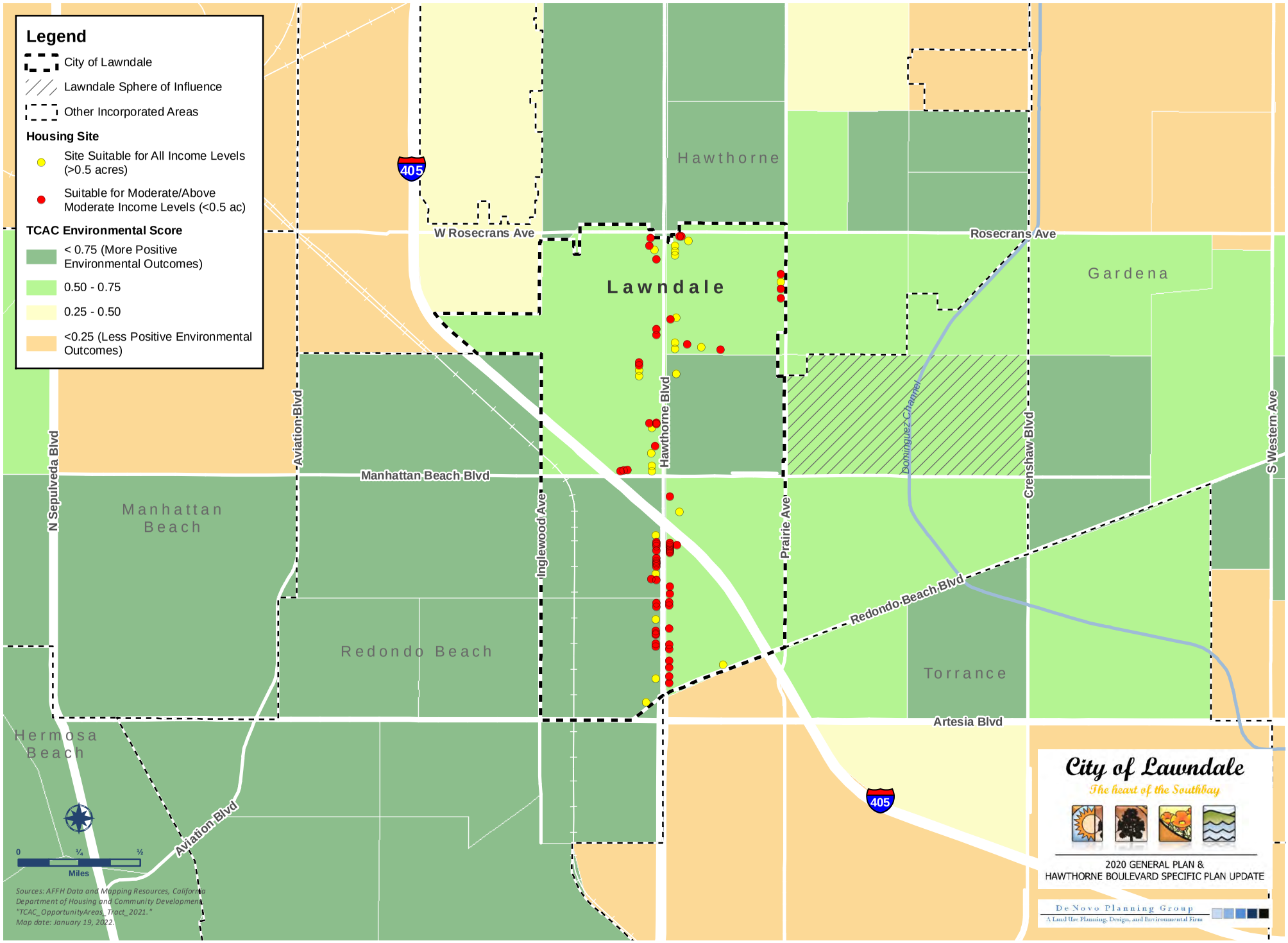

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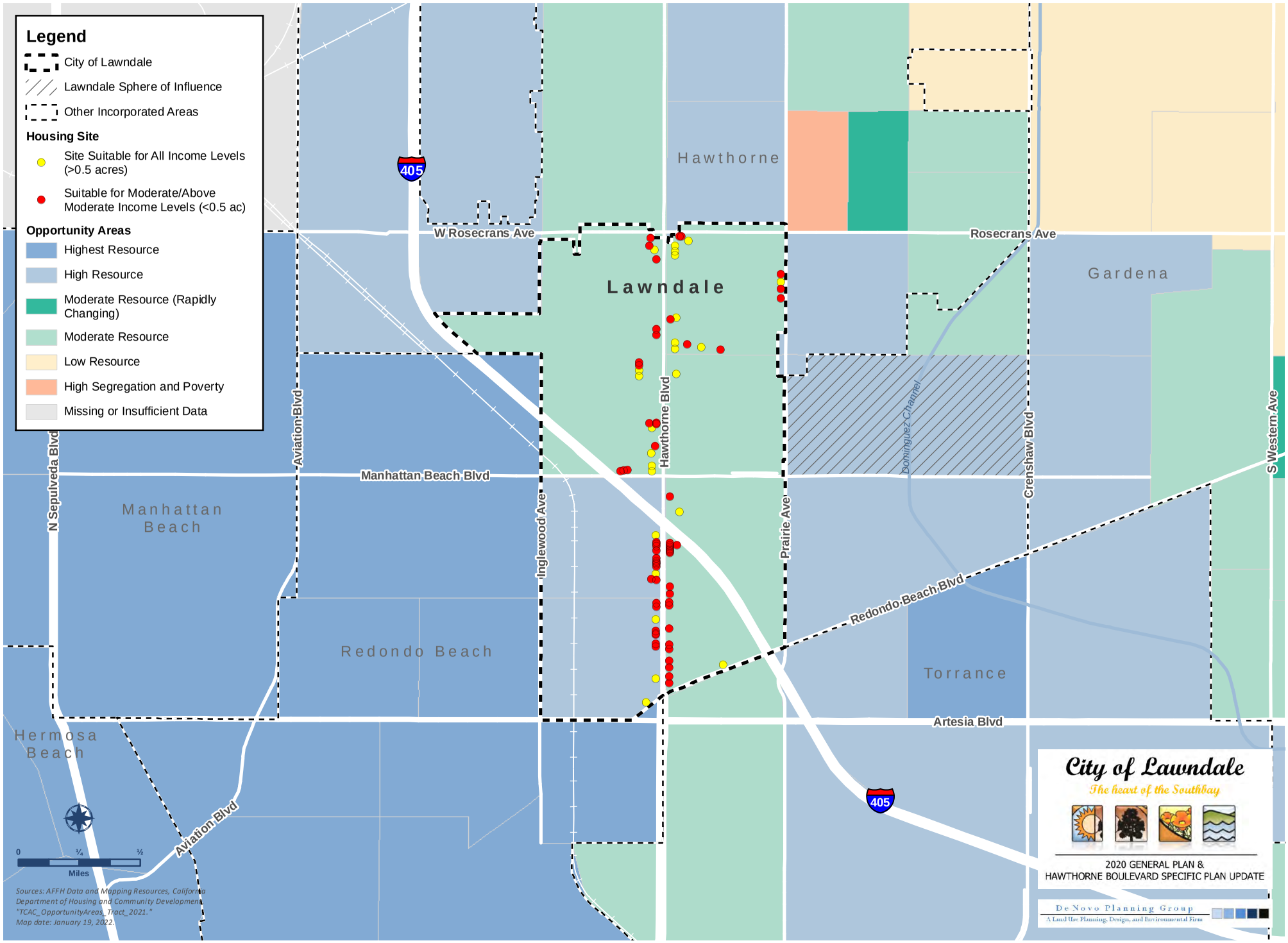
Figure 6-24. TCAC Opportunity Areas by Census Tract



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6C. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

SEGREGATION/INTEGRATION

As previously stated, the City finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, age, or income. Nonetheless, as described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community. This is highlighted in Table 5–5: RHNA Sites Strategy in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Figure 6–3 shows the sites identified to meet Lawndale's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas of low diversity. In fact, all sites are located in areas of high diversity, and no sites are located in areas of lower diversity.

~~Figure 6–4~~ Figure 6–6 shows the sites designated to meet Lawndale's RHNA allocation in relation to the distribution of persons with disabilities. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. The sites are located in census tracts with <10% or 10-20% of residents indicating a disability. Additionally, the City's mixed-use areas are located near transit corridors and activity centers, which benefits persons with disabilities. However, these sites are not concentrated in areas with already high levels of disability. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

FINAL DRAFT

~~Figure 6–5~~ Figure 6–12 shows the sites designated to meet Lawndale's RHNA allocation in relation to female-headed households. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

~~Figure 6–6~~ Figure 6–14 shows the sites designated to meet Lawndale's RHNA allocation in relation to the distribution of senior residents. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of senior residents. The sites are located in areas with low levels of senior residents (<10% or 10-15%). Furthermore, these areas (generally along Hawthorne Blvd.) are also good locations for seniors because they provide easy access to goods and services and are located near transportation facilities and activity centers. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

~~Figure 6–7~~ Figure 6–16 shows the sites designated to meet Lawndale's RHNA allocation in relation to median household income. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with low median household income. Some candidate sites are located in the City's lowest median household income census block groups ($30,000 – $55,000), but the overall distribution is spread amongst block groups with varying levels of median household income. The location of new development to meet the City's lower income RHNA is not expected to contribute to patterns of isolation or segregation for lower income households.

R/ECAPS

The City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

FINAL DRAFT

ACCESS TO OPPORTUNITY

Lawndale is made up of census tracts that are considered either Moderate Resource or High Resource opportunity areas (see ~~Figure 6–12~~Figure 6–24). The introduction of new mixed-use development in these areas will help to create more housing affordable to households at lower income levels, introduce new residents to areas which can contribute to higher neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development in these areas, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents.

To help support the addition of new development in high resource areas, the City has included Program 7, which promotes the opportunity to develop accessory dwelling units throughout the community.

DISPLACEMENT RISK

~~Figure 6–13~~ Figure 6–25 shows the sites designated to meet the lower income RHNA allocation for Lawndale (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. Nearly all sites are located in census tracts with moderate to high levels of renter households overburdened by housing costs (40-60%) and two sites are located in the census tracts with the highest levels of renter households overburdened by housing costs (60-80%).

~~Figure 6–14~~ Figure 6–26 shows the sites proposed to meet Lawndale's lower income RHNA allocation (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. Sites are fairly evenly divided between census tracts with low levels (20-40%) of owner households overburdened by housing costs and moderate/high levels (40-60%) of owner households overburdened by housing costs.

The intent of introducing new residential development in these areas (at locations currently developed with commercial or light manufacturing uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. The sites designated to accommodate the City's lower income RHNA are not currently developed with residential uses and are not expected to displace current residents.

FINAL DRAFT

SITE ANALYSIS FINDINGS

To accommodate the City's RHNA allocation, the City undertook a robust analysis of existing site conditions, including an evaluation of existing development on the site, the age of the existing structure, site utilization (FAR), historic development patterns and trends, any known constraints to development, ownership patters, and overall development feasibility. The City promotes high-density residential development in stand-alone and mixed-use formats throughout the City, with a special focus on higher density housing along transit corridors and around activity centers. These areas allow and incentivize higher density residential and mixed-use development at the densities needed to stimulate affordable housing development. The City's lower income RHNA needs are largely accommodated in these locations, which do not represent extremely concentrated racial or ethnic populations, persons with disabilities, female-headed households, senior households, or lower income households. However, the City has included a program to encourage additional development of lower income units throughout the community through its accessory dwelling unit program. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional people and place-based opportunity is desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

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Figure 6-25. Cost-Burdened Renter Households by Census Tract

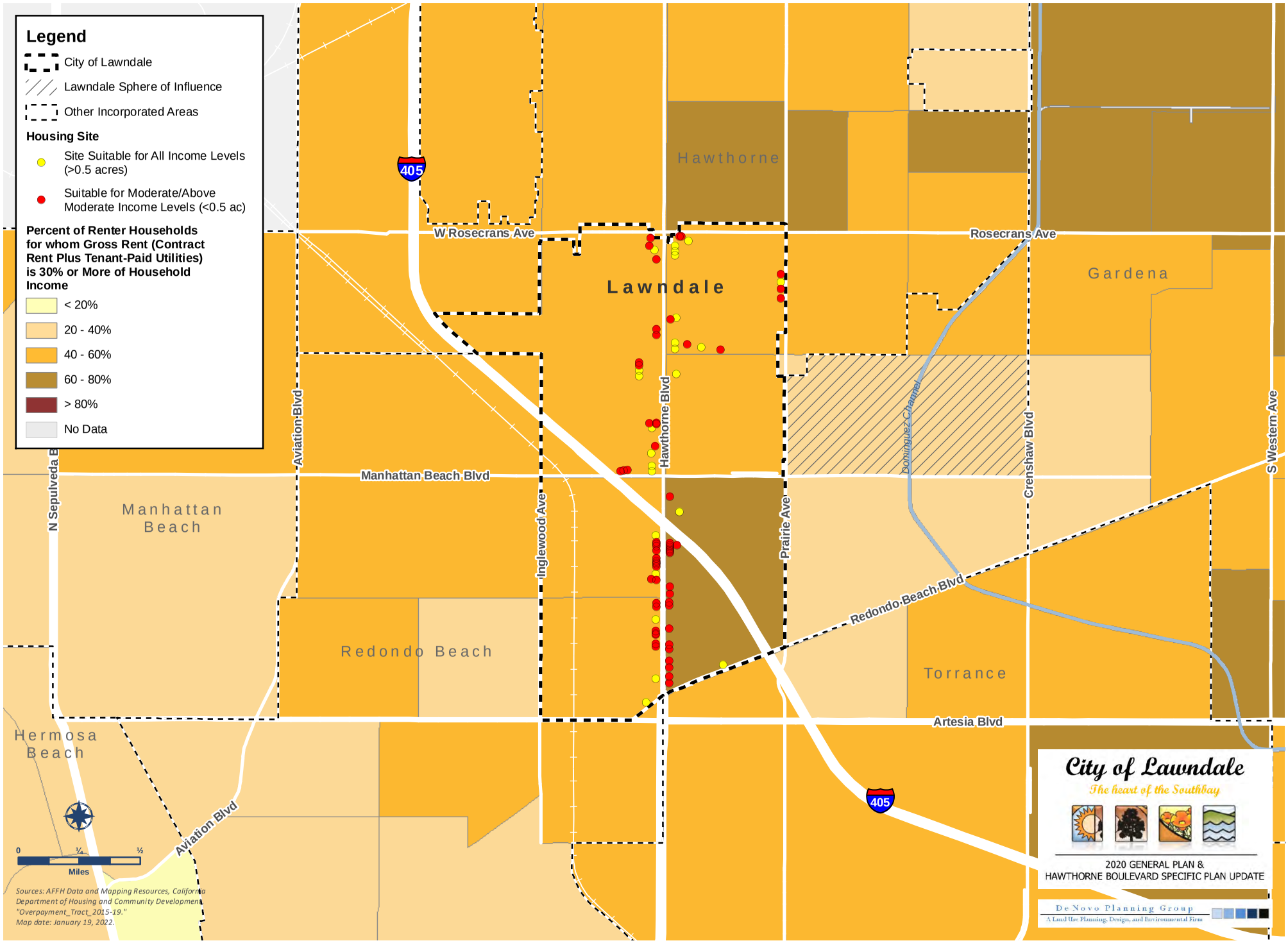

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Figure 6-26. Cost-Burdened Owner Households by Census Tract

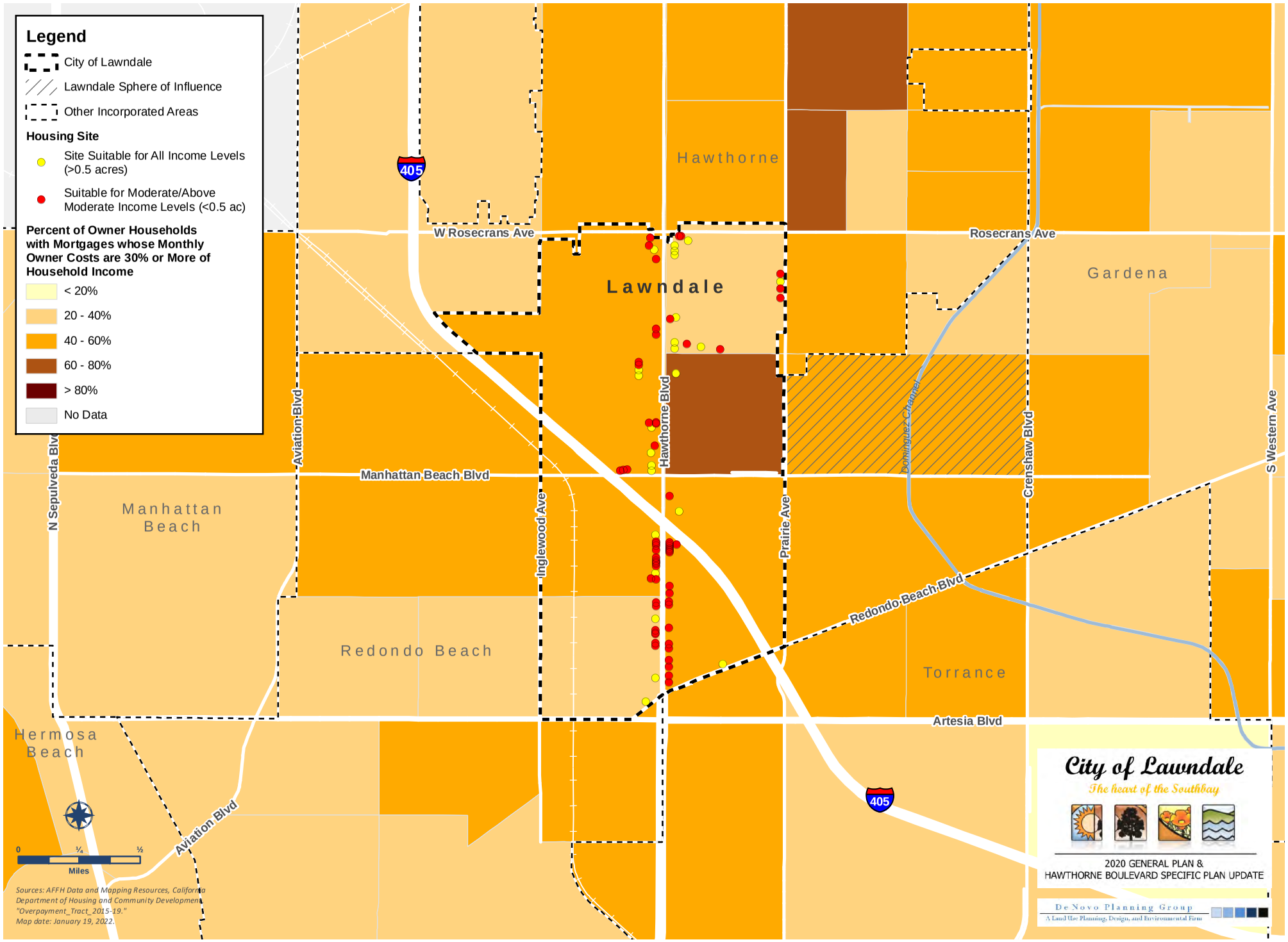

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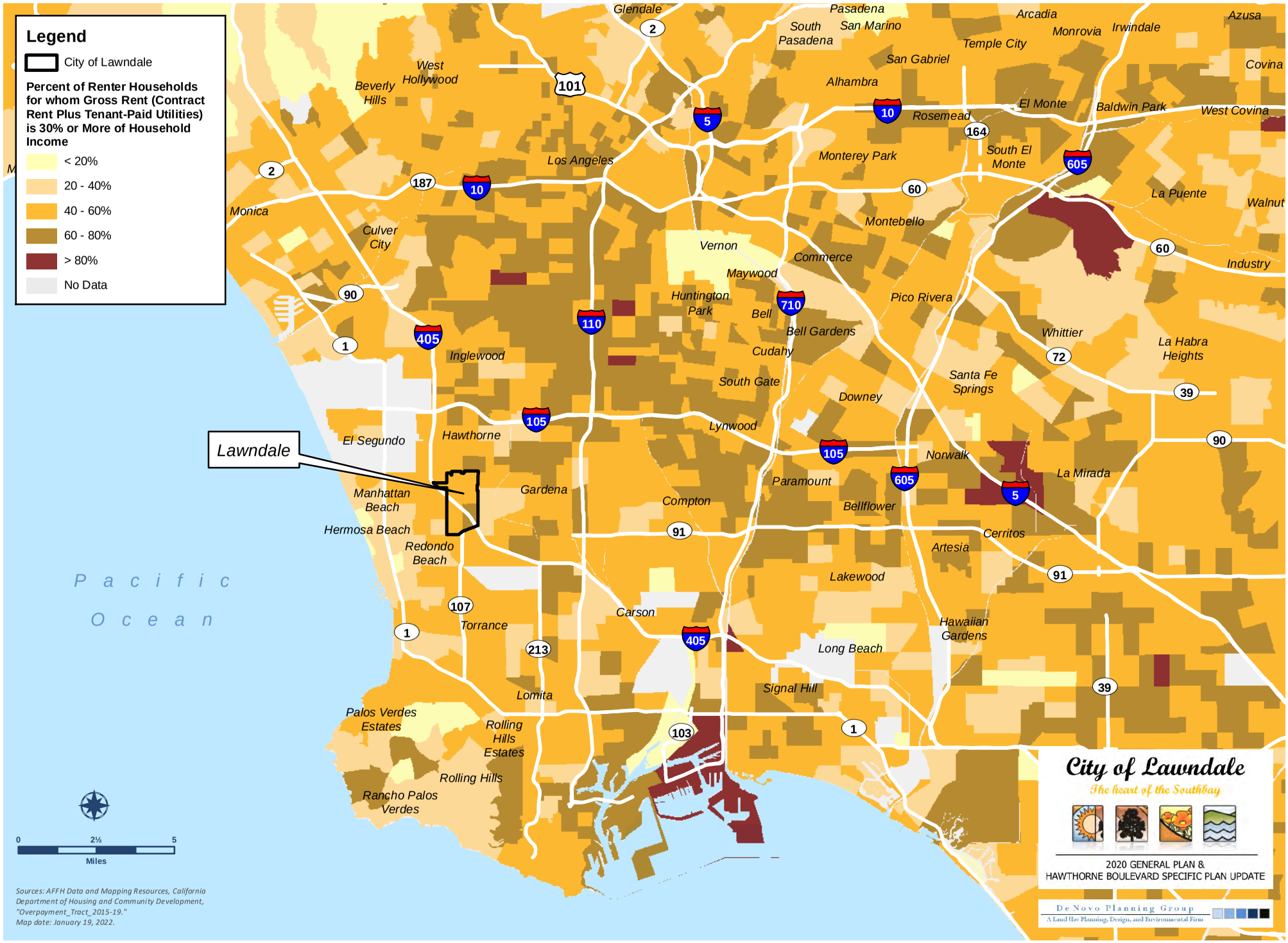
Figure 6-27. Cost-Burdened Renter Households by Census Tract - Regional



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19."
Map date: January 19, 2022.

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Figure 6-28. Cost-Burdened Owner Households by Census Tract - Regional

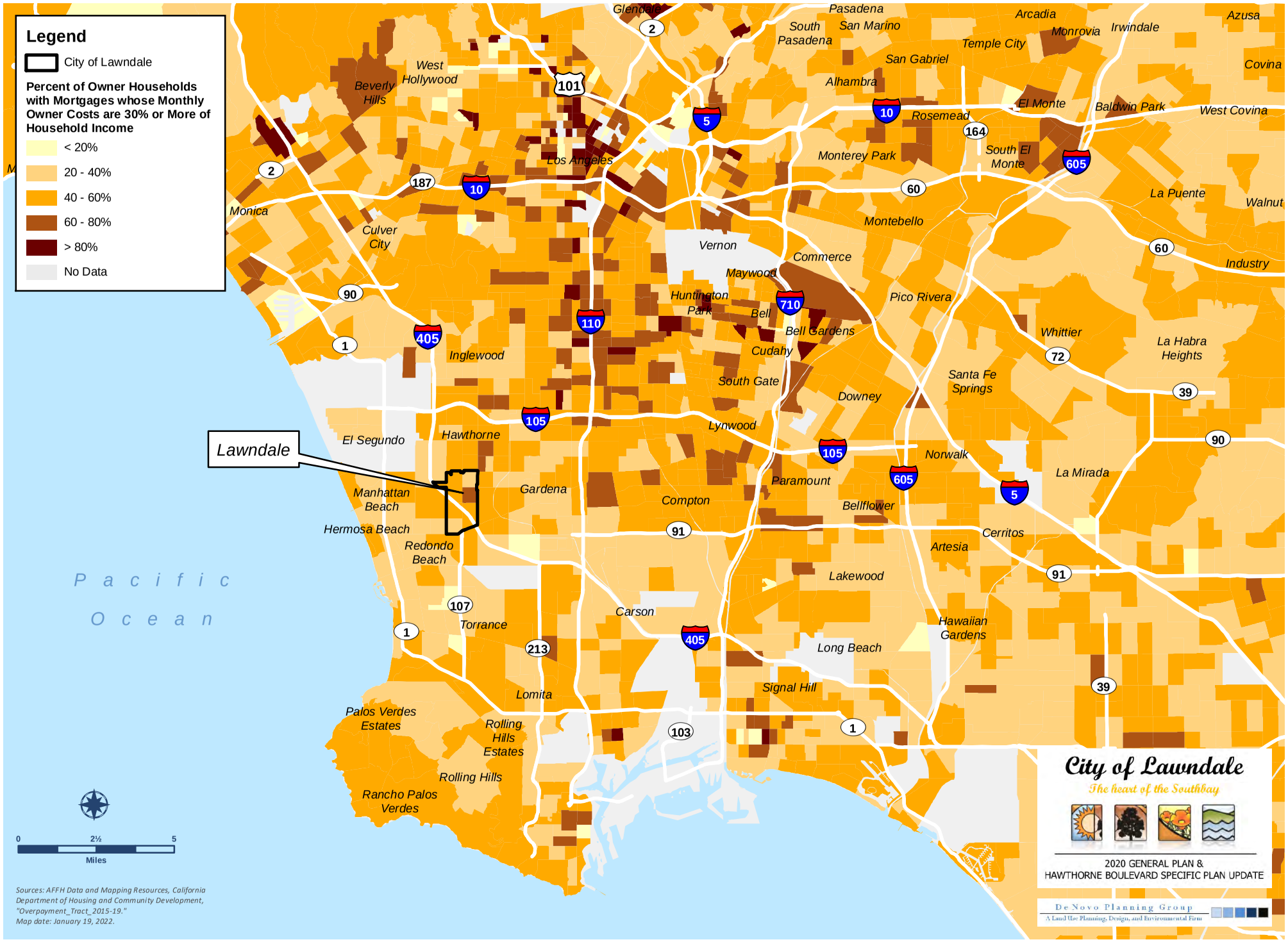

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Figure 6-29. Overcrowded Households by Census Tract

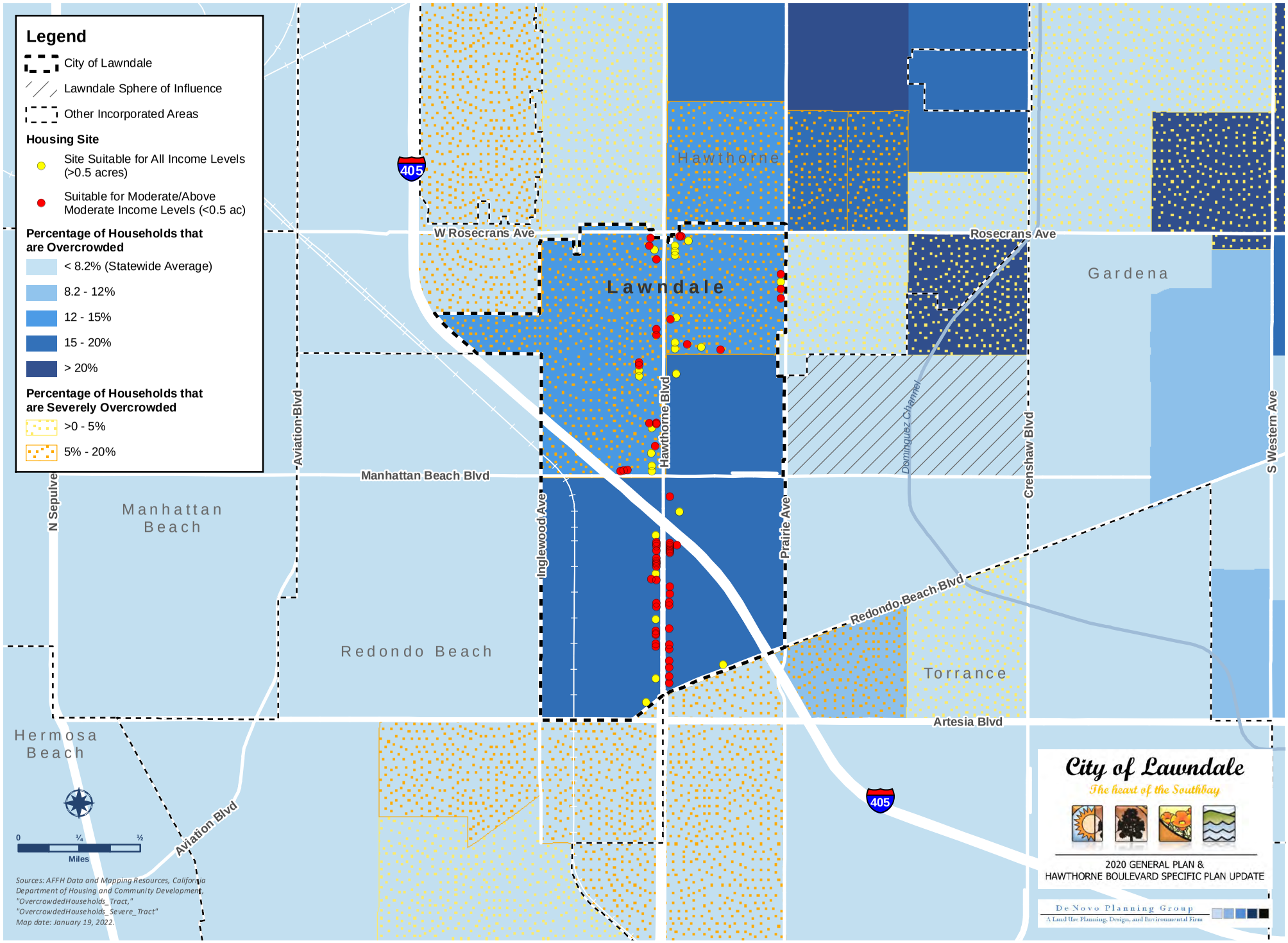

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Figure 6-30. Overcrowded Households by Census Tract - Regional

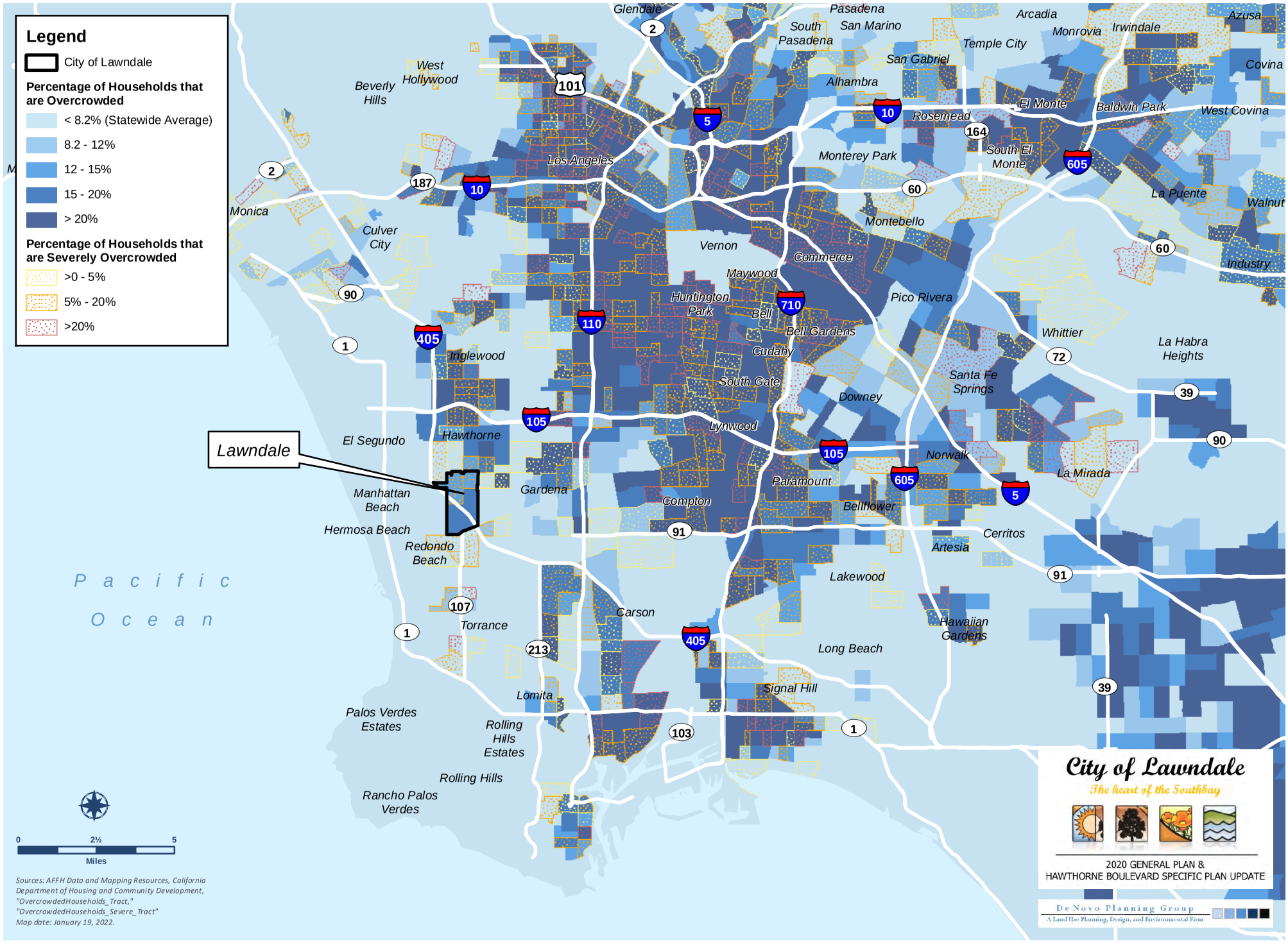

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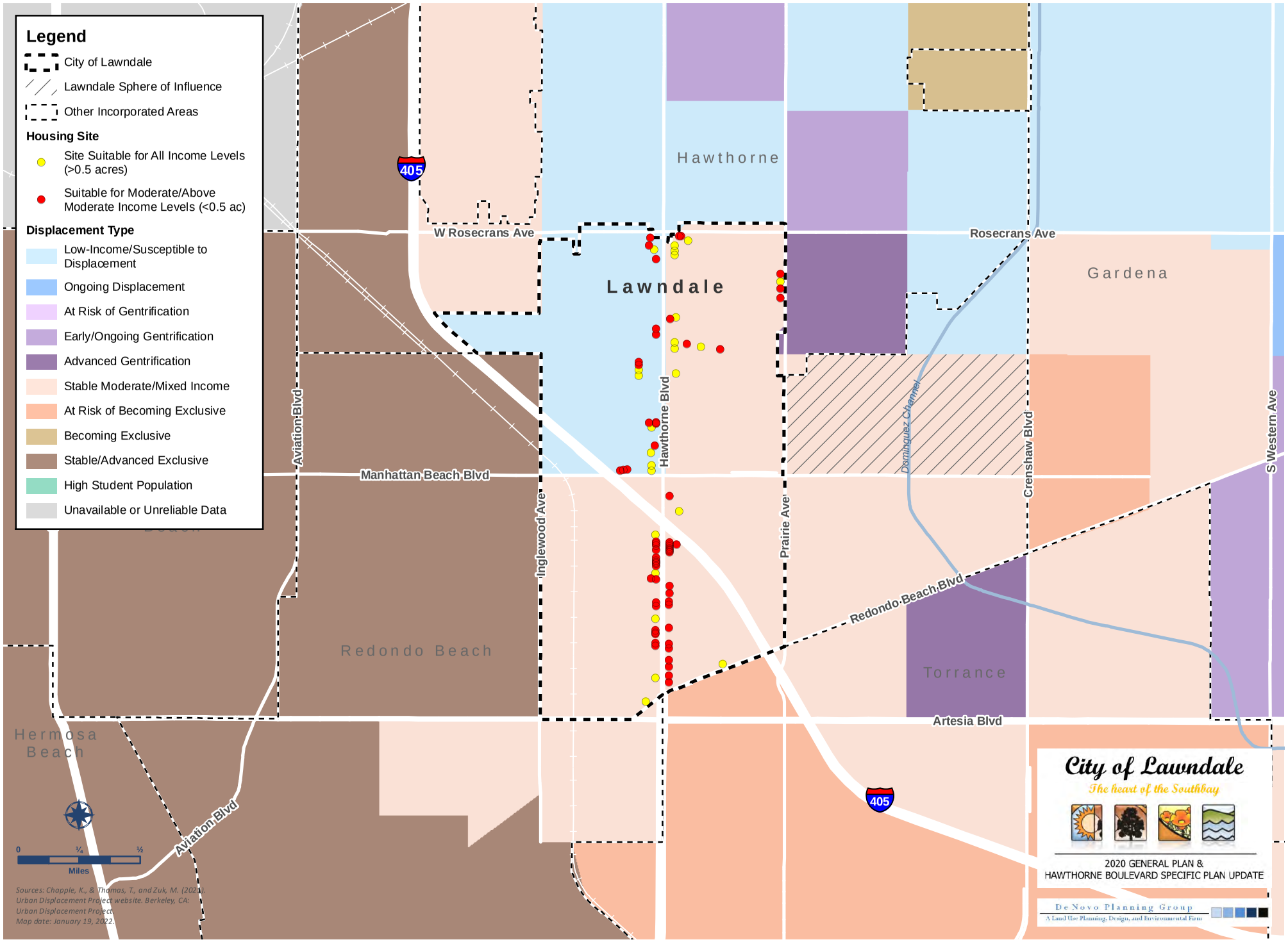
Figure 6-31. Gentrification and Displacement



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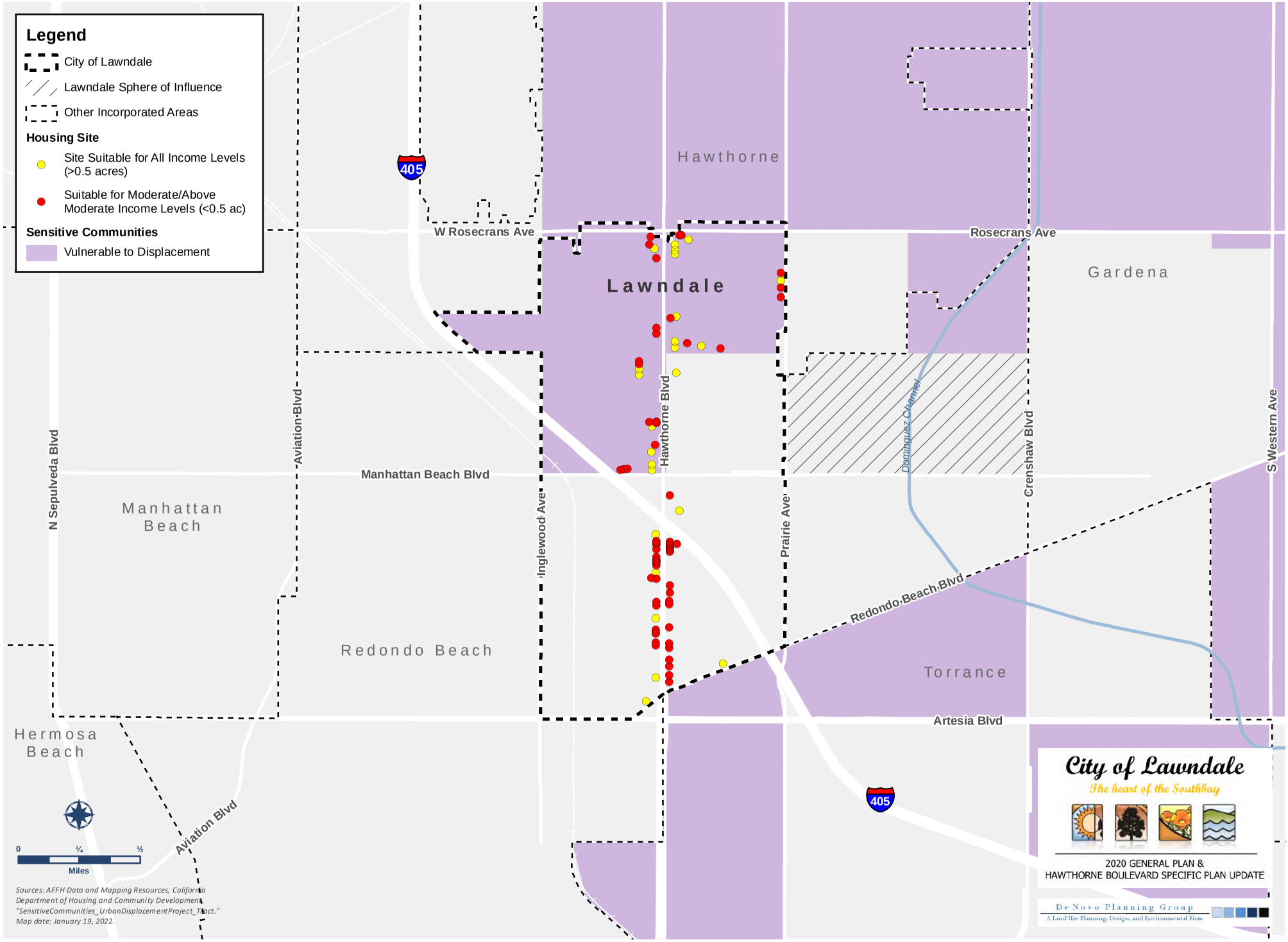
FINAL DRAFT

Figure 6-32. Sensitive Communities



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FINAL DRAFT

6D. Analysis of Contributing Factors and Fair Housing Priorities and Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report, the City has identified the following potential contributing factors to fair housing issues in Lawndale and, as described later in this section, has developed a series of specific programs to address these contributing factors. The meaningful actions listed in the Table 6-8 relate to the actions identified in the Housing Plan.

TABLE 6–8: FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Disparities in Access to Opportunity	• Lack of private investment in specific neighborhoods • Community opposition	High	• Program 12 • Program 18 • Program 21 • Program 22 • Program 23
Disproportionate Housing Needs, including Displacement Risks	• Availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Land use and zoning laws	High	• Program 2 • Program 3 • Program 4 • Program 6 • Program 7 • Program 8 • Program 14 • Program 16 • Program 17 • Program 22 • Program 23
Fair Housing Enforcement and Outreach	• Lack of resources for fair housing agencies and organizations • Lack of local private fair housing outreach and enforcement	Medium	• Program 20 • Program 21 • Program 23

FINAL DRAFT

1. **Displacement of residents due to economic pressures.** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County. Given the low median home value relative to the region, and the lower incomes of residents, Lawndale is highly susceptible to gentrification and displacement (based on data from the Urban Displacement Project at the University of California, Berkeley). Going forward, the areas most vulnerable to gentrification and displacement are disadvantaged areas located near areas that have already gentrified and disadvantaged areas located near major transit assets. Program 23~~1~~ has been included to address this contributing factor.
2. **Lack of private investments in specific neighborhoods.** In order to stimulate private investment and revitalization in specific areas, the City has invested its resources in updating the Hawthorne Boulevard Specific Plan. Through this effort, the City will strive to help streamline investment, highlight investment opportunities, and guide private investment to underrepresented areas within the Specific Plan. Adoption of the updated Hawthorne Boulevard Specific Plan is anticipated to spur new private investment along the City's main transportation corridor, while at the same time the City will continue to encourage the revitalization of other areas of Lawndale through private investments. Program 12 has been included to address this contributing factor.
3. **Community opposition.** Community opposition is a significant contributing factor to fair housing issues in Los Angeles County and Lawndale. In Lawndale, and many other communities, there is a lack of community understanding around affordable housing and the important role it plays in helping meet the needs of a variety of community members, including young people, working professionals, seniors, persons with disabilities, single-parent households, low-income households, and other at-risk populations. Program 22~~1~~ has been included in the City's Housing Plan to address this contributing factor.

FINAL DRAFT

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation, and fostering inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and program evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing:

- Program 3: Housing Choice Vouchers
- Program 4: Conservation of Existing and Future Affordable Units
- Program 6: Affordable and Special Needs Housing Development
- Program 7: Accessory Dwelling Units
- Program 8: Homeownership Programs
- Program 14: Replacement of Affordable Units
- Program 17~~6~~: Zoning Code Amendments – Housing Constraints
- Program 18~~7~~: Density Bonus Ordinance/Affordable Housing Development Incentives
- Program 20~~19~~: California Accessibility Standards Compliance Program
- Program 21~~1~~: Fair Housing Services
- Program 22~~1~~: Affirmatively Furthering Fair Housing Outreach and Coordination Program
- Program 23: Economic Displacement Risk Analysis

To the extent that these programs represent ongoing work efforts (from the 5th Cycle Housing Element), these programs are evaluated for effectiveness in Section 2 of this Background Report. The City has undertaken a series of proactive amendments to its Zoning Code to address new requirements related to Density Bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

FINAL DRAFT

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FINAL DRAFT

7. Other Requirements

7A. Consistency with General Plan

Government Code Section 65300.5 states: "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Additionally, Government Code Section 65583(c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals."

The housing element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The housing element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The land use element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of Lawndale's Housing Element identifies priority goals, policies, and action programs for the 2021-2029 planning period that directly address the housing needs of Lawndale's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic, and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan. Furthermore, this Housing Element Update is part of a more comprehensive General Plan Update and update of the Hawthorne Boulevard Specific Plan, all of which are being amended in conjunction with one another. And as portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

7B. Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of Lawndale. The City's other plans and policies, including its Municipal Code, Zoning Code, and Specific Plan must all remain consistent with the Housing Element. As revisions are considered to the City's Zoning Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

7C. Priority for Water and Sewer

Per Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households. As the responsible agency, the City of Lawndale will supply a copy of the adopted Housing Element to Golden State Water Company (GSWC) and the Los Angeles County Sanitation Districts (LACSD) District No. 5. The City is also preparing policy language to ensure that all lower income housing projects receive priority for water and sewer service, consistent with State law.

FINAL DRAFT

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FINAL DRAFT

APPENDIX A
SITE INVENTORY

FINAL DRAFT

FINAL DRAFT

MAP_LABEL	APN	SitusAddre	SitusCity	SitusZIP	UseType	UseDescrip_Detailed	GIS_Ac	OWNERNAME	HBSP	Current GP	Current	Proposed Site Tyle	Overlay Di	VLowCap	LowCap	ModCap	AbvMod	TotalCap
1	4078-034-054	14400 BURIN AVE	LAWNDALE CA	90260-1471	Commercial	Parking Lots (Commercial Use Properties)	0.47	HAWTHORNE BOULEVARD LAWNDALE LLC	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			18	18	35
2	4078-034-041	14319 HAWTHORNE BLVD	LAWNDALE CA	90260-1516	Commercial	Shopping Centers (Regional)	0.26	JOHN A & SALLY A GILKER	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	19
3	4078-034-053	14325 HAWTHORNE BLVD	LAWNDALE CA	90260-1516	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1.83	HAWTHORNE BOULEVARD LAWNDALE LLC	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	62	76			137
4	4078-034-055	14431 HAWTHORNE BLVD	LAWNDALE CA	90260-1518	Commercial	Professional Buildings	0.22	DMITRY FREYTS	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			8	8	16
5	4077-009-025	4354 W ROSECRANS AVE	LAWNDALE CA	90250-7106	Commercial	Parking Lots (Commercial Use Properties)	0.10	PIROOZ ZARRABIAN	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			4	4	8
6	4077-009-024	4350 W ROSECRANS AVE	LAWNDALE CA	90250-7106	Commercial	Parking Lots (Commercial Use Properties)	0.10	PIROOZ ZARRABIAN	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			4	4	8
7	4077-009-046	14310 HAWTHORNE BLVD	HAWTHORNE CA	90260-1515	Commercial	Shopping Centers (Neighborhood, community)	2.51	PIROOZ ZARRABIAN	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	85	103			188
8	4077-009-001	14402 HAWTHORNE BLVD	LAWNDALE CA	90260-1517	Commercial	Shopping Centers (Neighborhood, community)	1.04	PIROOZ ZARRABIAN	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	35	43			78
9	4077-009-002	14410 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Store Combination	0.52	J AND B COOK LLC	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	18	21			39
10	4077-009-035	14418 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Restaurants, Cocktail Lounges	0.82	ERHARDT JAMES F AND NORMA TRS ERHARDT FAMILY	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	28	34			61
11	4077-015-012	14525 PRAIRIE AVE	LAWNDALE CA	90260-1829	Commercial	Store Combination	0.41	ANITA C AGATEP	OUT	Commercial	C-4	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			10	10	20
12	4077-015-017	14617 PRAIRIE AVE	LAWNDALE CA	90260-1830	Commercial	Store Combination	0.53	FREDERICK LLANO	OUT	Commercial	C-4	Site Suitable for All Income Levels (>0.5 acres)	100	12	15			26
13	4077-015-016	14627 PRAIRIE AVE	LAWNDALE CA	90260-1830	Commercial	Supermarkets	0.26	SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY	OUT	Commercial	C-4	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			6	6	13
14	4077-016-021	14705 PRAIRIE AVE	LAWNDALE CA	90260-1831	Commercial	Stores	0.38	GEORGE E RENFRO	OUT	Commercial	C-4	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			9	9	19
15	4077-021-037	14814 HAWTHORNE BLVD	LAWNDALE CA	90260-1525	Commercial	Hotel & Motels	0.96	SATNAAM INVESTMENTS INC	IN	Commercial	NC	Site Suitable for All Income Levels (>0.5 acres)	150	33	40			72
16	4077-021-018	14828 HAWTHORNE BLVD	LAWNDALE CA	90260-1525	Commercial	Restaurants, Cocktail Lounges	0.30	3562 S LA CIENEGA LLC LESSOR	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			11	11	22
17	4078-019-038	14901 HAWTHORNE BLVD	LAWNDALE CA	90260-1502	Commercial	Stores	0.48	AU ZONE INVESTMENTS NO 2 L P	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			18	18	36
18	4078-019-036	14909 HAWTHORNE BLVD	LAWNDALE CA	90260-1502	Commercial	Parking Lots (Commercial Use Properties)	0.21	AU ZONE INVESTMENTS NO 2 L P	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			8	8	15
19	4077-022-034	15000 HAWTHORNE BLVD	LAWNDALE CA	90260-1503	Commercial	Hotel & Motels	0.97	XJ GRAND HOTEL LLC	IN	Commercial	NC	Site Suitable for All Income Levels (>0.5 acres)	150	33	40			73
20	4077-022-028	15020 HAWTHORNE BLVD	LAWNDALE CA	90260-1543	Commercial	Shopping Centers (Neighborhood, community)	0.84	MIKE & SINDY YU MBI YEN	IN	Commercial	NC	Site Suitable for All Income Levels (>0.5 acres)	150	28	35			63
21	4077-022-015	15011 LARCH AVE	LAWNDALE CA	90260-1637	Commercial	Parking Lots (Commercial Use Properties)	0.48	XJ GRAND HOTEL LLC	OUT	Residential Multiple Family Low	R-1	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			12	12	24
22	4077-023-011	4221 MARINE AVE	LAWNDALE CA	90260-1639	Institutional	Churches	0.91	WAY TO GOD CHURCH	OUT	Industrial	C-M	Site Suitable for All Income Levels (>0.5 acres)	100	21	25			46
23	4077-024-040	4177 MARINE AVE	LAWNDALE CA	90260-1752	Industrial	Industrial	0.47	LCS PROPERTIES GROUP LLC	OUT	Industrial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			12	12	24
24	4079-002-011	15118 GREVILLEA AVE	LAWNDALE CA	90260-2016	Industrial	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	0.43	147 BEACHWOOD HOLDINGS LLC	OUT	Downtown Commercial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			11	11	22
25	4079-002-010	15122 GREVILLEA AVE	LAWNDALE CA	90260-2016	Industrial	Warehousing, Distribution, Storage	0.43	WAYNE G ANASTASI	OUT	Downtown Commercial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			11	11	22
26	4079-002-009	15200 GREVILLEA AVE	LAWNDALE CA	90260-2018	Industrial	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	0.87	WAYNE G ANASTASI	OUT	Downtown Commercial	C-M	Site Suitable for All Income Levels (>0.5 acres)	100	20	24			43
27	4079-002-008	15206 GREVILLEA AVE	LAWNDALE CA	90260-2018	Industrial	Warehousing, Distribution, Storage	0.87	WAYNE G ANASTASI	OUT	Downtown Commercial	C-M	Site Suitable for All Income Levels (>0.5 acres)	100	19	24			43
28	4076-011-041	15128 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Supermarkets	2.08	LAWNDALE MARKET PLACE LLC	IN	Downtown Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	70	86			156
29	4079-018-004				Commercial	Commercial	0.24	RMG FAMILY LLC ET AL GILES FAMILY LLC	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			9	9	18
30	4079-018-005	15413 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Store Combination	0.09	RMG FAMILY LLC ET AL GILES ANNA	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
31	4079-018-006	15417 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.09	RMG FAMILY LLC ET AL GILES ANNA	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
32	4079-018-007	15425 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Stores	0.83	RMG FAMILY LLC ET AL GILES FAMILY LLC	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	28	34			62
33	4079-030-043	15617 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Store Combination	0.25	PARK SHIL K CO TR SHIL K AND MINAH PARK TRUST	IN	Downtown Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			9	9	19
34	4079-030-048	15643 HAWTHORNE BLVD	LAWNDALE CA	90260	Commercial	Shopping Centers (Neighborhood, community)	2.63	15643 PLAZA LAWNDALE LLC	IN	Downtown Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	89	109			197
35	4079-030-036	15725 HAWTHORNE BLVD	LAWNDALE CA	90260-2651	Commercial	Shopping Centers (Neighborhood, community)	0.87	GREGG & JULIANNA RICE	IN	Downtown Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	29	36			65
36	4079-030-015	15735 HAWTHORNE BLVD	LAWNDALE CA	90260-2664	Commercial	Shopping Centers (Neighborhood, community)	0.66	WILLIAM E BRANHAM	IN	Downtown Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	22	27			50
37	4079-029-031	4519 MANHATTAN BEACH BLVD	LAWNDALE CA	90260-2041	Industrial	Industrial	0.21	JUAN D RODRIGUEZ	OUT	Commercial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			5	5	11
38	4079-029-032	4515 MANHATTAN BEACH BLVD	LAWNDALE CA	90260-2041	Industrial	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	0.16	JUAN D & MARICELA RODRIGUEZ	OUT	Commercial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			4	4	8
39	4079-029-038	4505 MANHATTAN BEACH BLVD	LAWNDALE CA	90260-2041	Industrial	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	0.41	JUAN D RODRIGUEZ	OUT	Commercial	C-M	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			10	10	21
40	4074-003-022	15910 HAWTHORNE BLVD	LAWNDALE CA	90260-2644	Commercial	Store Combination	0.45	JMD PROPERTIES LLC	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			17	17	34
41	4074-003-900				Government	Government Parcel	0.55	LAWNDALE CITY HOUSING AUTHORITY	OUT	Open Space	O	Site Suitable for All Income Levels (>0.5 acres)	100	12	15			27
42	4080-028-043	16129 HAWTHORNE BLVD	LAWNDALE CA	90260-2928	Commercial	Shopping Centers (Neighborhood, community)	0.51	MIRACLE PROPERTIES	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	17	21			38
43	4080-029-001	16201 HAWTHORNE BLVD	LAWNDALE CA	90260-2934	Commercial	Stores	0.09	SK LIM PROPERTY LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
44	4080-029-002	16205 HAWTHORNE BLVD	LAWNDALE CA	90260-2934	Commercial	Stores	0.09	KAST REAL ESTATE LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
45	4080-029-003	16209 HAWTHORNE BLVD	LAWNDALE CA	90260-2934	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.18	KAST REAL ESTATE LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	13
46	4080-029-032	16221 HAWTHORNE BLVD	LAWNDALE CA	90260-2934	Commercial	Srvc Shps:Radio, TV, Refrig, Pnt Shp	0.36	HSS SHAMSI INVESTMENT LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			13	13	27
47	4075-005-074	16200 HAWTHORNE BLVD	LAWNDALE CA	90260-2939	Commercial	Stores	0.18	PAUL D GERHARDT	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	13
48	4075-005-056	16206 HAWTHORNE BLVD	LAWNDALE CA	90260-2933	Commercial	Stores	0.09	BRUCE A MASSMAN	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
49	4075-005-057	16210 HAWTHORNE BLVD	LAWNDALE CA	90260-2933	Commercial	Store Combination	0.15	JAMES & PATRICIA DUTTON	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			6	6	11
50	4075-005-058	16216 HAWTHORNE BLVD	LAWNDALE CA	90260-2933	Commercial	Office Buildings	0.09	JAMES J DUTTON	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
51	4075-005-059				Commercial	Parking Lots (Commercial Use Properties)	0.09	JAMES J DUTTON	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
52	4075-005-060	16224 HAWTHORNE BLVD	LAWNDALE CA	90260-2933	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.09	HAAN CORPORATION	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
53	4075-005-061				Commercial	Parking Lots (Commercial Use Properties)	0.09	HAAN CORPORATION	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
54	4075-005-046				Commercial	Parking Lots (Commercial Use Properties)	0.41	PAUL D GERHARDT	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			15	15	31
55	4080-030-001	4408 W 163RD ST	LAWNDALE CA	90260-2937	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.27	SHAHRAM SHAHBAZIAN	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	20
56	4080-030-002				Commercial	Parking Lots (Commercial Use Properties)	0.09	SHAHRAM SHAHBAZIAN	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
57	4080-030-025				Commercial	Parking Lots (Commercial Use Properties)	0.09	SHAHRAM SHAHBAZIAN	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
58	4080-030-026	16317 HAWTHORNE BLVD	LAWNDALE CA	90260-2912	Commercial	Stores	0.09	SOLARES PROPERTY INVESTMENTS LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	7
59	4080-030-029	16405 HAWTHORNE BLVD	LAWNDALE CA	90260-2914	Commercial	Stores	0.18	EDDIE R FISCHER	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	13
60	4080-031-029	16401 HAWTHORNE BLVD	LAWNDALE CA	90260-2914	Commercial	Stores	0.57	REALTY INCOME CORP	IN	Commercial	NC	Site Suitable for All Income Levels (>0.5 acres)	150	19	24			43
61	4080-031-037				Institutional	Schools	0.25	DJ AND E PROPERTIES LLC	OUT	Commercial	R-3-P	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	100			6	6	13
62	4080-031-032	16421 HAWTHORNE BLVD	LAWNDALE CA	90260-2914	Institutional	Churches	0.27	INTERNATIONAL PENTECOSTAL HOLINESS CHURCH	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	20
63	4075-007-018	16500 HAWTHORNE BLVD	LAWNDALE CA	90260-2915	Commercial	Stores	0.27	ROBERT & MARJORIE FRANK	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	20
64	4075-007-017	16518 HAWTHORNE BLVD	LAWNDALE CA	90260-2915	Commercial	Service Stations	0.34	BEHKAR LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			13	13	26
65	4081-033-012	16607 HAWTHORNE BLVD	LAWNDALE CA	90260-3242	Commercial	Stores	0.27	PAUL D & TOBY L GERHARDT	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	20
66	4081-033-027	16607 HAWTHORNE BLVD	LAWNDALE CA	90260-3242	Commercial	Parking Lots (Commercial Use Properties)	0.19	PAUL D & TOBY L GERHARDT	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	14
67	4075-009-001	16606 HAWTHORNE BLVD	LAWNDALE CA	90260-3241	Commercial	Restaurants, Cocktail Lounges	0.26	WILLIAM & ESTHER HENDERSON	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	20
68	4075-009-003	16610 HAWTHORNE BLVD	LAWNDALE CA	90260-3241	Commercial	Restaurants, Cocktail Lounges	0.14	WILLIAM & ESTHER HENDERSON	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			5	5	10
69	4081-032-030	16725 HAWTHORNE BLVD	LAWNDALE CA	90260-3244	Commercial	Stores	0.54	16711 HAWTHORNE BLVD LAWN LLC	IN	Commercial	NC	Site Suitable for All Income Levels (>0.5 acres)	150	18	22			41
70	4081-031-014	16807 HAWTHORNE BLVD	LAWNDALE CA	90260-3219	Commercial	Stores	0.18	16807 HAWTHORNE LAWNDALE LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	13
71	4081-031-015	16815 HAWTHORNE BLVD	LAWNDALE CA	90260-3219	Commercial	Stores	0.11	16807 HAWTHORNE LAWNDALE LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			4	4	8
72	4081-031-016	16819 HAWTHORNE BLVD	LAWNDALE CA	90260-3219	Commercial	Professional Buildings	0.07	DCRB HOLDINGS LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			3	3	5
73	4075-011-051	16804 HAWTHORNE BLVD	LAWNDALE CA	90260-3218	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.25	GLENN JAHN	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			9	9	19
74	4081-030-035	16901 HAWTHORNE BLVD	LAWNDALE CA	90260-3216	Commercial	Parking Lots (Commercial Use Properties)	0.18	SALZMAN MICHAEL CO TR	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	14
75	4081-030-032	16901 HAWTHORNE BLVD	LAWNDALE CA	90260-3216	Commercial	Restaurants, Cocktail Lounges	0.18	MICHAEL D SALZMAN	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			7	7	13
76	4075-012-019	16900 HAWTHORNE BLVD	LAWNDALE CA	90260-3215	Commercial	Stores	0.27	16900 HAWTHORNE BLVD OPPORTUNITY FUND LLC	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			10	10	21
77	4075-012-020	16910 HAWTHORNE BLVD	LAWNDALE CA	90260-3215	Commercial	Store Combination	0.25	WILLIAM & ESTHER HENDERSON	IN	Commercial	NC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			9	9	19
78	4075-014-025	17000 HAWTHORNE BLVD	LAWNDALE CA	90260-3301	Commercial	Stores	0.33	17000 HAWTHORNE BLVD OPPORTUNITY FUND LLC	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			12	12	25
79	4075-014-026	17070 HAWTHORNE BLVD	LAWNDALE CA	90260-3301	Commercial	Restaurants, Cocktail Lounges	0.46	ANN VAN AUSDELN	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			17	17	34
80	4081-028-032	17101 HAWTHORNE BLVD	LAWNDALE CA	90260-3304	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0.63	LAWNDALE CW LP	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	21	26			47
81	4075-015-016	17100 HAWTHORNE BLVD	LAWNDALE CA	90260-3303	Commercial	Restaurants, Cocktail Lounges	0.33	17124 PARTNERS	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			12	12	25
82	4075-015-017	17124 HAWTHORNE BLVD	LAWNDALE CA	90260-3303	Commercial	Stores	0.49	17124 PARTNERS	IN	Commercial	GC	Suitable for Mod/Above Mod Income Levels (<0.5 ac)	150			18	18	37
83	4081-027-049	4433 REDONDO BEACH BLVD	LAWNDALE CA	90260-3465	Commercial	Shopping Centers (Neighborhood, community)	2.04	SBP ENTERPRISES LLC	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	69	84			153
84	4075-017-063	4193 REDONDO BEACH BLVD	LAWNDALE CA	90260	Commercial	Store Combination	0.78	ONE REDONDO PLAZA LLC	IN	Commercial	GC	Site Suitable for All Income Levels (>0.5 acres)	150	26	32			59

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1	4078-034-054	14400 BURIN AVE	Parking Lots (Commercial Use Properties)	Parking lot, no stories, Chevron gas station to the east of site, and commercial building (businesses: Corner joint; Safety Money services; lucky bamboo kitchen) to south of site. Curb cuts on Rosecrans Avenue to access site. Curbcut on Burin Avenue next to Corner Joint restaurant to access site. Minimal landscaping, central lighting post. Sidewalk borders the site. Minimal cracking in parking pavement. short walled buffer along Burin Avenue.	X			X	X		
2	4078-034-041	14319 HAWTHORNE BLVD	Shopping Centers (Regional)	1 story, west perimeter is Burin Avenue, wide sidewalk along street; north/west border surrounded by parking lot, rest of buildings/tenents border south site perimeter. Building is in stable/sturdy condition. Direct parking. 1 tenent: corner joint; wide sidewalk along store front. Curb cut on Burin Avenue to access site.	X				X		
3	4078-034-053	14325 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial businesses. 1 story, west perimeter is Burin Avenue, wide sidewalk along street; north border is Corner Joint (14319 Hawthorne Blvd); west border is surrounded by parking lot, businesses border south site. Building is in stable/sturdy condition. Direct parking. 7 tenents: safety money services; lucky bamboo kitchen; At the Shop haircutting; Damian's Barbershop, Colombian Delicatessen; Cali Games; and Cellphone. wide sidewalk along store fronts. PepBoys Auto is a separate building that borders the multi-business building. Building in stable condition.	X				X		
4	4078-034-055	14431 HAWTHORNE BLVD	Professional Buildings	Commercial business. 1 story, building in good/stable condition. 1 tenant: Hawthorne Dog and Cat Hospital. Wide sidewalk along southern perimeter- 145 Street. Parking along west perimeter. Pepboys Auton northern perimeter. Parking lot directly west. Sidewalk directly along storefront but no parking directly in front of door. But parking is accessible from lot. Curbcut on 145 Street to access site. Sidewalks and parking lot are nicely paved.	X		X				
5	4077-009-025	4354 W ROSECRANS AVE	Parking Lots (Commercial Use Properties)	parking lot - shared with 4350 W Rosecrans, nicely paved. Landscaped buffers inside lot. Surrounded by big box commerical. Curbcut for site access on Rosecrans Avenue, & Hawthorne Blvd. Parking lot for entire Lawndale Center (commercial). ADA accessible. Perimeter is lined with Sidewalks along Hawthorne Blvd and Rosecrans. NEED PIC	X						
6	4077-009-024	4350 W ROSECRANS AVE	Parking Lots (Commercial Use Properties)	parking lot- shared with 4354 W Rosecrans	X						
7	4077-009-046	14310 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	1 story building; 2 tenants: target & CVS. Wide sidewalk along store front. Direct parking. Sidewalk along Rosecrans. Curbcut along Rosecrans Ave for vehicle access. No visible vacancies. Parking lot directly west, Rosecrans Ave directly north, Larch Avenue (and loading dock) directly east, parking and other building directly south	X						
8	4077-009-001	14402 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	2 buildings; 1 directly east of Hawthorne Blvd with ~2 tenants: Cash 1 & Boost Mobile. Building directly east is 1 story commercial building with 6 tenants: King Of Wings; Home of the Champs, Sameday insurance; Ocho rios Grill; Ocean Threading; Wash & Fold. buildings are in good/solid condition. Sidewalk borders storefronts. Direct parking directly north of site. Curbcut along Hawthorne Avenue directly west of site allowing direct vehicle access. landscaped buffer between parking eastern commercial building.renovated recently. trashcans along storefronts.	X						
9	4077-009-002	14410 HAWTHORNE BLVD	Store Combination	sidewalk along Hawthorne Blvd., 1 story bldg: Commercial dining: Cook's Doors and Windows, street lighting directly out front, landscaped trees in sidewalk, curbuts directly north and south of site from Hawthorne Blvd for vehicle access. Building on Hawthorne Blvd in good condition. Behind Cook's Doors and Windows is another building, most likely 1 story- most likely Cook's storage	X						
10	4077-009-035	14418 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	wide sidewalk along western and souther perimter of site. Sidewalk landscaped with trees, on-street parking directly adjacent to site. Curbcutt along Hawthorne Blvd and 145 Street to allow vehicle access. Commerical building: 1 story. Tenant: #1 Buffet. short buffer wall along Hawthorne Blvd between parking and sidewalk. Sidewalk and parking lot are nicely paved. majority of site is parking lot	X					X	
11	4077-015-012	14525 PRAIRIE AVE	Store Combination	sidewalk along Prairie Avenue- wide and clean and nicely paved. Curbcutt along Prairie Avenue to allow for vehcile access towards back of site. Private educational building. Tenant: Sunshine Schoolhouse. 1 story building in good condition.direct on street parking on Prairie Ave.	X		X			X	

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12	4077-015-017	14617 PRAIRIE AVE	Store Combination	Google maps says only the 2 story building is this parcel. The Lawndale HE Parcel map says it's the over half the shopping center. Using Lawndale Parcel map. 2 curbcutts along Prairie Avenue for vehicle access to site. 2 buildings. Sothernmost building is 2 stories, tenants include: Testing Center, Pacific West Realty & Funding, Wally's Insurance, Water & Ice, Best Refund Income Tax; building in good condition, direct front parking, arcade walkway, trash dumster directly in front, 2nd story is railed. the northern most building on site is 1 story and wraps around the northwest corner to create an "L" building; also includes 1st story arcade walkway and direct parking; tenants include: S'Salon, Caballero Barber, Fast Insurance; Ecuatoriano Restaurant; Taqueria El Jalapeno, Tender Love N Hair Design; Living Healthy Club; and Queen;s Donuts; includes ADA parking. A short landscaped buffer wall lines perimeter of site along Prairie Ave. No vacancies.	X		X				
13	4077-015-016	14627 PRAIRIE AVE	Supermarkets	wide/nicely paved sidewalks along southern and eastern perimeter. Site sits on NW corner of Prairie Avenue & 147th Street. Curbcutts on Prairie Ave and 147 Street for vehicle access. Building is 1 story commericial building. Tenanent: 7/11 store. Direct parking on lot. Metro bus stop on corner. Landscaped buffer between street and site. bldg, sidewalks, parking lot are all in fine condition. Street lighting on site. Looks like there are no vacancies	X						
14	4077-016-021	14705 PRAIRIE AVE	Stores	SW corner of Prairie Ave and 147 St. Nice sidewalks border northern and eastern perimeter. Direct parking on site accessed by curbcutts along Prairie Avenue and 147 St. 1 story commercial building with 9 tenants: Smoke Shop, Totally Satisfied Hair Salon, Allstate, Keystone Realty, Leasing Information H&R Block, Optometrist, Fur Paws Grooming, and Dentist. Sidewalk borders storefronts. Building is in fine conditon. Landscaped buffer between street and parking. Looks like no vacancies. Street/singage lighting. Sidewalks/parking seems finely paved.	X						
15	4077-021-037	14814 HAWTHORNE BLVD	Hotel & Motels	4 story Hotel; Baymont Inn & Suites. Sidewalk along western and southern perimeter. Direct Parking. Landscaped-physical buffer between site and neighboring site (Starbucks). Private parking- blocked with fence. Building in good condition. No visible vacancies. Curbcutts along Hawthorne Blvd and 149th Street for vehicle access	X						
16	4077-021-018	14828 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial site. Corner site. Siewalks along western and southern perimeter. Landscaped-physcial buffer between site and neighboring Hotel. Direct parking. Tenant: Starbucks (with a drivethrough) Curbcutts on Hawthorne Blvd and 149th Street for vehicle access. 1 story building in good/great condition. landscaping on sidewalk and parking lot. little sidewalk lighting.	X						
17	4078-019-038	14901 HAWTHORNE BLVD	Stores	Commercial corner site. Sidwalks along Northern and eastern perimeter of site. Direct parking and parking directly south. 1 story building in fine condition. Tenant: WSS Shoes. Curbcuts along 149th street and Hawthorne Blvd for vehicle access. Landscaped buffer between street and parking on 149th street. Sidewalk trees. Sidewalk/parking street lighting is ample. parking lot fine- not really dirty. all pavement is good. Western perimeter is a commercial ally. Southern perimteter is a parking lot.	X						
18	4078-019-036	14909 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	Commerical parking lot, curbcut vehicle access from Hawthorne Blvd and commercial ally on western perimeter. Sidewalks and parking lot finely paved. Sidwalk runs along eastern and northern perimeter. Little street lighting. WSS Commerical building is directly north. Past the commercial ally on the western perimeter are residential units.	X			X		X	
19	4077-022-034	15000 HAWTHORNE BLVD	Hotel & Motels	Hotel. 1 tenant: Best Western Plus. Building 3-4 stories. Building in good conditon. Wide sidewalk with trees along western perimeter. Direct on-site parking. Curbcut along Hawthorne Blvd for vehicle access. Commercial uses directly south of site, residential directly north.	X						
20	4077-022-028	15020 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	Commercial building with 7 tenants: Sherwin-Willians Paints, Cleaners, Mariscos, ASAP, Baker's, Tacos & Burritos, Carniceria Latina. Possibly 1 vacancy. Direct parking, curbcuts along Hawthorne Blvd and Marine Avenue for vehicle access. Sidewalk around western and southern perimeter- wide and nicely paved. Sidewalk along strorefronts- good conditon. landscaped buffer between stores and street. all paving is in fine condition. northern perimeter is Best Western Hotel . building is in fine condition	X						
21	4077-022-015	15011 LARCH AVE	Parking Lots (Commercial Use Properties)	Gated Parking lot for Best Western Plus Hotel that extends westward to Larch Avenue. Parking enterance from Larch Avenuve is gated. Residential units directly north and south of site. Nice sidewalk along eastern perimeter- wide trees and grass. Best Western Plus directly west	X			X			

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22	4077-023-011	4221 MARINE AVE	Churches	Parking lot, and Church. Tenanat: Way to God Curch- Lawndale. Corner lot with sidwalk along western and southern perimeter. Curbcutt along Marine Avenue for vehicle access. Building and parking lot in fine condition. site is cut in half (N/S) by temporary fence: north of fence- parking lot and church building Residential units directly north and east of site.				X		X	
23	4077-024-040	4177 MARINE AVE	Industrial	Corner lot. Sidewalks along western and southern perimeters. Curbcutts along Marine and Freeman Avenues for vehicle access. Site is fenced in from sidewalk. Residential units directly north and west and commercial units to the east. Covered dumpstr on site.			X			X	
24	4079-002-011	15118 GREVILLEA AVE	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	Commercial lot: American Drilling Co. 1 story building in good condition. Curbcutt along Grevillea Avenue for vehicle access on western perimeter. Walls on north and south perimeters. Car/parking lot on east side of site accesible through side ally on site. does not look vacant					X	X	
25	4079-002-010	15122 GREVILLEA AVE	Warehousing, Distribution, Storage	Commercial lot, Curbcutt along Grevillea Avenue for vehicle access on western perimeter. Building under construction, not sure tenant. Looks like big parking lot on western hald of site and possibly 2 story building on eastern half. Possibly vacant. sidewalk in good condition.						X	
26	4079-002-009	15200 GREVILLEA AVE	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	Commercial lot. Tenanat: JLM Environmentral Inspectors. Parking mainly on eastern half of lot, but also some in front of building. Sidewalk and 2 curbcutts along Grevillea Avenue. Building looks 1 story. Commercial/ uses north and south and east and west.			X		X	X	
27	4079-002-008	15206 GREVILLEA AVE	Warehousing, Distribution, Storage	Commerical lot. 2 structures each 1 story. Building are worn. Look vacant- could be with Site #26. parking along Grevillea Avenue. Sidewalk in good condition along Grevillea. Looks like open lot in back, shared with Site #26- shared allyway. Fenced off along east side			X		X	X	
28	4076-011-041	15128 HAWTHORNE BLVD	Supermarkets	large commerical site. Lots of direct parking. Curbcuts along Hawthorne Blvd for vehcile access. Commercial uses to north and south. Residential uses to east and northeast. Sidewalk/parking/building all in good condition. Tenant: El Super. Sidewalk along storefront. street lighting in parking lot. shared parking lot	X					X	
29	4079-018-004		Commercial	vacant lot. Residential units to the east. Commericial to north and south. Vacant lots to east. No street access, sidealks, lighting. Hard to determine conditions from Google Earth	X					X	
30	4079-018-005	15413 HAWTHORNE BLVD	Store Combination	commercial lot. Tenant: Casa Bella Tax Service Center. 1 story building. Wide Sidewalk along Hawthorne Blvd in good condition. Commercial use directly north, vacant lots surrounding rest of site. Street parking directly in front of business along Hawthorne.	X					X	
31	4079-018-006	15417 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial use, 1 tenant: Vic's Auto Sales but currently looks vacant. 1 story building. Curbcut along Hawthorne Blvd. vehicle access is fenced off- no parking lot. Sidewalk is wide and well paved. Parking is directly in front of store. -	X					X	
32	4079-018-007	15425 HAWTHORNE BLVD	Stores	Commercial lot: Old tenant no longer there: Van'tasia. Vacant now. 1 story building along Hawthorne Blvd. Curbcuts along Hawthorne Blvd to allow vehicle access. Wide sidewalk nicely paved with landscaped trees. Lot is all paved, run down, large empty parking lot on western half. Sites 29-32 all connect with large vacant parking lot.	X					X	
33	4079-030-043	15617 HAWTHORNE BLVD	Store Combination	Commercial lot, 1 tenant: Benjamin Moore. 2 story building in good condition. Wide sidewalk along Hawthorne Blvd. in good condition with trees and street lighting. Curbcut along Hawthorne Blvd north of building for vehicle access. Street parking also on Hawthorne Blvd. rest of lot is parking. western perimeter is landscaped wall buffer. no direct lighting in parking lot.	X					X	
34	4079-030-048	15643 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	Commercial use; lots of parking, several plazas. Plaza Lawndale. 15 tenants between 15625-15705 Hawthorne Blvd: Saigon Market, WIC, Mothers, S&J, Uniforms, Lima Service, Mar's Beauty Island, Papa Johns, Inca Gourmet, Southern space, Pho House, Dentistry, Massage, Crepe Heaven. Wide nice sidewalk along Hawthorne Blvd with landscaped trees. Curbcutts along Hawthorne Blvd for vehicle access to shopping center. Buildings in Plaza Lawndale are 1 story. Center also incldues Courtyard plaza- 2 buildings 2 stories each; tenants include: Holy trinity, Vitamax, Power insurance solutions, VMR Medical, Notary/Taxes, SOC Janitorial; several locations in Courtyard Plaza are vacant; open courtyard between two buildings; landscaped; lighting and direct parking.	X		X				

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35	4079-030-036	15725 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	commercial lot. Direct and street parking. 11 tenants: McDens Donuts, Water store, Do Medical, Thu Pharmacy, Saigon Dish, Chiropractic'n, Cicitos Bakery, Le Hair Affair, Twins Cleaners, Do Dental, Optometry. Sidewalks/parking/ storefront sidewalks/landscaping/ buildings all in good condition. "L" building 1 story. Curbcuts along Hawthorne Blvd for vehicles. storefront sidewalk is nice and wide	X						
36	4079-030-015	15735 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	corner commercial lot, 1 tenant: Spires Restaurant. Sidewalks around southern and eastern perimeters- nicely paved, wide, with landscaping. Curbcuts along Manhattan Beach Blvd for vehicle access.	X		X				
37	4079-029-031	4519 MANHATTAN BEACH B	Industrial	commercial (industrial?) lot, Curbcut vehicle access from Manhattan Beach Blvd. and Mansel Ave. Manhattan Beach entrance is gated. Sidewalk- nicely paved along southern and western perimeters of site. Brick wall buffer along southern and western perimeters of site. street lighting. no official tenant/business but used as construction/industrial site for neighboring business (Site #38)						X	
38	4079-029-032	4515 MANHATTAN BEACH B	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	industrial? Use. 1 building- 1 story,Sidewalk along manhattan beach blvd. 2 curbcuts on street- just east and west of building. Construction/warehouse opporations back of site. Vehicle access also from curbcut Mansel Avenue.			X			X	
39	4079-029-038	4505 MANHATTAN BEACH B	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	Corner industrial/warehouse lot. Sidewalks along south and eastern perimeter- wide, nicely paved. Direct parking on site. Curbcutt along Manhattan Beach Blvd and Grevillea Ave for vehicle access. vehicle access also behind building via Grevillea Ave. Short walled buffer between parking and street. 1 story warehosue building. Tenants: Angelus Paving Stones (& Demolition and Disposal?). minimal landscaping.						X	
40	4074-003-022	15910 HAWTHORNE BLVD	Store Combination	sidewalk along Hawthorne Blvd and 159th street are wide and nicely paved with landscaped trees. 1 building- 2 stories. Tenants: Complete Plus & Crenshaw. Curbcut vehicle access south of building from Hawthorne Blvd. direct street and site parking. Nice landscaping. Site is in good condition.	X		X				
41	4074-003-900		Government Parcel	Dan McKenzie Community Garden. Wide sidewalks along 160th St and Sombra Ave. site is fenced off. Curbcut on 160th street. Fence entrance at curbcut. No vehicle access on site. Garden shed on site. Direct street parking			X			X	
42	4080-028-043	16129 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	Corner commercial lot. Sidewalks along southern and eastern perimeter- nice and wide with minimal landscaping. Vehicle access curbcuts on 162 street and Hawthorne Blvd. 1 story commercial building, 5 tenants: Casual Male XL, Discount Cigarette outlet, Cricket, Nail Spa, Jackson Hewitt. Looks like there is one/two vacancies. storefront sidewalk is shaded and nicely paved. Parking lot in good condition.	X		X				
43	4080-029-001	16201 HAWTHORNE BLVD	Stores	Corner commercial lot. Sidewalks along northen and eastern perimeter- wide and nicely paved. Vehicle curbcut on 162 st. small parking lot on site. 1 story commercial building. Tenant: S&S Liquor. Minimal landscaping on sidewalks. Fire hydrant and traffic lights on sidewalk.	X					X	
44	4080-029-002	16205 HAWTHORNE BLVD	Stores	commercial lot with 1 building. Building is 1 story- looks vacant but in fine condition. Sidewalk on Hawthorne Blvd is nice/wide with minimal landscaping. Parking on site accessed from curbut on Hawthorne Blvd- curbut on site looks blocked off- vehicular access is directly south of site.	X		X		X	X	
45	4080-029-003	16209 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial lot with direct parking. Building is pushed back off Hawthorne Blvd- in good condition. Vehicle access directly to site from curbcut off Hawthorne Blvd. sidewalk and pavement nicely paved in good condition. Street/parking lighting. Parking lots look full - but no name on buildings. do not belive vacant though	X				X	X	
46	4080-029-032	16221 HAWTHORNE BLVD	Srvc Shps:Radio, TV, Refrig, Pnt Shp	big corner lot with lots of parking space- Used Car Sales lot. Sidewalks along southern and eastern perimeters- wide, minimal landscaping, nicely paved. Vehicular access curbcuts along 163rd street and Hawthorne Blvd. tenants: Hawthorne Motors Express- 1 story bldg. another 1 sotry garage on site. all pavement looks fine. no vacancies.	X				X	X	
47	4075-005-074	16200 HAWTHORNE BLVD	Stores	Corner site on 162nd street and Hawthorne Blvd. , sidewalk on western and northern perimeters- wide and has bus stop. 2 tenants: Musicians Choice and Contractors State License schools. Building looks fine but worn- 1 story. Landscaping along building side. eastern perimeter is 162nd street ally and parking. possibly vacant corner.	X					X	
48	4075-005-056	16206 HAWTHORNE BLVD	Stores	Commercial site with sidewalk along Hawthorne Blvd- sidewalk is nice and wide and paved, eastern perimeter backs up to 162 allyway. Western half of site is building: 1 story building for lease- VACANT. Easterrn half is fenced in parking lot. Building and sidewalk in good condition but worn.	X					X	

Map Reference	APN	Address	Description of Existing Use	Detailed Description of Existing Uses	Oversupply of Commercial/ Marginal Retail	Discontinuation of Office (Work from Home)	Vacancies/For Rent/For Sale	Opportunity for Infill (Keep Existing Uses)	Expressed Property Owner Interest	Site Characteristics (Low Utilization/ Blighted)	
49	4075-005-057	16210 HAWTHORNE BLVD	Store Combination	commercial and residential site. Wide sidewalk in fron with landscaping and lighting. 1 building- 1 story, 3 tenants: Grooming, El Chasqui, Hermanos F&S. building and sidewalk in good condition. Direct curb is fire lane. Eastern half of lot is residential unit- worn down 1 story bldg with no sidewalk backing into 162nd street allyway.	X					X	
50	4075-005-058	16216 HAWTHORNE BLVD	Office Buildings	commercial site with parking. Bldg along Hawthorne Blvd is 1 story with 1 tenant: Touch of Amour Boutique. Sidewalk along hawthorne blvd is nice and in good condtion with minimal landscaping. Vehicle access is on Site #51.	X					X	
51	4075-005-059		Parking Lots (Commercial Use Properties)	parking lot to site #50. curbcut on Hawthorne Blvd and 162nd street allyway for vehicle access. Nicely paved. Payphone on site.	X					X	
52	4075-005-060	16224 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Site #52 and Site #53 are a conjoined parking lot for the commercial business: Pat Motors Car Dealer. Sidwalk along western and southern borders. Pat Motors building is on Site #52- 1 story bldg. street lighting. Parking directly on 163rd street.	X					X	
53	4075-005-061		Parking Lots (Commercial Use Properties)	Site #52 and Site #53 are a conjoined parking lot for the commercial business: Pat Motors Car Dealer. Sidwalk along western and southern borders. Pat Motors building is on Site #52- 1 story bldg. street lighting. Parking directly on 163rd street. Curbut on 163rd street.	X		X			X	
54	4075-005-046		Parking Lots (Commercial Use Properties)	Parking lot east of the 162nd street allywide. Minimal landscaping and dumpster on site. Street parking lighting.	X		X			X	
55	4080-030-001	4408 W 163RD ST	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Corner lot, commercial, sidewalks along Hawthorne Blvd. - wide with minimal trees. Curbcut on 163rd street and Hawthorne Blvd., 1 tenant: Hawthorne Motors Pre-Owned. Street lighting. All nicely paved. Resdiential uses to the west of site	X					X	
56	4080-030-002		Parking Lots (Commercial Use Properties)	parking lot connected to Site #55 and #57- curbcut on Hawthorne Blvd, Resdiential uses to the west of site	X					X	
57	4080-030-025		Parking Lots (Commercial Use Properties)	parking lot connect to Site #55 and #56. curbcut on Hawthorne Blvd. Resdiential uses to the west of site	X					X	
58	4080-030-026	16317 HAWTHORNE BLVD	Stores	commercial use: SS AutoGlass- building and sidewalks in nice condition. Building in front and allyway to west half of site. Bus stop in front on Hawthorne Blvd. Residential uses to west of site.parking lot north of site, commercial use south of site.	X					X	
59	4080-030-029	16405 HAWTHORNE BLVD	Stores	corner commercial lot, sidewalk around southern and western perimeter. 1 tenant: Vista Paint, 1 story building- in fine condition. Parking lot on west half of site. Direct street parking 164th street. Residential to west of site, parking and commercial to the north.	X					X	
60	4080-031-029	16401 HAWTHORNE BLVD	Stores	corner lot, commercial- 1 tenant: PPG Paints, 1 story building- brick, good condition. Small wall buffer between parking and street (164th). Parking along western and northern portions of site. Curbcut on Hawthorne blvd and 164th st. to access site. residential units to the west of site, church south of site.	X						
61	4080-031-037		Schools	Childcare center. Sidewalk on 165th street. Commercial to east of site, residential to west. No parking or vehicle access. 1 story building - larger building in back- not sure if apart of site. Building in good condition.						X	
62	4080-031-032	16421 HAWTHORNE BLVD	Churches	corner lot. Church use. Sidewalk along southern and eastern portion of site. Church building- 2 stories- building is in fine condition. Street lighting on sidewalk. Curbcut on 165th street and Hawthorne Blvd. to access site. No parking on hawthorne blvd.						X	
63	4075-007-018	16500 HAWTHORNE BLVD	Stores	commercial corner lot. Sidwalk is wide and nicely paved with landscaped trees and lighting. Commercial building is mainly 1 story, 2 stories in the back. Tenants: Healthy Smiles, DTL Hair Salon, Jed Crawford . Parking lot in back- vehicle access curbcut on 165th street. building in good condition.	X					X	
64	4075-007-017	16518 HAWTHORNE BLVD	Service Stations	Commercial Gas shop- Tenant: Arco Gas &AMPM store. Sidewalk along Hawthorne Blvd and 166th street- wide and nicely paved. 2 covered gas pumping stations. 1 story builing in fine condition. Curbcuts along Hawthorne and 166t						X	
65	4081-033-012	16607 HAWTHORNE BLVD	Stores	large commercial building- 1 story. Tenants: Carpets by Monte, Cano's Beauty Salon, South Bay Dental. Wide sidewalk along Hawthorne Blvd- nicely paved with lighting and landscape. All stores look to be occupied and nicely kept. Parking direcgttly south and north of site. residential units to the west	X					X	
66	4081-033-027	16617 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	Parking lot on the corner of Hawthorne and 167th street. Nicely paved/wide/ landscaped with street lighting sidewalk around southern and eastern perimeters. Curbut on hawthorne blvd and 167th street.	X					X	
67	4075-009-001	16606 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial site. Tenant: Del Taco (drive through), building: 1 story In great condition. Sidewalk along Hawthorne and 166th street with landscaping and lighting. Parking lot and sidewalk are nicely paved. Curbcut on 166th street for vehicle access. parking lot has lighting. Residential uses to east of site						X	

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68	4075-009-003	16610 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial site. Tenant: Brooklyn Bar, bldg 1 story, old but in good condition. Corner lot. Sidewalk wraps from western perimeter to southern. Parking on site and along street. Clean site. Residential uses to east of site						X	
69	4081-032-030	16725 HAWTHORNE BLVD	Stores	Commercial site, 1 story warehouse. Tenants: Hobby People, and Italy 2000 Important Fine Furniture. Sidewalk along Hawthorne Blvd and 186th street is wide, nicely paved with street light and minimal landscaping. Parking lot/loading dock behind building- fenced off. residential uses to the west of site.	X		X				
70	4081-031-014	16807 HAWTHORNE BLVD	Stores	not well defined property lines. Site #70 and #71 are same commercial use: Tenant: Shoe City. 1 story building. Parking in back (western portion)- fine pavement. Sidewalk along Hawthorne Blvd- wide and nicely paved. Residential uses to the west of site.	X					X	
71	4081-031-015	16815 HAWTHORNE BLVD	Stores	Site #70 and #71 are same commercial use: Tenant: Shoe City. 1 story building. Parking in back (western portion)- fine pavement. Sidewalk along Hawthorne Blvd- wide and nicely paved. Residential uses to the west of site.	X					X	
72	4081-031-016	16819 HAWTHORNE BLVD	Professional Buildings	Commercial. Tenant: Dental Center of Redondo Beach. Building 1 story. ADA accessible from parking lot- in back of site.	X						
73	4075-011-051	16804 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial corner lot. Sidewalk along Hawthorne and 168th street- wide with minimal landscaping. Parking on western half of site, short wall buffer between parking and sidewalk. Vehicle access curbcut on Hawthorne Blvd Buildings on eastern half- back up the allyway; 1 story. 2 Tenants: Accent: The MBW Specilaists, Boulevard Automotive. part of building is auto garage.	X					X	
74	4081-030-035	16901 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	corner commercial parking lot. Vehicle curbcut on 169th and Hawthorne Blvd. landscaped buffer between parking and sidewalk along 169th street. Parking lighting.						X	
75	4081-030-032	16901 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	commercial use: Taco Bell (inside and drive through)- drive through curbcuts on Hawthorne Blvd. 1 story building in good condition- ADA accessible. Minimal landscaping						X	
76	4075-012-019	16900 HAWTHORNE BLVD	Stores	laoding dock on eastern portion of site- behind commercial building. Residential untis to the east of site. Commercial use. 1 building, 1 story. Tenant: Moda Italia. Wide sidewalks nicely paved along Hawthorne Blvd. adn 169th street, minimal landscaping. - tenant may have moved out- may be vacant. street lighting on sidewalk. direct street parking on 169th and next to loading dock. building and parking in good condition.	X						
77	4075-012-020	16910 HAWTHORNE BLVD	Store Combination	Not confident/sure of property lines. Commercial building- 1 story- in OK condition. Tenants: Bay Dental Center, South Bay Coin, Cash for Gold. Sidewalk in good solid condition. Parking lot in rear accessed by back ally	X						
78	4075-014-025	17000 HAWTHORNE BLVD	Stores	parking on eastern half of site, vehicle curbut on 170th street. 1 story commercial building. Vacant. Wide sidewalk nicely paved with minimal landscaping and lights. Street parking on 170th. Residential units to east of site.	X		X			X	
79	4075-014-026	17070 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	curbcuts on hawthorne blvd. ample parking. Everything nicely paved. Sidewalk wide and has mail stands, nicely paved. Commercial building resaturant 1 story, tenant: Yoshinoya. Landscaped buffers between parking and 171st street. Residential uses to east of site	X					X	
80	4081-028-032	17101 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	corner lot. Street access from curbcuts on 171st and Hawthorne Blvd. Commercial use: 1 story, tenant: Lightning Express Car Wash. Sidewalks line northern and eastern perimeter- wide nicely paved with minimal landscaping. Commercial use is raised above sidewalk, fenced off from pedestrian traffic. street lighting. all nicely paved and well maintained						X	
81	4075-015-016	17100 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial building: 1 story, tenant: Boston Market. Sidewalk lining perimeter of storefront. Sidwalk lining western and northern perimeter of site with landscaping and lighting. Direct parking, in front and on eastern portion of site. Curbcut on Hawthorne Blvd to access site. street lighting in parking lot. building and parking lot and sidewalk are all in good condition.	X					X	
82	4075-015-017	17124 HAWTHORNE BLVD	Stores	Commercial use. 1 story building, tenant: Video & Audio Center. site is in fine condition. Sidewalk along the western and southern perimeter of site. Parking in northern portion of site. Street light parking along sidewalk and parking lot. Landscaped. Vehicle access fom curbcut on Hawthorne Blvd. residential and commercial uses to the east.	X					X	

Map Reference	APN	Address	Description of Existing Use	Detailed Description of Existing Uses	Oversupply of Commercial/ Marginal Retail	Discontinuation of Office (Work from Home)	Vacancies/For Rent/For Sale	Opportunity for Infill (Keep Existing Uses)	Expressed Property Owner Interest	Site Characteristics (Low Utilization/ Blighted)	
83	4081-027-049	4433 REDONDO BEACH BLV	Shopping Centers (Neighborhood, community)	Commercial center South Bay Place, 2 story building: 1st story commercial 2nd story parking. Tenants: Kid's Gym, Next Step, Check N Go, Lo Lachi Institute, Assure Dental, Glamorous Nails, H&R Block, Golden Spring, Simply Optometry, Ohana Hawaiian BBQ, Metro PCS, CKO kickboxing. northen most building; 2 stories both commercial use; tenants: Ziba Beauty, AAA Dentistry, Corepower Yoga, 7/11/ Couple vacancies ~4. parking also on bottom floor parrallel to Redondo Beach Blvd. all nicely paved and well kept. landscaped. street and parking lighting. on street parking.	X		X				
84	4075-017-063	4193 REDONDO BEACH BLV	Store Combination	sidewalk along western and southern perimeter with landscaping, parking along back and eastern side of building. 1 story commercial building; tenants: Laced, Dollar Tree, vehicle access curbcuts along Redondo Beach Blvd. direst street parking. Trees and minimal landscaping in lot. street lighting. site is in good condition.	X						

Lawndale, California

Site 1

Site 2

CORNER JOINT
PIZZA SANDWICH SALAD BEER WINE
CORNER JOINT
NO PARKING
2D

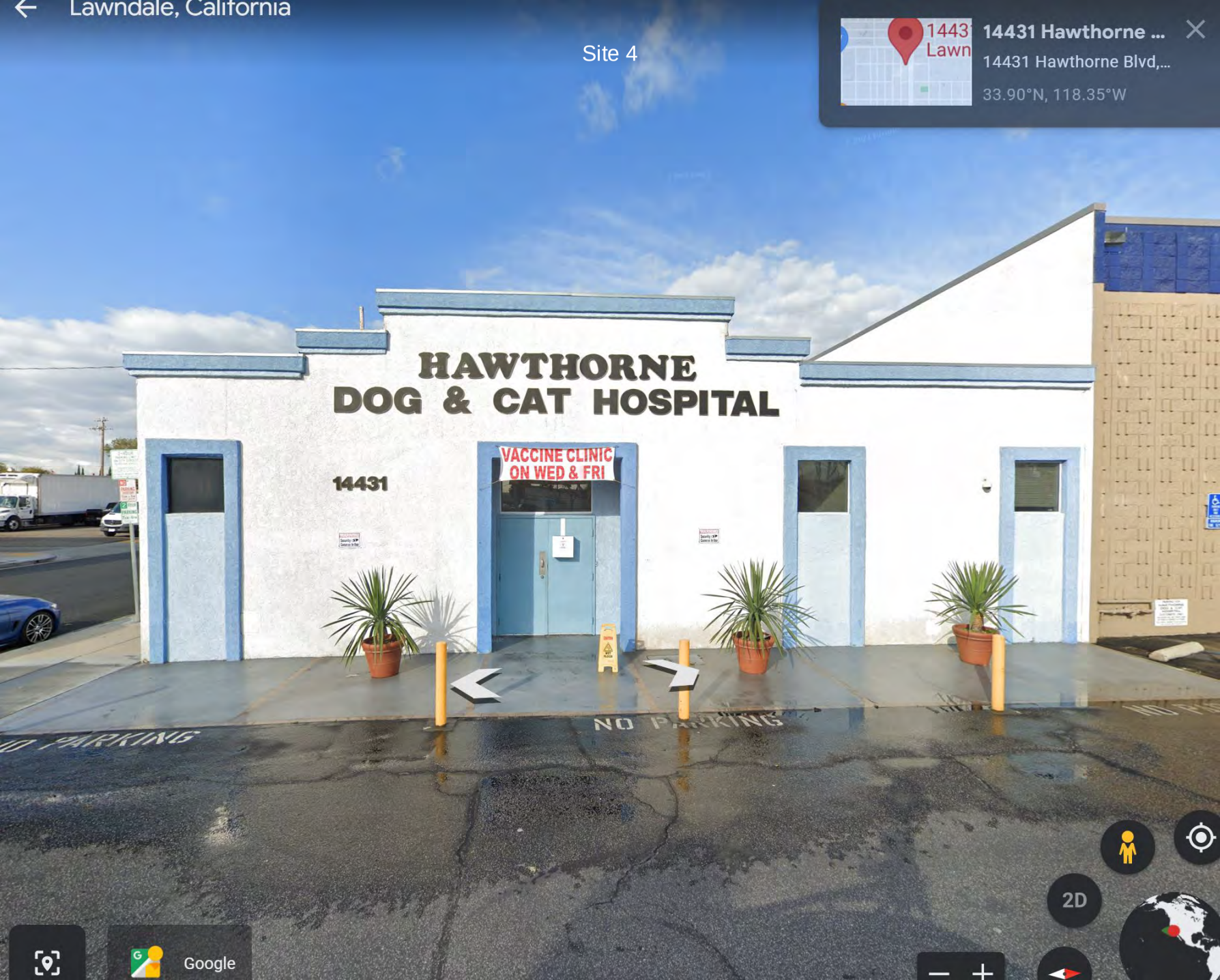
Site 3

PEPBOYS AUTO
HAIRCUTTING AND STYLING
LUCKY BAMBOO KITCHEN
CHINESE FOOD RESTAURANT
DINE IN · TO GO · CATERING
SAFETY MONEY SERVICES
424-374-8507
2D
Google

Lawndale, California

Site 4

14431 Hawthorne ...
14431 Hawthorne Blvd,...
33.90°N, 118.35°W



2D

Google

Site 5

Site 6
4354 Hawt
4354 Rosecrans A...
4354 Rosecrans Ave, H...
33.90°N, 118.35°W
2D
Google

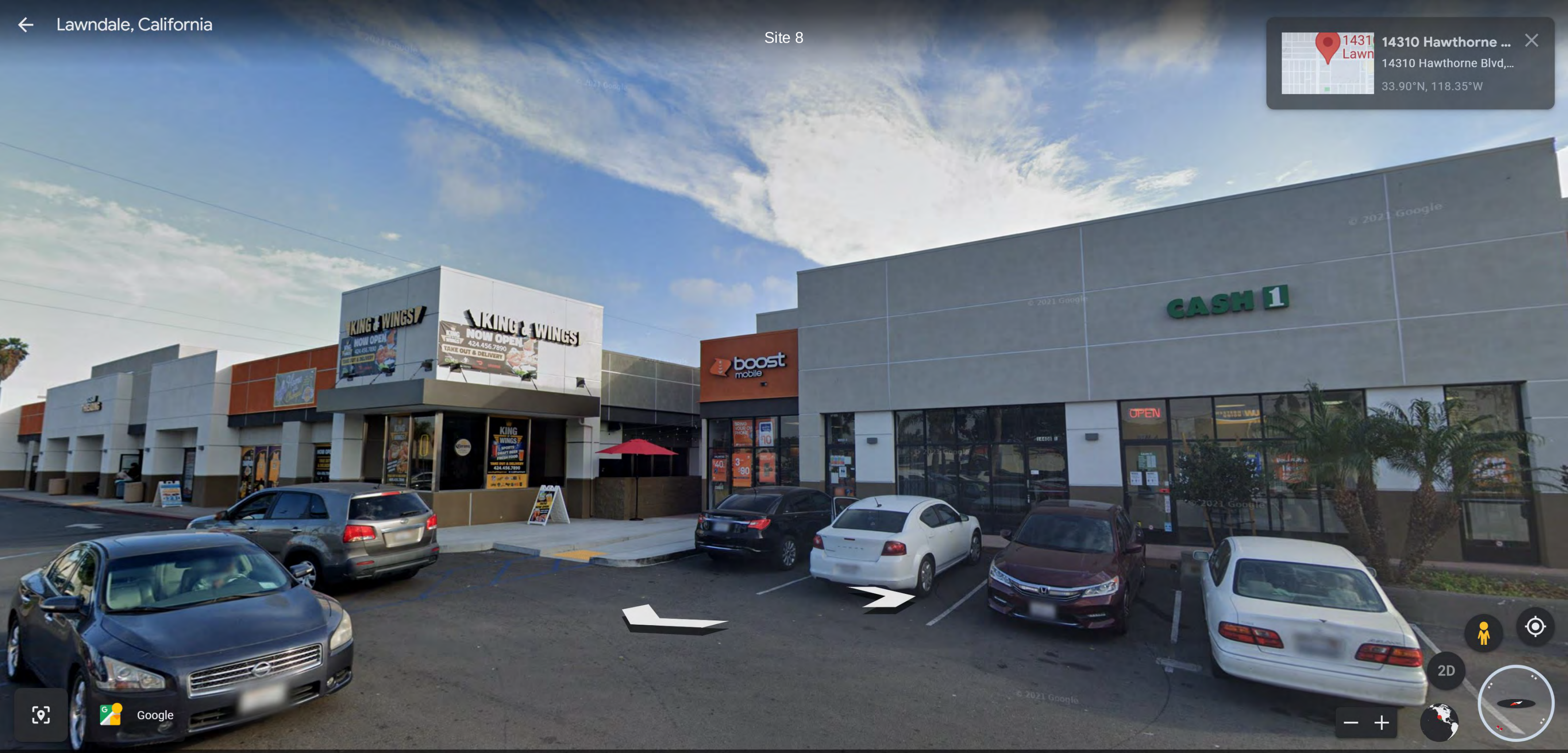
Site 7

14310 Hawthorne ...
14310 Hawthorne Blvd,...
33.90°N, 118.35°W
CVS pharmacy
drive up
2D
order pickup
Google

Lawndale, California

Site 8

14310 Hawthorne ...
14310 Hawthorne Blvd,...
33.90°N, 118.35°W



Google 100% Report a problem © 2022 Google Camera: 20 m

Site 9
14410 Hawthorne ...
14410 Hawthorne Blvd,...
33.90°N, 118.35°W
COOK'S
DOORS & WINDOWS
MOULDINGS
14410
OPEN
2D

4398 W 145th St Lawndale, California

Site 10

Site 11

14525 Prairie Ave
14525 Prairie Ave, Law...
33.90°N, 118.34°W
14525
SUNSHINE SCHOOLHOUSE
(424) 374-8024
2D
Google
100%
Report a problem
© 2022 Google
Camera: 18 m

14586 Prairie Ave Hawthorne, California

Site 12

14614 S Prairie Ave Hawthorne, California

Site 13

14705 S Prairie Ave Hawthorne, California

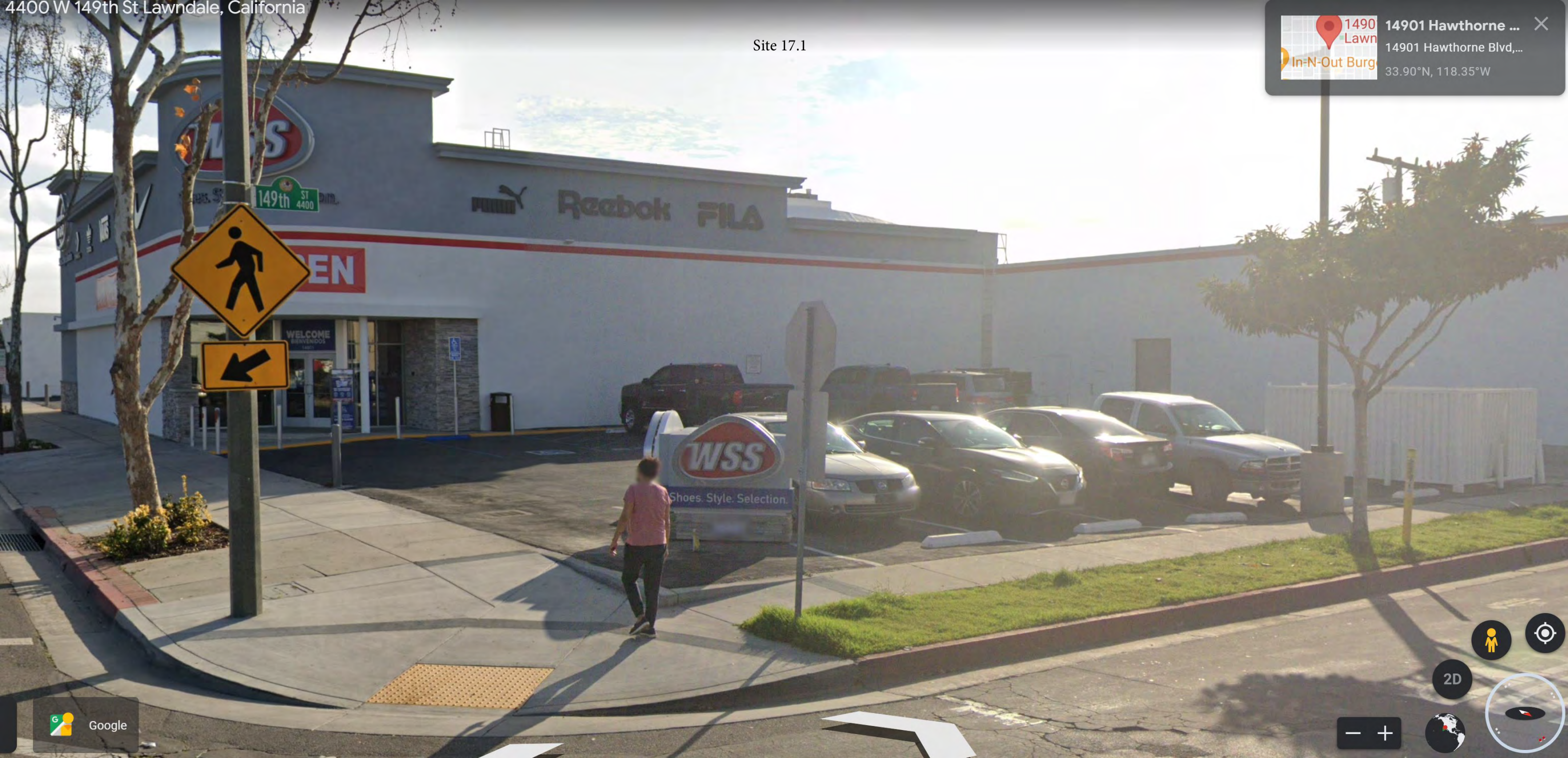
Site 14

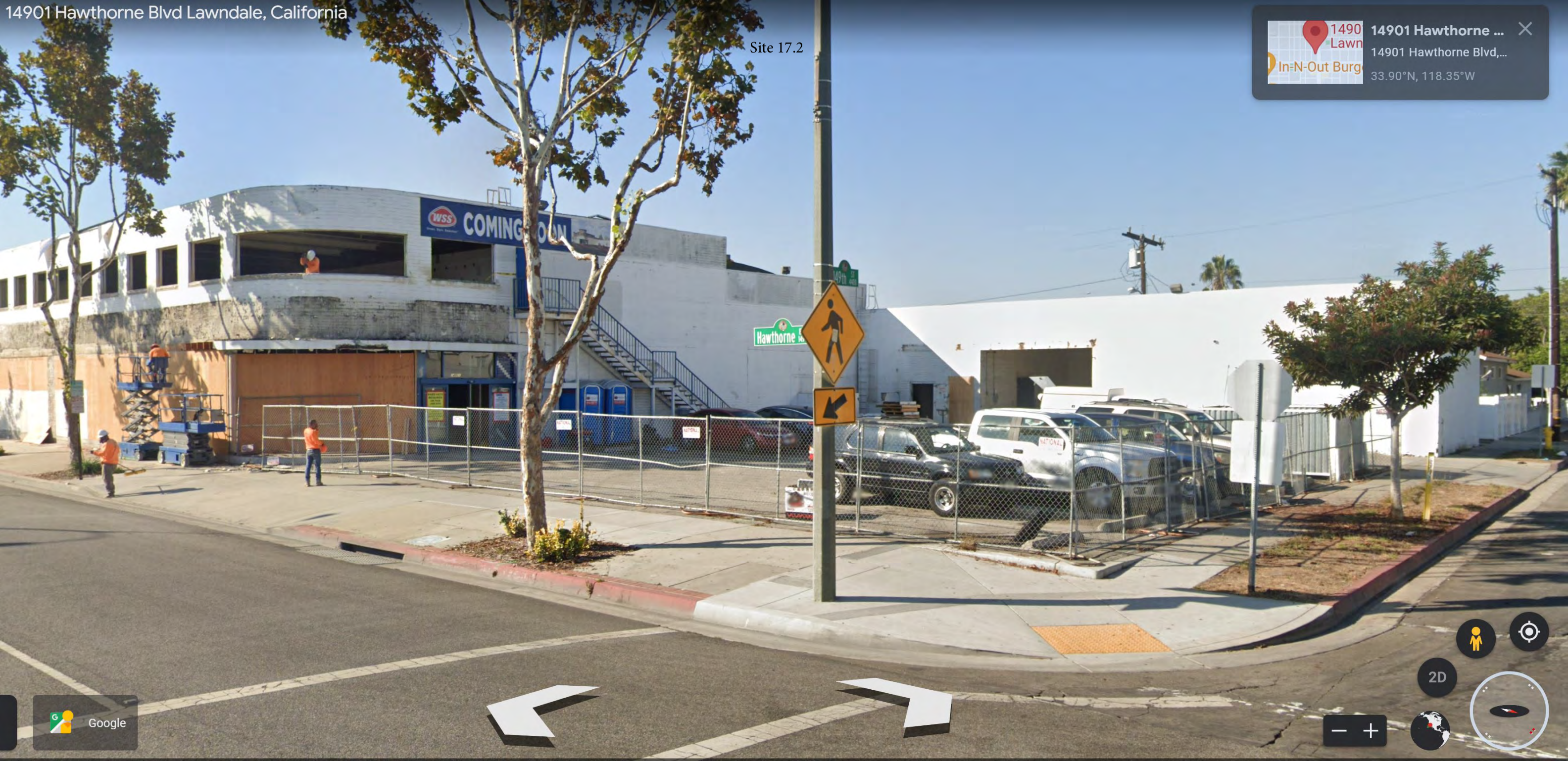
ne Blvd
nia
w - Feb 2021
Site 15
REWARDS
EXIT ONLY
Google

Site 16

14814 Hawthorne ...
14814 Hawthorne Blvd,...
33.90°N, 118.35°W
In-N-Out Burger
STARBUCKS COFFEE
DRIVE THRU
DRIVE THRU
2D

Site 17.1


4400 W 149th St Lawndale, California
14901 Hawthorne ...
14901 Hawthorne Blvd,...
33.90°N, 118.35°W
In-N-Out Burg
149th ST 4400
Reebok
FILA
WELCOME
WSS
Shoes. Style. Selection.
2D
Google


14901 Hawthorne Blvd Lawndale, California
Site 17.2
14901 Hawthorne ...
14901 Hawthorne Blvd,...
33.90°N, 118.35°W
WSS
Hawthorne
2D
Google

14925 Hawthorne Blvd Lawndale, California

Site 18

15000 Hawthorne Blvd Lawndale, California

Site 19

4399 Marine Ave Lawndale, California

Site 20

15011 Larch Ave Lawndale, California

Site 21

4228 Marine Ave Lawndale, California

Site 22

15017 Freeman Ave Lawndale, California

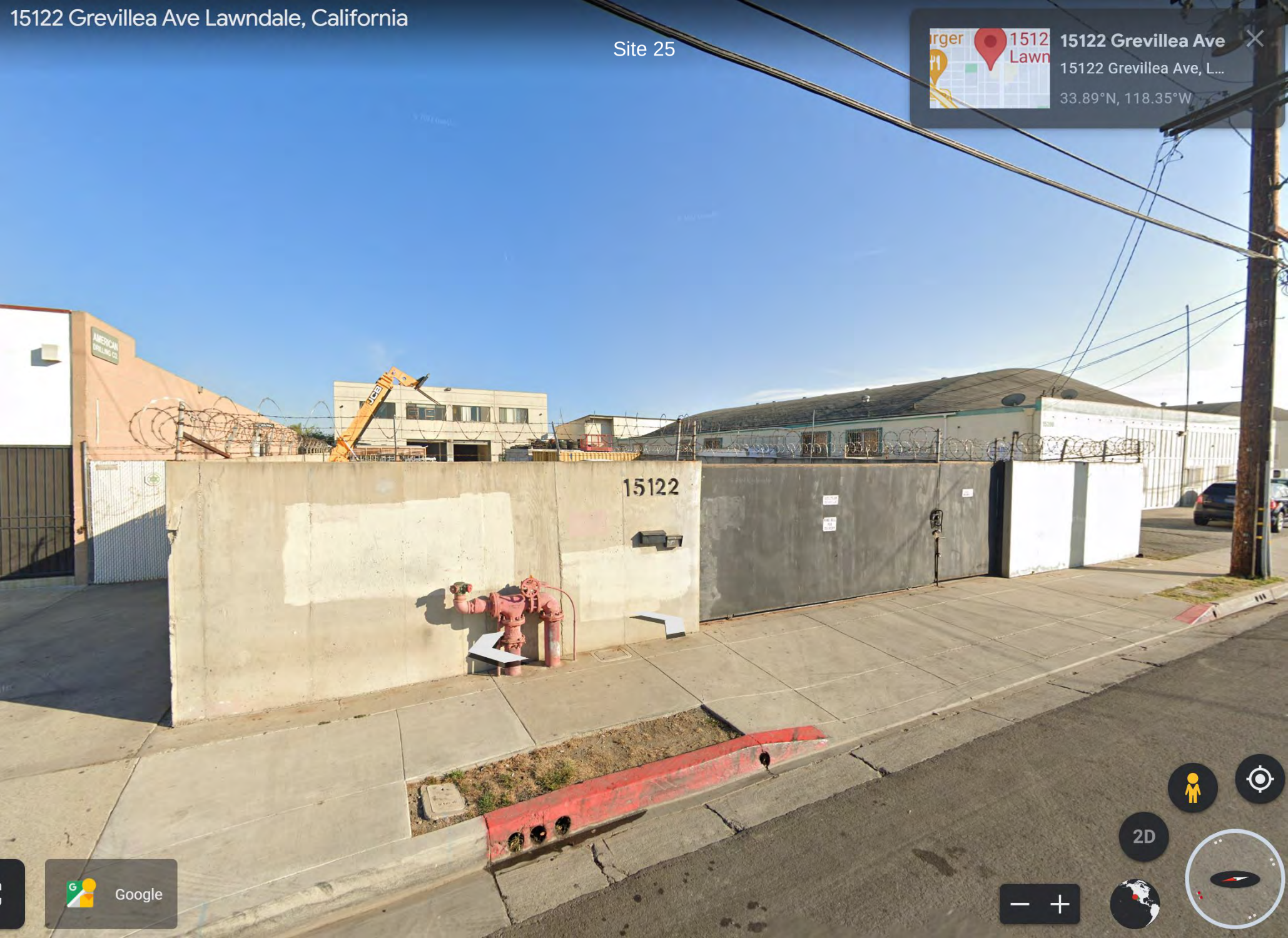
Site 23

15118 Grevillea Ave Lawndale, California

Site 24

15122 Grevillea Ave Lawndale, California

Site 25



15201 Grevillea Ave Lawndale, California

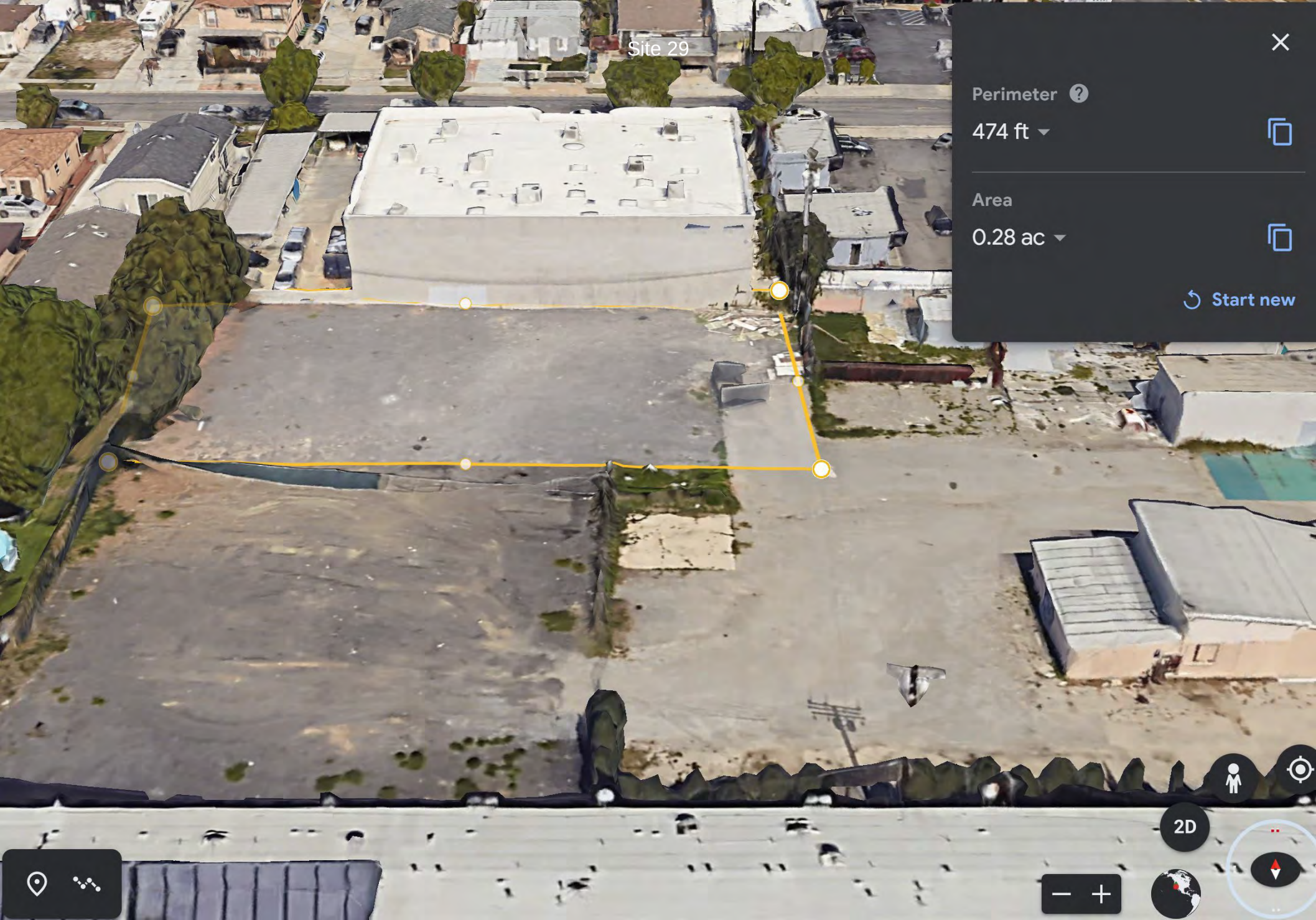
Site 26

15201 Grevillea Ave Lawndale, California

Site 27

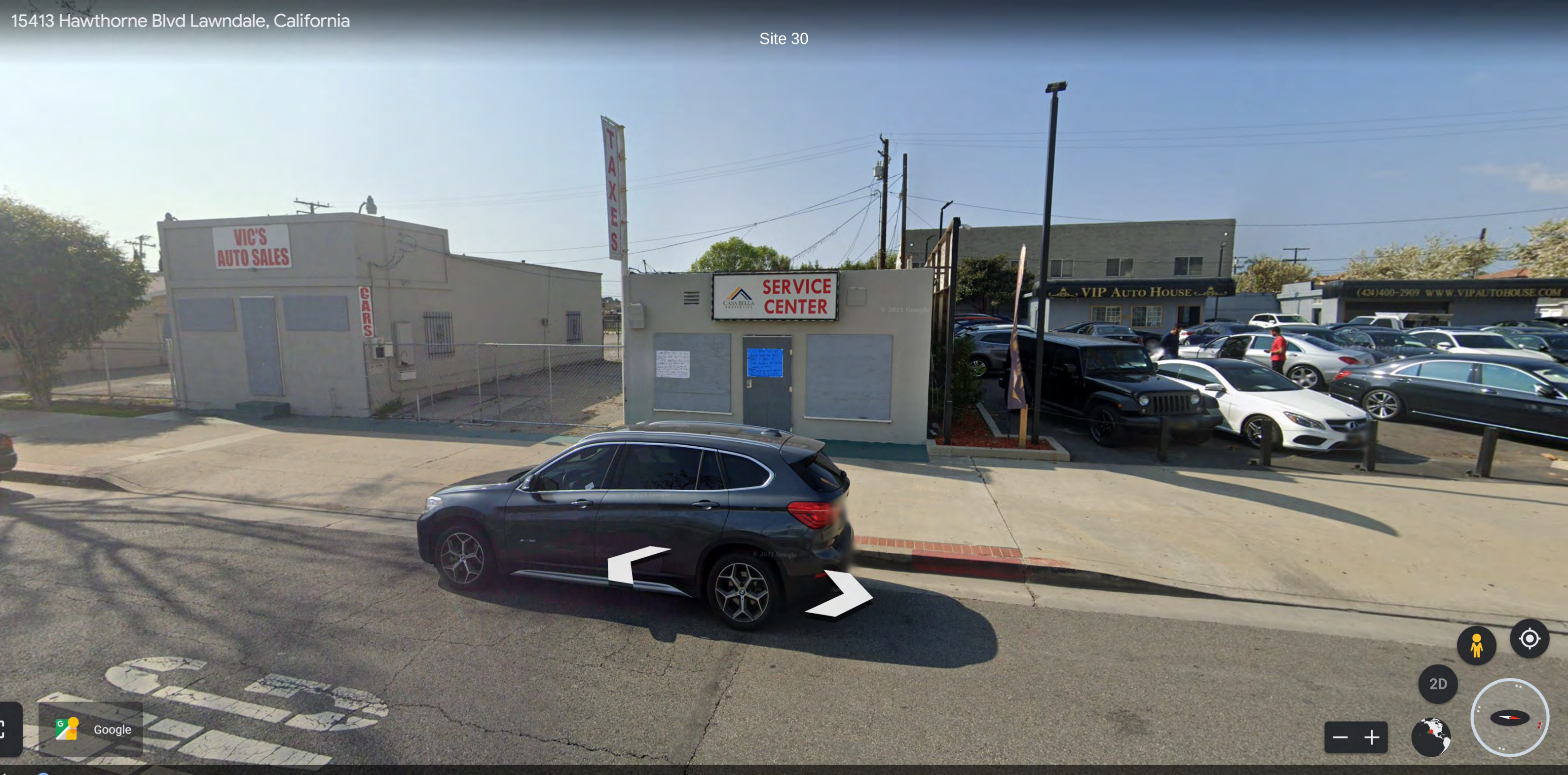
Lawndale, California

Site 28


Site 29
Perimeter
474 ft
Area
0.28 ac
Start new
2D

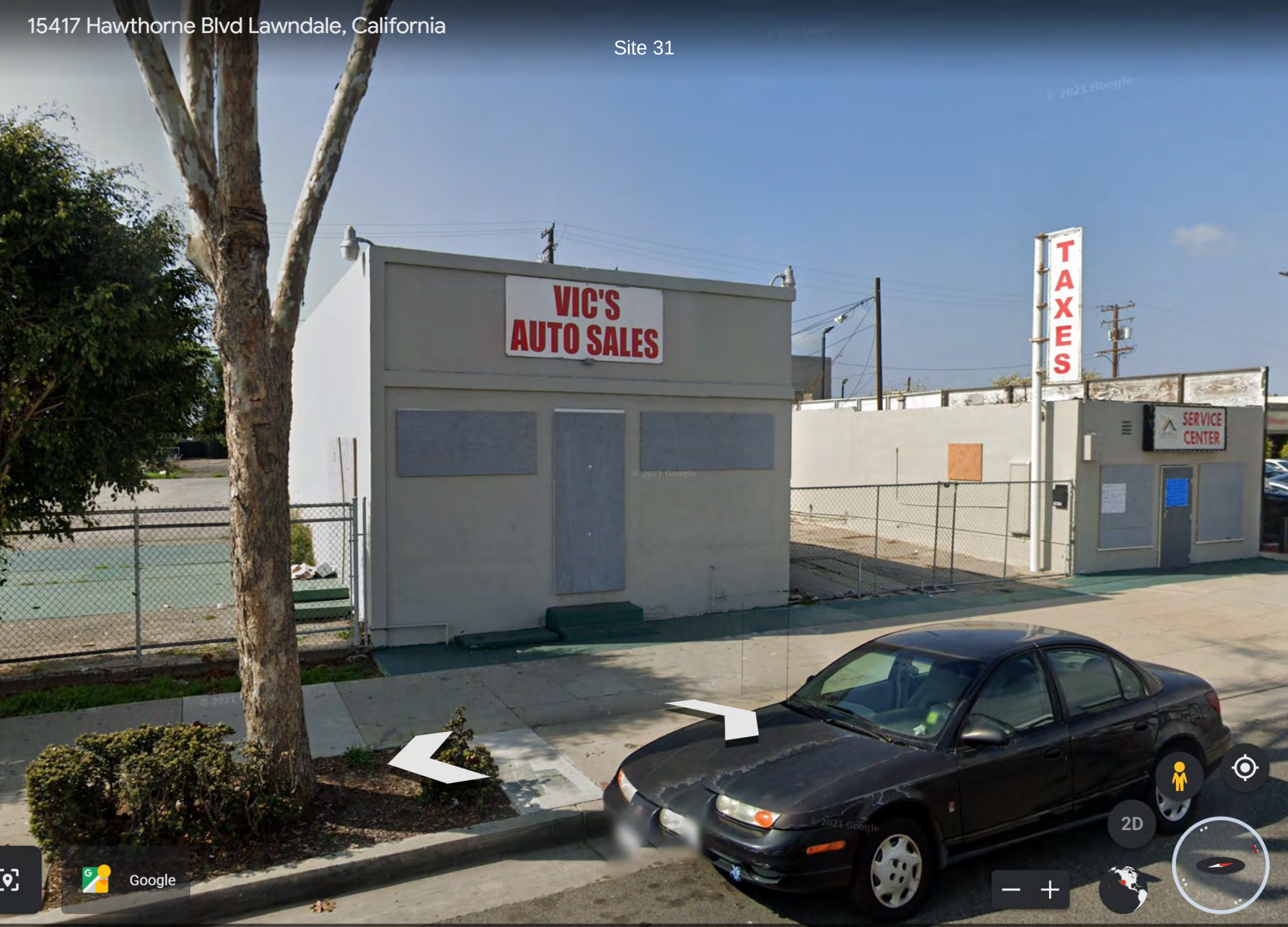
15413 Hawthorne Blvd Lawndale, California

Site 30



15417 Hawthorne Blvd Lawndale, California

Site 31



15425 Hawthorne Blvd Lawndale, California

Site 32

Site 33

15643 Hawthorne ...
15643 Hawthorne Blvd,...
33.89°N, 118.35°W
SHILPARK PAINT
Benjamin Moore
NO DUMPING
2D
Google

Site 34.1

15643 Hawthorne ...
15643 Hawthorne Blvd,...
33.89°N, 118.35°W
15665
COURTYARD PLAZA
ADDITIONAL PARKING
2D

Site 34.2

15643 Hawthorne Blvd,...
33.89°N, 118.35°W
PAPA JOHN'S PIZZA
PAPA JOHNS
INCA GOURMET
PERUVIAN BUFFET
INCA GOURMET
WE ARE OPEN NOW
TO GO ORDERS
PRO HOUSE
DENTIST
OPEN
© 2021 Google
2D

Site 34.3

15643 Hawthorne Blvd,...
33.89°N, 118.35°W
We Sell Fresh
CHICKENS & DUCKS
SAIGON MARKET
FISH
2D
Google

Site 34.4

15643 Hawthorne ...
15643 Hawthorne Blvd,...
33.89°N, 118.35°W
epeHeaven
Cafe
Google
2D

Site 34.5

15643 Hawthorne Blvd,...
33.89°N, 118.35°W
MASSAGE
TL NAILS SPA
LIMA SERVICE
MARY'S
BEAUTY ISLAND
HAIR CUTS
SE HABLA ESPAÑOL
HAIR SALON
(424) 223-4158
S&J
2D
Google

Site 35.1

15725 Hawthorne ...
15725 Hawthorne Blvd,...
33.89°N, 118.35°W
MCDENS DONUTS
Water Store
Alkaline Water
ALKALINE
OZONIZED
PURIFIED
OPEN
OPEN
OPEN
DONUTS
DO MEDICAL
The PHARMACY
CICITOS BAKERY
MASSAGE PLACE
20 HR IN
PARKING

Site 35.2

33.89°N, 118.35°W
RMACY
CICITOS BAKERY
LÉ HAIR AFFAIR
TWINS CLEANERS
DO DENTAL
OPTOMETRY
2 HR. PARKING
2 HR. PARKING
2D

4425 Manhattan Beach Blvd Lawndale, California

Site 35.3

Site 36

15725 Hawthorne ...
15725 Hawthorne Blvd,...
33.89°N, 118.35°W
Spires
RESTAURANT
Half Sandwich $6.99
with Soup and Salad
SPEED LIMIT 40
PHARMACY
2D
Google

Site 37

4519 Manhattan B...
4519 Manhattan Beach...
33.89°N, 118.36°W
405
66.67%
33.33%
REGENCY
DEMOLITION AND
RJ's
COMMERCIAL AND
310-400-3
2D

Site 38

Site 39

4505 Manhattan B...
4505 Manhattan Beach...
33.89°N, 118.36°W
Manhattan Beach
Express Lube
2D
Google

15910 Hawthorne Blvd Lawndale, California

Site 40

Site 41

Site 42
16129 Hawthorne ...
16129 Hawthorne Blvd,...
33.88°N, 118.35°W
The Nail Spa
Loaning America
Cigarette
LAWNDALE
BIG + TALL L OUTLET
16129
FOR LEASE
AVAILABLE
TOLD
818/593-3800
JACK MIKAIL 818.466.0240
The Nail Spa
NO
Google
2D

Site 43

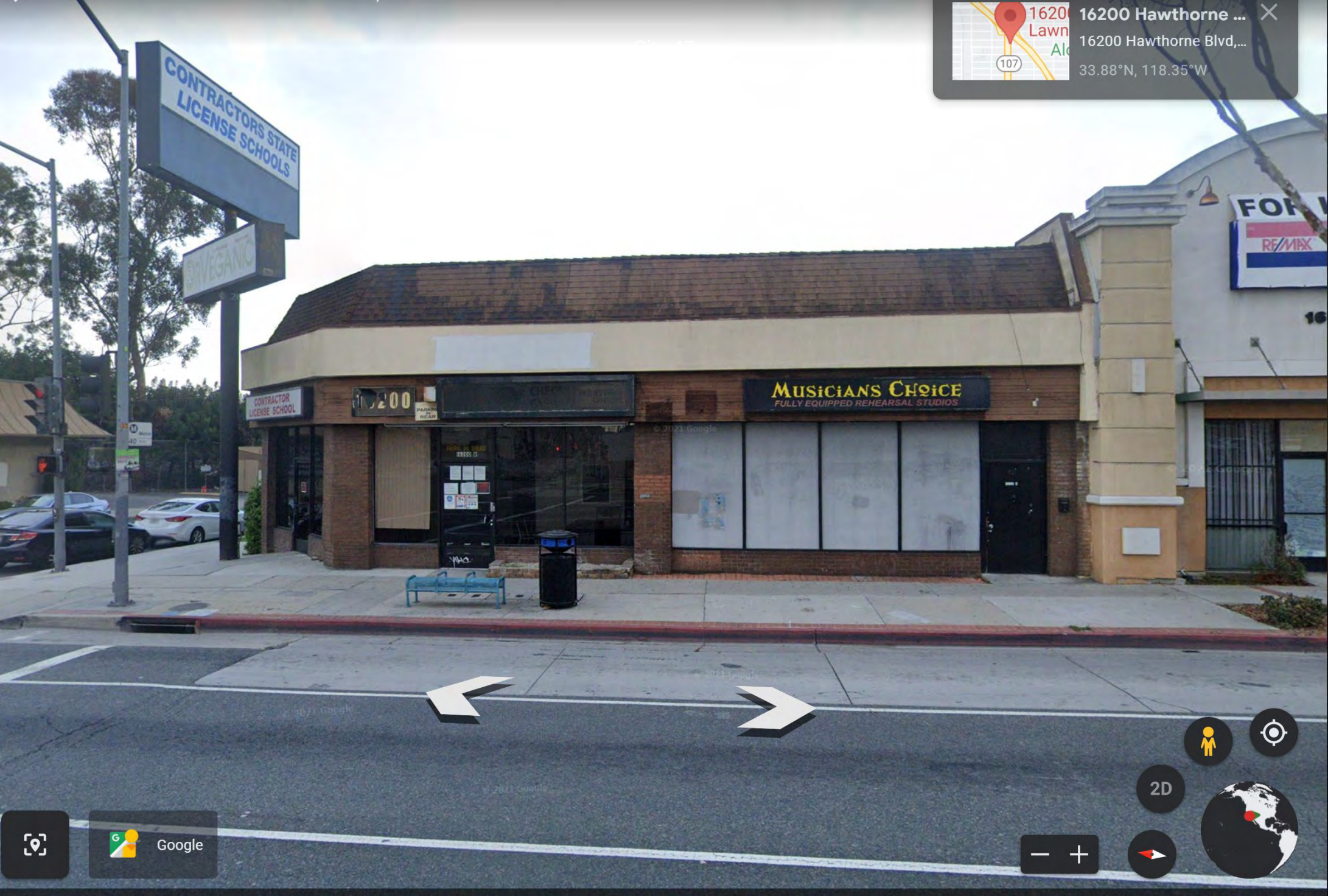
16201 Hawthorne Blvd,...
33.88°N, 118.35°W
Lawn
107
Lawndale
LIQUORS
LIQUOR
LIQUOR
16201
LIQUOR
LIQUOR
PED
2D
Google

Site 44
16205 Hawthorne ...
16205 Hawthorne Blvd,...
33.88°N, 118.35°W
Heart of the South Bay
LIQUORS
LIQUOR
16205
Google
2D
100%
Report a problem
© 2022 Google
Camera: 19 m

Site 45

Site 46

16221 Hawthorne ...
16221 Hawthorne Blvd,...
33.88°N, 118.35°W
16221
CUSTOMER PARKING
WE BUY CARS & PAY MORE $$ THAN OTHER GUYS
(310) 371-4500
RIGHT CARS. RIGHT PRICES. EVERYDAY.
(310) 371-4500
HawthorneMotors Express.com
TURNED DOWN? COME DOWN.
(310) 371-4500
HAWTHORNE MOTORS EXPRESS
PARKING IN REAR
WE OFFER THE BEST P IN THE SOUTH BAY
WE ARE THE BEST AT WHAT WE DO GUARANTEED
Google
2D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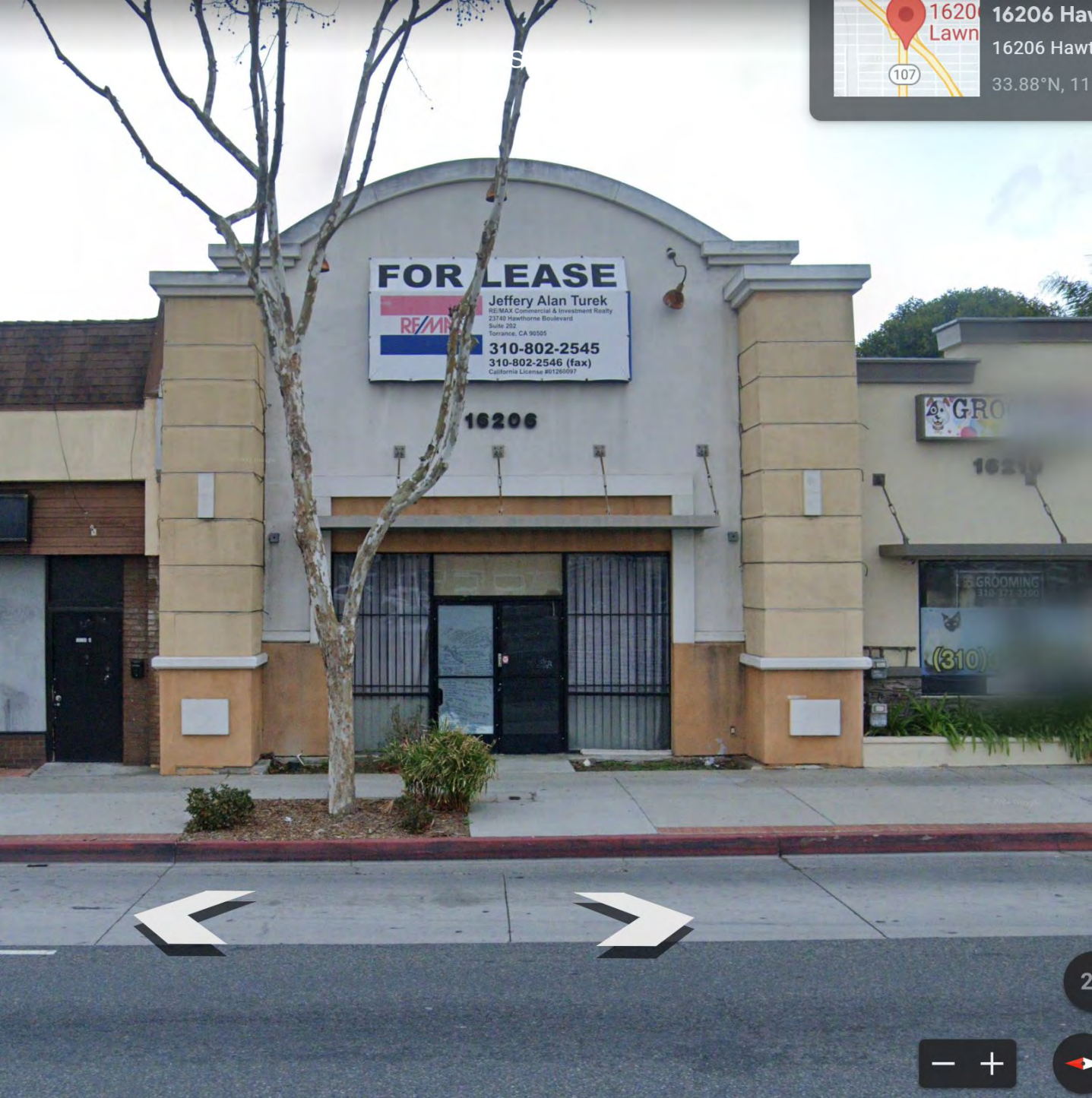
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FOR LEASE
Jeffery Alan Turek
RE/MAX Commercial & Investment Realty
23740 Hawthorne Boulevard
Suite 202
Torrance, CA 90505
310-802-2545
310-802-2546 (fax)
California License #01260097
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GROOMING
(310)

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MoneyGram
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(310)371-4100
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HAWTHORNE MOTORS PRE-OWNED
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CARFAX
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HawthorneMotors.com
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WE BUY CARS
BUY HERE HERE
Guest Parking

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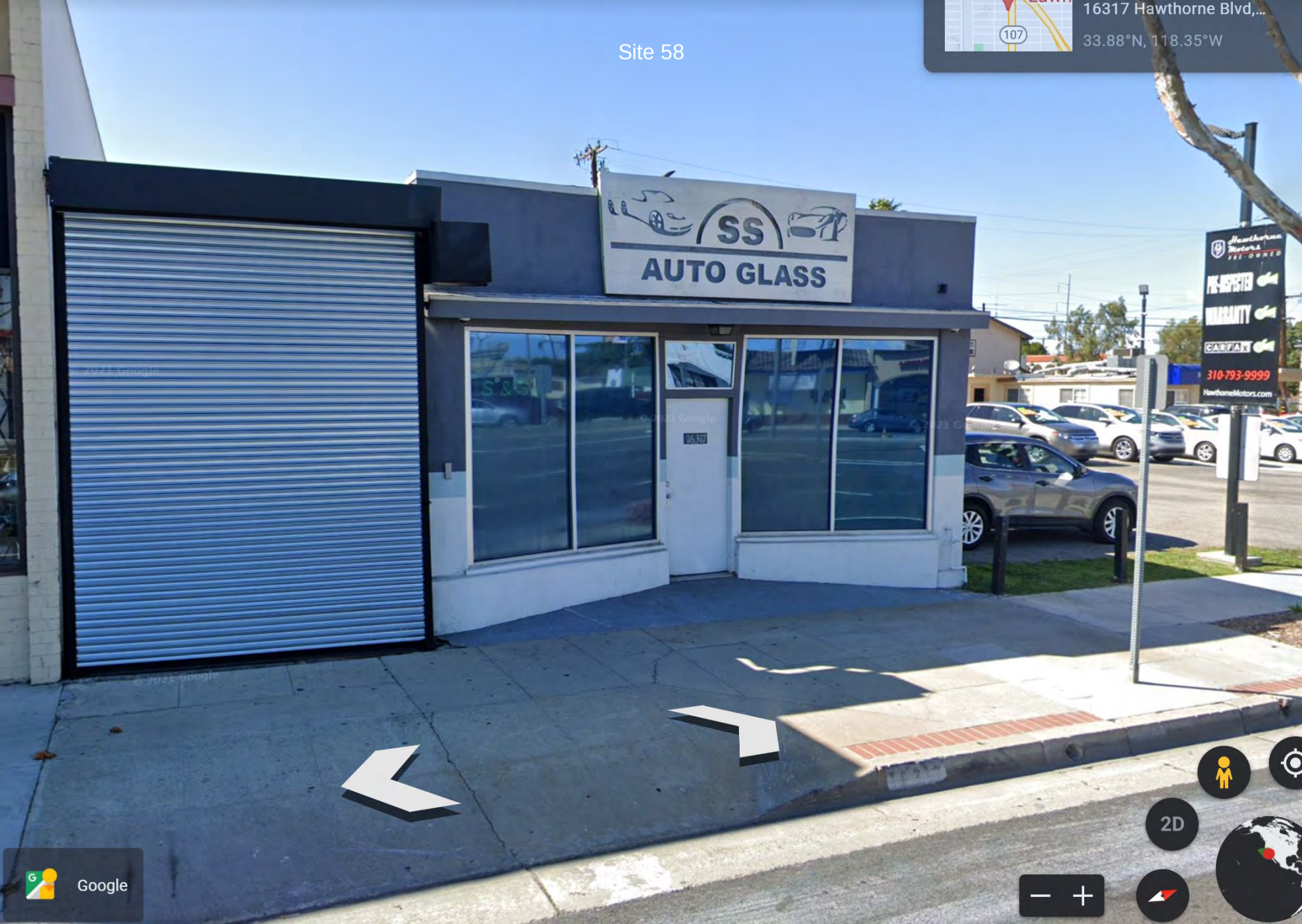
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gasoline
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ARCO
PAWN
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Site 65

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16607 Hawthorne Blvd,...
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Carpets By Monte
Maxx Floors
Hardwood • Laminate • Tile • Vinyl
310 542-6949
16615
CARPET SALE!
OPEN
HARD WOOD LAMINATE
SOUTH BAY DENTAL
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Site 66

16607 Hawthorne Blvd
33.88°N, 118.35°W
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Carpets By Monte
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VINYL
HARDWOOD
REMNANTS
CARPET
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Site 68

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NO PARKING MONDAY 11AM - 1PM STREET SWEEPING
2 HOUR PARKING 7A.M. - 6P.M.
COLD BEER
BROOKLYN PARKING
BROOKLYN PARKING
DEL TACO
BAR
2D

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SHOE CITY
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GO walk
MEMORY FOAM
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DENTAL CENTER
OF REDONDO BEACH
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CONVERSE
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BOULEVARD AUTOMOTIVE
COMPLETE MECHANICAL * MAINTENANCE * ELECTRICAL REPAIR
THE MAZDA SPECIALISTS 310-542-5254
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THE BMW SPECIALISTS
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MODA ITALIA
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STORE CLOSING
STORE CLOSING
EVERYTHING MUST GO!
STORE CLOSING
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Site 77

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Site 78

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South Ba
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Rocket
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Site 79

YOSHINOYA
JAPANESE KITCHEN
17070
OPEN
NOW DELIVERING!
YOSHINOYA
DRIVE-THRU

101 CA-107 Lawndale, California
Site 80
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EXPRESS CAR WASH
$6 EXPRESS CAR WASH EVERYDAY
Free Vacuum with Wash
UNLIMITED MONTHLY WASH PROGRAM
8AM-8PM DAILY
171st St
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Boston Market
Home Style Meals
Boston Market
Boston Market
NEW MOUTHWATERING SANDWICHES
Boston Market
WE'RE OPEN
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Lawndale, California

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APPENDIX B
PUBLIC ENGAGEMENT SUMMARY

FINAL DRAFT

FINAL DRAFT

Public Engagement Summary

Introduction

As part of the Housing Element public participation is required to present an opportunity to the jurisdiction's stakeholders; residents, employers and public and private sectors in the community. The housing element update public participation ensures that the appropriate housing strategies are more efficiently and effectively evaluated, developed and implemented. As part of this housing element update the City of Lawndale has conducted several virtual meetings to encourage public participation and public comments, as described below.

Project Website

A dedicated webpage (https://lawndale.generalplan.org/) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

Public outreach

During the beginning of the Housing Element Update the City of Lawndale experienced challenges due to the Covid-19 pandemic. The public participation process had to be adapted in order to gather input. The City used several methods to reach the public; emails, social media, public announcements during public hearings, electronic billboards and public announcements in the City website. There was a specific and intentional effort to involve all economic segments of the community in the development of the housing element, specifically lower-income households.

The City conducted ~~9~~ eight virtual workshops and two surveys which included discussion on the Housing Element and Environmental Justice. The City recognized that some members of the community may be unable to connect to the workshops virtually to provide comments. To address this potential limitation, the City included a comment card for each workshop in both English and Spanish that could be completed and sent to the City. Public input was gathered from these meetings and they are summarized below. Results of the two surveys are included as an attachment to this document.

Date	Workshop
February 2, 2021	First virtual workshop, General Plan Update
March 9, 2021	First Spanish workshop, General Plan Update
March 23, 2021	Second virtual workshop, Land Use
April 26, 2021	Second Spanish workshop, Land Use
April 27, 2021	Third virtual workshop, Land Use
May 18, 2021	Community workshop by phone, General Plan Update & Land Use

May 20, 2021	Fourth virtual workshop, Environmental Justice
June 22, 2021	Fifth virtual workshop, Recap on General Plan Elements, Hawthorne Boulevard Specific Plan.
August 4, 2021	Sixth virtual workshop, Housing Element and Fair Housing Act
November 17, 2021	Seventh virtual workshop, Housing Element and General Plan Update
December 15, 2021	Eighth virtual workshop, Housing Element and General Plan Update

Public Input

The community of Lawndale was informed about the new Regional Housing Needs Assessment Allocation of 2,497 housing units for the City. The community of Lawndale commented on the concerns they have about the location of the units. They commented that housing should be located within major corridors such as, Hawthorne Boulevard, Prairie, and Inglewood Boulevard.

The City received several comments keeping the small town feel of the city intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; to outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed use projects within the Hawthorne boulevard is desired to enhance the City and add to a better image of the City; request for affordable housing incentives to increase fence heights for improved privacy; to improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the city; incentives to attract quality businesses; attract more small-scale businesses; add more green space/ community space in commercial development to create places for people to gather; add walkable streets and courtyards on other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up that fact that there are a lot of uses such as automotive uses within the City which are underutilized sites for housing.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available on November 29, 2021. The material was posted to the project website and advertised at public hearings and to individuals registered for project notifications. The City also advertised the Public Review Draft and provided direction on how individuals can provide public comment via social media and to stakeholders engaged in housing services in and around Westminster. Invitations to review and comment on the draft Housing Element were sent directly to parties who had previously signed-up for notifications and the City advertised availability at meetings with the Planning Commission and City Council. The City also hosted a public meeting during the 30-day review process online to collect comments and share the information with all available parties.

Interested parties are were invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City’s Housing Element Project Manager.

Despite these efforts, the City received no public comments on the Public Draft 2021-2029 Housing Element during the 30-day public review period.

Contacted Stakeholders

RELIGIOUS ORGANIZATIONS	
Name	Address
Restoration Life Church	4231 W. 147th Street
Lluvia De Gracia Iglesia Cristiana	4646 Manhattan Beach Blvd
Lawndale Wesleyan Church	4455 W. 168th Street
EDUCATIONAL INSTITUTIONS	
Name	Address
Lucille Smith Elementary	4521 W. 147th Street
Jane Adams Middle School	4535 W. 153rd Place
Lawndale Elementary School District	4161 W. 147th Street
Centinella Valley Union High School Distrct	14901 South Inglewood Avenue
Lawndale High School	14901 S. Inglewood
Will Rogers Middle School	4110 W. 154th Street
Leuzinger High School	4118 W. Rosecrans
Billy Mitchell Elementary School	14429 Condon Avenue
COMMUNITY GROUPS	
LAWNDALE LITTLE LEAGUE	15114 FIRMONA
Lawndale Chamber of Commerce	14717 Hawthorne Blvd Unit A

Community Survey Report

City of Lawndale Housing Element Update

November 2021

In partnership with De Novo Planning Group

Contents

Introduction 3

Executive Summary: Survey #1 4

Executive Summary: Survey #2 5

Survey #1: Respondent Demographics 6

Survey #1 Responses 7

VALUES AND PRIORITIES 7

Survey #2: Respondent Demographics 10

Survey Responses #2 11

VALUES AND PRIORITIES 11

HOUSING AFFORDABILITY 12

HOUSING MAINTENANCE 13

HOUSING FIT 15

Appendix A: Survey #1 19

Appendix B: Summary of Survey #1 Responses 19

Appendix D: Survey #2 19

Appendix E: Summary of Survey #2 Responses 19

Figures

Figure 1 7

Figure 2 11

Figure 3 12

Figure 4 13

Figure 5 14

Figure 6 15

Figure 7 16

Figure 8 17

Figure 9 18

Introduction

The City of Lawndale is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Lawndale is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Lawndale and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a series of virtual community workshop was conducted and two surveys were presented. The two separate surveys work together to gather information on housing-related issues. Survey #1 focused on visioning, values, and living conditions in Lawndale as well as demographic questions. Survey #2 focused on community priorities and existing conditions related to housing. This report is a summary of the responses received and the general themes that emerged.

Both surveys were conducted in both English and Spanish. They were posted to the website in October 2020 and were open until November 2021.

Survey #1 was 19 questions long. It had a 100% completion rate and 58 total responses.

Survey #2 was 16 questions long. It had an 100% completion rate and 41 total responses.

Executive Summary: Survey #1

- 44% of residents have lived in Lawndale for 15+ years
- 69% of respondents owned a home in Lawndale.
- Half (50%) of respondents work outside of the City in areas such as Culver City, Long Beach, and El Segundo.
- The respondents were primarily between the ages of 25 to 44 years old (48%).

Issues that residents rated as most important to them include:

- Rehabilitate existing housing (96%)
- Ensure that children who grow up in Lawndale can afford to live in Lawndale (84%)
- Housing affordable to working families (79%)
- Build more single-family housing (75%)
- Provide ADA-accessible housing (69%)
- Encourage more senior housing (66%)

Executive Summary: Survey #2

- 51% of residents have lived in Lawndale for 15+ years
- The respondents were primarily between the ages of 25 to 44 years old (41%), and 45 to 64 years old (39%).
- 66% of respondents owned a home in Lawndale. 26% of respondents who wish to own a home in Lawndale but currently do not own one indicated they could not find a home within their target price range in Lawndale.
- 68% of respondents were very satisfied or somewhat satisfied with their current housing situation.
- 27% of respondents rated the physical condition of their home in excellent condition. Another 34% indicated that their home was showing signs of minor deferred maintenance such as peeling paint, chipped stucco, etc.

When asked about housing fit, less than half (45%) of respondents felt the range of housing options currently available in Lawndale met their needs. The types of housing respondents felt were most needed in Lawndale included:

- Single family detached (78%)
- Senior housing (32%)
- Duplex/Attached Housing (29%)
- Condominiums (multi-family ownership homes) (17%)
- Apartments (multi-family rental homes) (15%)
- Accessory dwelling units (ADU) (12%)
- Housing for people with disabilities (10%)

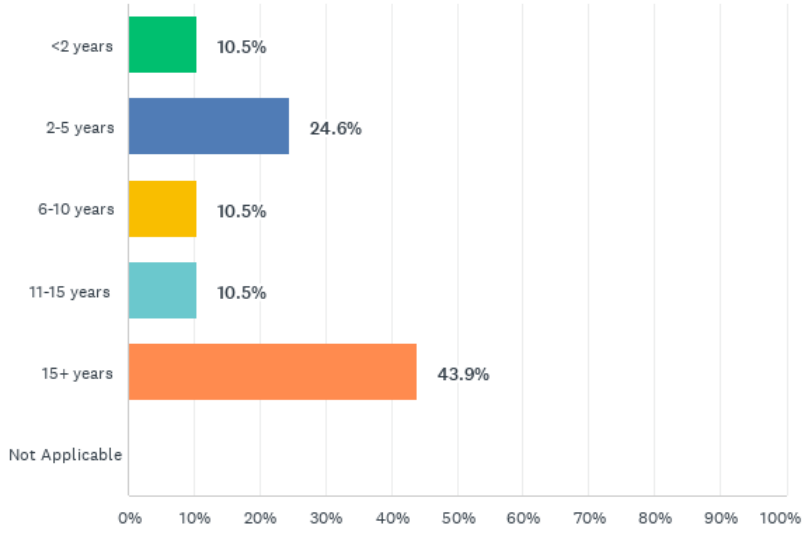
Survey #1: Respondent Demographics

The survey contained 7 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other six questions highlighted the following about the respondents:

- Most respondents (97%) lived within the City, with only 3% of respondents living elsewhere.[1]
- Of those individuals who live in Lawndale, approximately 44% have lived here for 15+ years. The next highest response (25%) was 2-5 years, followed by 10% (each) for less than 2 years, 6-10 years, and 11-15 years.[2]
- Most of the respondents own their own home (69%), with 22% of respondents renting, 7% neither owning nor renting (living with friends or family). 2% of respondents do not live in Lawndale.[3]
- Half (50%) of respondents work outside of the City in areas such as Culver City, Long Beach, and El Segundo. Of other respondents, 26% are retired; 16% work in Lawndale; 7% own their own business in Lawndale; and 2% are students.[4]
- The respondents were primarily 25-44 years old (48%), followed by 45-64 years old (30%), and 65+ years old (21%).[5]
- The most common household size was 2 people (33%), followed by 3 people (25%), 4 people (18%), 5+ people (14%), and 1 person (11%)

[1] Question 13: Do you live in Lawndale?
[2] Question 14: How long have you lived in Lawndale?
[3] Question 15: Do you?
[4] Question 16: Do you work in Lawndale?
[5] Question 18: How many people live in your household?

Figure 1: How long have you lived in the City?



Survey #1 Responses

The survey responses reveal information about community values, existing conditions, and housing in Lawndale.

VALUES AND PRIORITIES

When respondents were asked, "What do you value most about Lawndale? What makes this a special place to live or work?"[6] frequent themes included:

- Safety
- Quiet
- Location/Proximity to the ocean
- Weather
- Small city and community feel
- Trees and greenery
- Diversity
- Affordability (less expensive than surrounding areas)

[6] Question 1: What do you value most about Lawndale? What makes this a special place to live or work?

When respondents were asked, "What is your favorite place in Lawndale?" [7] frequent locations included:

- Rudolph park
- Civic Center
- Library
- Alondra Park
- Home
- Various retail and restaurants

When respondents were asked, "How would you rate the quality of life in Lawndale?"[8] about half (49%) answered excellent or good. Responses were:

- Good (47%)
- Fair (44%)
- Poor (7%)
- Excellent (2%)

When respondents asked what they would like to see more of in Lawndale,[9] the most common responses were:

- Restaurants (67%)
- Shops (51%)
- Public gathering places (51%)
- Entertainment/cultural facilities (44%)

When asked, "How important are the following concerns to you and your family?"[10] the top concerns listed as either "very important" or "somewhat important" were:

- Rehabilitate existing housing (96%)
- Ensure that children who grow up in Lawndale can afford to live in Lawndale (84%)
- Housing affordable to working families (79%)

[7] Question 2: What is your favorite place in Lawndale?
[8] Question 3: How would you rate the quality of life in Lawndale?
[9] Question 4: What would you like to see more of in Lawndale? (Pick up to five)
[10] Question 9: How important are the following concerns to you and your family?"

- Build more single-family housing (75%)
- Provide ADA-accessible housing (69%)
- Encourage more senior housing (66%)
- Provide more housing for all income levels (59%)
- Provide housing for the homeless (55%)

The issues that were ranked as the lowest importance were:

- Build more multi-family housing (apartments, condos, etc.) (38%)

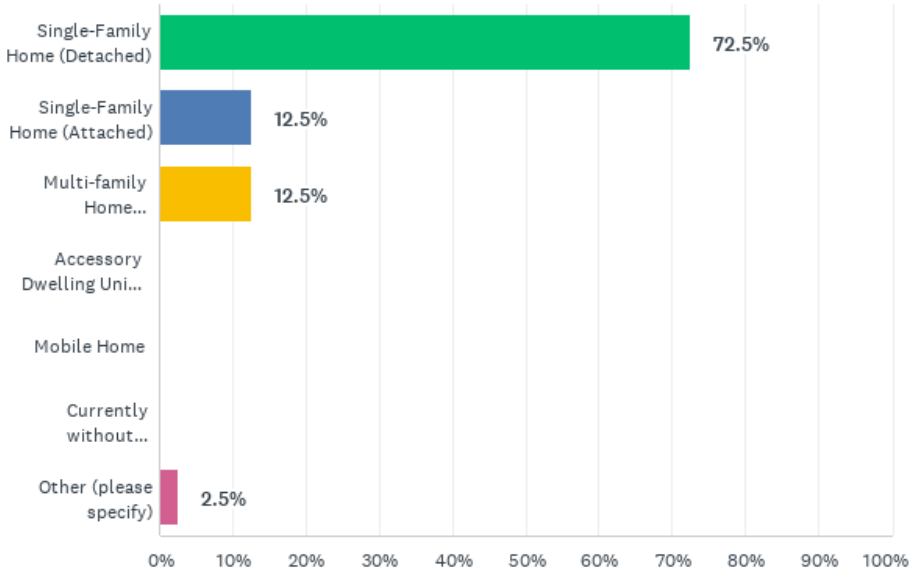
Survey #2: Respondent Demographics

The second survey contained 8 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other 7 questions highlighted the following about the respondents:

- Most respondents (98%) lived within the City, with only 2% of respondents living elsewhere.[11]
- Of respondents, approximately 51% have lived in their place of residence for 15+ years. The next highest response (17%) was 2-5 years, followed by less than 2 years (15%), 6-10 years (10%), and 11-15 years (7%).[12]
- Most of the respondents own their own home (66%), with 22% of respondents renting, and 12% neither owning nor renting (living with friends or family).[13]
- The respondents were primarily 25-44 years old (41%), followed by 45-64 years old (39%), 65+ years old (17%), and 18-24 years old (2%).[14]
- When asked about their household type,[15] respondents primarily lived in multi-generational family households (grandparents, children, and/or grandchildren all under the same roof) (23%), followed by couple and couple with child under 18 years old (20% each), single-person household (18%), and young adult living with parents (10%). Another 10% of respondents identified as "other," with answers including adult head of household living with adult children.
- The most common household size was 3 people (30%), followed by 2 people (28%), 4 people (20%), 5+ people (13%), and 1 person (10%).[16]
- The most common housing type was Single-Family Home (Detached) (73%), followed by Single-Family Home (Attached) (13%) and Multi-family Home (Apartment/Condo) (13%). 3% of respondents selected "other."[17]

[11] Question 1: Do you live in Lawndale?
[12] Question 3: How long have you lived in your place of residence?
[13] Question 2: Do you?
[14] Question 15: Your age group is:
[15] Question 11: Which of the following best describes your household type?
[16] Question 14: How many people live in your household?
[17] Question 12: Select the type of housing that best describes your current home.

Figure 2: Select the type of housing that best describes your current home.



Survey Responses #2

The second survey responses reveal information about housing in Lawndale. The results are grouped into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

VALUES AND PRIORITIES

When asked, "What made you decide to live here?"[18] respondents stated:

- Affordability (61%)
- Proximity to job/work (32%)
- Other (32%)
- Proximity to family and friends (29%)
- Proximity to shopping and services (22%)
- Quality of housing options (17%)
- Safety of neighborhoods (17%)
- Quality of local school system (10%)

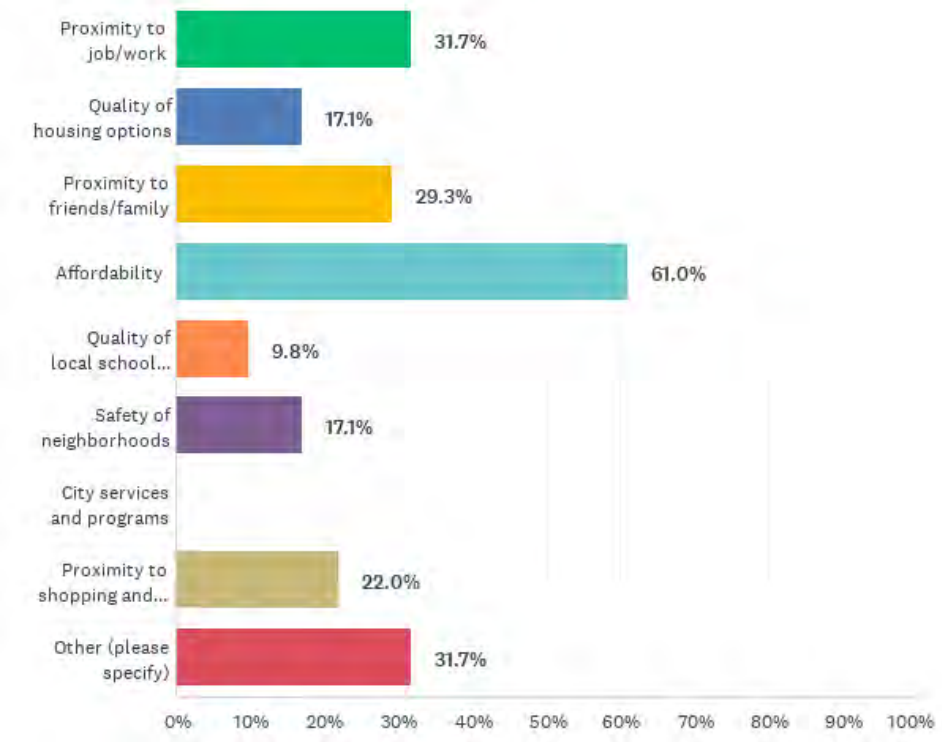
[18] Question 4: What made you decide to live here? (Select all that apply)

- City services and programs (0%)

Of those who answered "Other," responses included:

- Grew up in Lawndale
- Location (proximity to the beach, freeways)
- Trees on the street

Figure 3: What made you decide to live here?



HOUSING AFFORDABILITY

When respondents were asked, "If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time?"[19] most answers pointed to issues of affordability. The top three responses (for those respondents who do not already own a home) included:

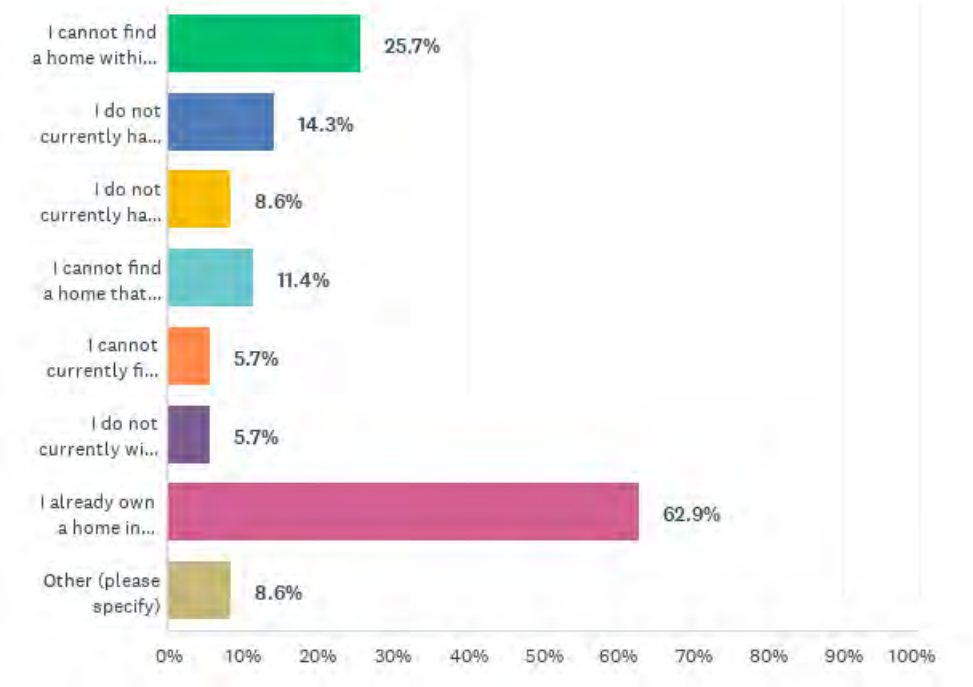
- I cannot find a home within my price range in Lawndale (26%)
- I do not currently have the financial resources for an appropriate down payment (14%)

[19] Question 8: If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- I cannot find a home that suits my living needs in Lawndale (housing size, disability accommodations) (11%)

63% of respondents already owned a home in Lawndale. Less than 6% of respondents expressed the opinion that they do not wish to own or rent in Lawndale.

Figure 4: If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time?



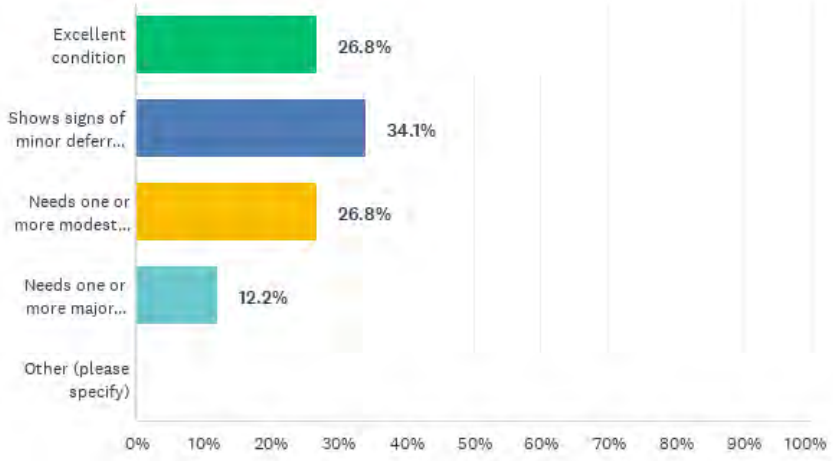
HOUSING MAINTENANCE

When respondents were asked, "How would you rate the physical condition of the residence you live in?"[20] about one-quarter of all respondents answered positively, with the response "excellent condition" receiving 27%.

- Excellent condition (27%)
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.) (34%)
- Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.) (27%)
- Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.) (12%)

[20] Question 6: How would you rate the physical condition of the residence you live in?

Figure 5: How would you rate the physical condition of the residence you live in? (all responses)



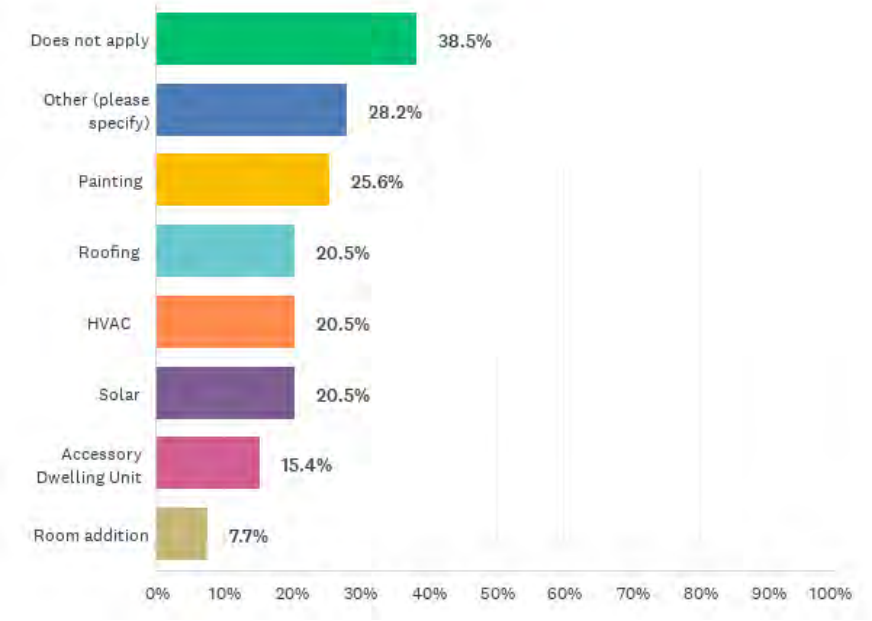
Homeowners were more likely than renters to respond that their residence was in excellent condition (30% vs. 21%). Renters listed higher rates of needed moderate or major maintenance with 21% of renters stating that their residence showed signs of deferred maintenance, 43% stating that one or more modest rehabilitation projects (such as a new roof, new siding, etc.) were needed, and 14% stating that their residence needed one or more major upgrades (such as new foundation, new electrical/plumbing, etc.).

When asked, "Which of the following housing upgrades or expansions have you considered making on your home?"[21] the top responses included:

- Does not apply (39%)
- Other (28%)
- Painting (26%)
- Roofing (21%)
- HVAC (21%)
- Solar (21%)

[21] Question 7: Which of the following housing upgrades or expansions have you considered making on your home?

Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?



Some of the other answers included remodeling, kitchen and bathroom upgrades, and outdoor improvements such as landscaping.

As would be expected, renters were more likely to answer that this question does not apply to them (69%), with the few improvements highlighted by renters being painting (15%) and solar (15%).

HOUSING FIT

When asked, "How satisfied are you with your current housing situation?"[22] the top responses were:

- I am somewhat satisfied (46%)
- I am somewhat dissatisfied (27%)
- I am very satisfied (22%)
- I am dissatisfied (5%)

There were differences in responses, however, between homeowners and renters. 30% of homeowners were "very satisfied" as opposed to only 7% of renters.

Looking at this difference in more depth, renters and owners were grouped into two groups "satisfied" or "dissatisfied." Satisfied included anyone who answered positively to the statements, "I

[22] Question 5: How satisfied are you with your current housing situation?

am very satisfied," or "I am somewhat satisfied." Dissatisfied included anyone who answered positively to the statements, "I am somewhat dissatisfied," or "I am dissatisfied." These two groups voiced their satisfaction as follows:

Homeowners: 78% satisfied; 22% dissatisfied

Renters: 50% satisfied; 50% dissatisfied

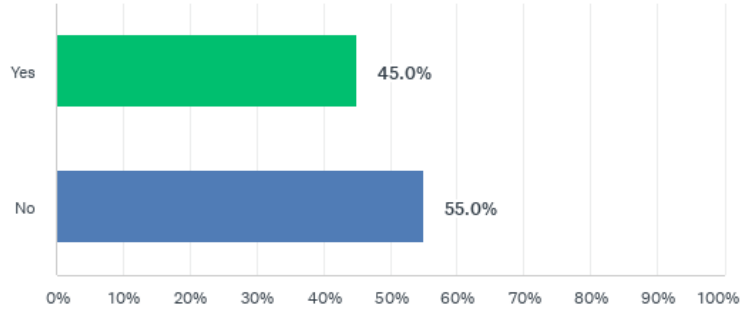
Other comments that were received include:

- Rent is too high for families and has become unaffordable
- Loud neighbors
- Crime/lack of safety
- Neighborhoods in poor condition
- Not enough street parking

When asked, "Do you think that the range of housing options currently available in the City of Lawndale meets your needs?"[23] respondents answered:

- No (55%)
- Yes (45%)

Figure 7: Do you think that the range of housing options currently available in the City of Lawndale meets your needs?



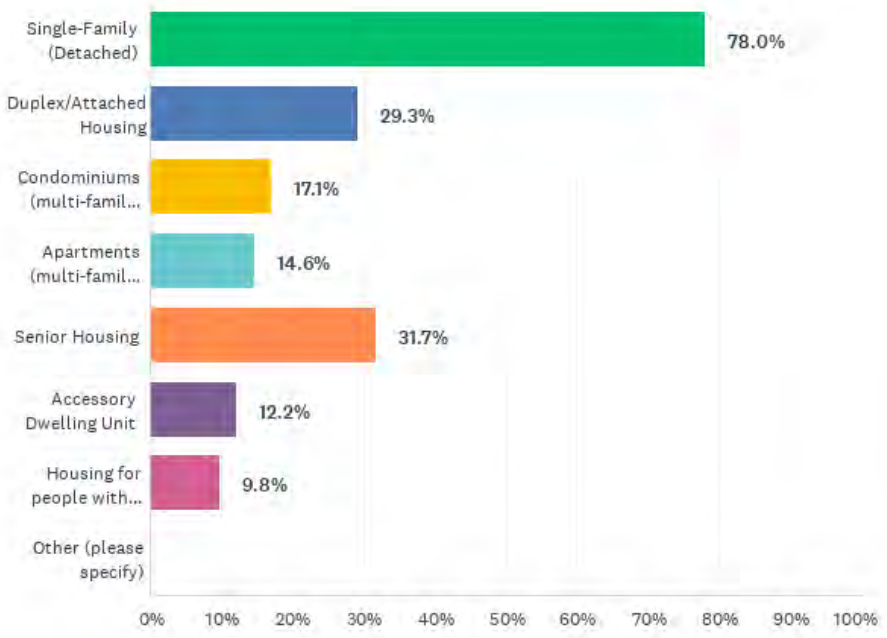
However, the breakdown along homeownerships lines illuminates a significantly different response, with 54% of homeowners answering "Yes", as opposed to only 29% of renters.

[23] Question 10: Do you think that the range of housing options currently available in the City of Lawndale meet your needs?

When asked, "What types of housing are most needed in the City of Lawndale?"[24] respondents answered:

- Single family detached (78%)
- Senior housing (32%)
- Duplex/Attached Housing (29%)
- Condominiums (multi-family ownership homes) (17%)
- Apartments (multi-family rental homes) (15%)
- Accessory dwelling units (ADU) (12%)
- Housing for people with disabilities (10%)

Figure 8: What types of housing are most needed in the City of Lawndale?



Renters were more likely than homeowners to state that multi-family housing was needed (29% condominiums/29% apartments vs. 11% condominiums/7% apartments)

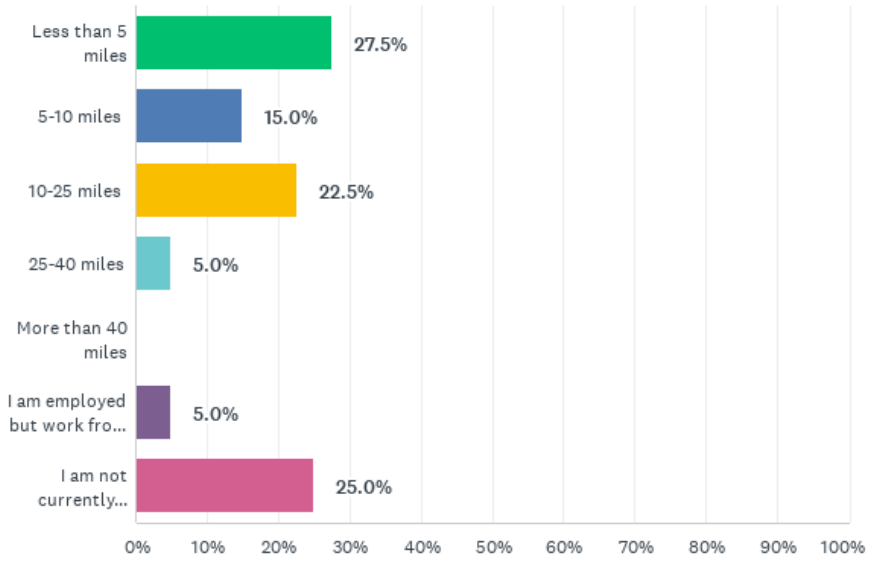
When it comes to age comparisons, residents over the age of 45 were the least likely to state that multi-family housing was needed (4% responded condominiums were needed and 0% responded apartments were needed).

[24] Question 9: What types of housing are most needed in the City of Lawndale?

When asked, "If you are currently employed, approximately how long is your one-way commute to work?"[25] respondents were most likely to reply:

- Less than 5 miles (28%)
- I am not currently employed (25%)
- 10-25 miles (23%)
- 5-10 miles (15%)
- 25-40 miles (5%)
- I am employed, but work from home (5%)

Figure 9: If you are currently employed, approximately how long is your one-way commute to work?



[25] Question 13: If you are currently employed, approximately how long is your one-way commute to work?

Appendix A: Survey #1

Appendix B: Summary of Survey #1 Responses

Appendix D: Survey #2

Appendix E: Summary of Survey #2 Responses

Q1 What do you value most about Lawndale? What makes this a special place to live or work?

Answered: 50 Skipped: 8

#	RESPONSES	DATE
1	Relative safety of the area, the people are friendly and family oriented area. Alot of super markets too	11/8/2021 6:43 AM
2	Nice hard working people	8/5/2021 12:37 AM
3	The trees. The green and plants. The location, close enough to the beach to get the last of the sea breeze.	8/4/2021 7:11 PM
4	Lose to work	6/19/2021 8:10 PM
5	Small city size	6/19/2021 7:55 PM
6	What I value and what I get are two different things. I value cleanliness and a look of order not just on properties but business too. I'd like to see a lot of improvement in these areas. Make Lawndale a community to be proud of. Let people drive through and see what we can become and they will want to shop and eat not just drive through.	6/18/2021 10:44 PM
7	Location. It's central and easy to get from here to other places. Close to the beach and great weather.	6/8/2021 4:07 PM
8	Pleasant weather, supermarkets nearby, close to beach	6/6/2021 12:35 AM
9	Convenience to all beach cities and freeways	6/3/2021 9:12 PM
10	Proximity to the Ocean, Freeway, and LAX	6/2/2021 8:36 PM
11	I wish Lawndale can provide better school system. I like the way our city improve the streets condition and planting more trees every year.	5/16/2021 11:26 PM
12	Access to a modern park and top schools.	5/15/2021 7:21 PM
13	The community, I love how the city gives back with the Halloween and Christmas events. How the City contributes to the parks.	5/13/2021 3:14 PM
14	Small town feel, but with access to all amenities.	5/9/2021 11:27 PM
15	Diversity	5/8/2021 7:03 AM
16	Location	5/7/2021 8:03 PM
17	Proximity to family in South Bay	4/26/2021 10:39 AM
18	inexpensive beach life	4/14/2021 6:34 PM
19	I have lived in Lawndale for 15 years. It feels like a small town nestled in the South Bay. We are near many natural and manmade amenities.	3/9/2021 10:16 AM
20	How diverse it is.	2/14/2021 4:32 PM
21	location	2/14/2021 2:54 PM
22	Community	2/14/2021 12:58 PM
23	The people, the city official, and their vision and caring about their community and the location and the weather	2/10/2021 12:57 PM
24	The small town feel, even when surrounded by bigger cities.	2/3/2021 10:36 AM
25	The people in it	2/2/2021 3:28 AM
26	The feeling of community	2/1/2021 7:45 PM

27	least expensive than surrounding cities	2/1/2021 7:30 PM
28	It's small, less complex (City Hall seems more in touch and receptive) and convenient.	1/12/2021 3:03 PM
29	Is the people as well as City officials	12/15/2020 12:09 PM
30	Cultural Diversity and (pre-covid) clean parks with respectful staff. Various denominations represented - religious freedom and expression is a plus.	12/2/2020 6:19 PM
31	Close to being a small town and easy access to the freeway	11/27/2020 9:22 PM
32	Lawndale is a diverse community and that is a strength!	11/19/2020 9:46 PM
33	Driving up and down Hawthorne Blvd and seeing all the beautiful trees and flowers is a pleasure anytime of the year. Everything is kept so clean and well maintained including our streets and sidewalks. No graffiti anywhere. I feel safe living in Lawndale	11/16/2020 6:44 PM
34	The diversity of the city	11/13/2020 10:02 AM
35	The small town feel. The community of neighbors.	11/9/2020 10:05 PM
36	Proximity to the Beach Cities and the cultural diversity.	11/8/2020 6:10 PM
37	Hawthorne Blvd real Stores that people want to stop at.	10/23/2020 11:19 AM
38	The small town feeling	10/20/2020 8:43 PM
39	Mostly quiet. Ease of access to freeways, beaches, airport.	10/17/2020 10:23 PM
40	A quiet and safe community	10/17/2020 9:09 PM
41	That it is a quiet, family-oriented city. Safe to walk and calm.	10/16/2020 9:06 PM
42	Pretty quiet	10/8/2020 6:58 PM
43	Proximity to the beach, to the airport, to downtown and everywhere else in L.A.	10/8/2020 4:34 PM
44	Lawndale has been home 30+ years and has had a lot of changes. It is located in a good spot in the South Bay, close to beach, shopping, and entertainment.	10/8/2020 4:28 PM
45	Friendly neighbors, small-town feeling	10/8/2020 4:14 PM
46	It’s special because it’s near the beach, however the city could use a nice revamp. For being known as the heart of South Bay, a lot of the business and store fronts do not look appealing. Same with the homes.	10/8/2020 3:33 PM
47	Weather and location	10/8/2020 3:23 PM
48	It's affordable and still close to the beach.	10/8/2020 3:09 PM
49	CLOSE TO OCEAN	10/8/2020 10:06 AM
50	Small town life	10/8/2020 9:41 AM

Q2 What is your favorite place in Lawndale?

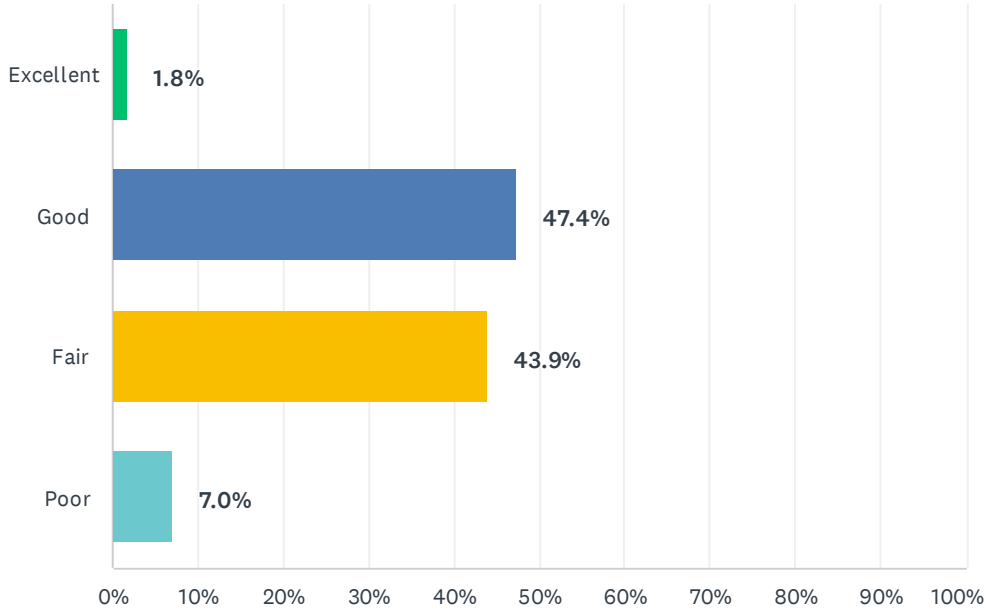
Answered: 50 Skipped: 8

#	RESPONSES	DATE
1	Alondra park	11/8/2021 6:43 AM
2	My house	8/5/2021 12:37 AM
3	My home	8/4/2021 7:11 PM
4	Rudolph park	6/25/2021 1:08 AM
5	Myvhome	6/19/2021 8:10 PM
6	Galleria	6/19/2021 7:55 PM
7	my home	6/18/2021 10:44 PM
8	Civic Center	6/8/2021 4:07 PM
9	library	6/6/2021 12:35 AM
10	We don’t spend time in Lawndale.	6/3/2021 9:12 PM
11	Rudolf Park	6/2/2021 8:36 PM
12	Rudolph Park	6/2/2021 7:13 PM
13	The parks and youth sports	5/16/2021 11:26 PM
14	Alondra Park	5/15/2021 7:21 PM
15	The parks, my kids love walking to our local park.	5/13/2021 3:14 PM
16	Unfortunately, we do not have a gathering space for the community where we can congregate besides the parks. The Civic Center is a nice space, but not enough seating and parking. We need a space in a central location to interact. One idea is to have a park-like plaza where families can get together to listen to classical music or relaxing music while they go about their day.	5/9/2021 11:27 PM
17	Rudolph park, library	5/8/2021 7:03 AM
18	None	5/7/2021 8:03 PM
19	Home	4/26/2021 10:39 AM
20	my home	4/14/2021 6:34 PM
21	I don't have one. Honestly, I spend a lot of time outside of Lawndale for dining and entertainment. Lawndale is where we sleep and where my children have attended school.	3/9/2021 10:16 AM
22	Pacific Rim or Saigon Dish	2/14/2021 4:32 PM
23	rogers park	2/14/2021 2:54 PM
24	Library	2/14/2021 12:58 PM
25	Alondra Community Park and youth events	2/10/2021 12:57 PM
26	The Lawndale library and the surrounding area	2/3/2021 10:36 AM
27	The car wash	2/2/2021 3:28 AM
28	none	2/1/2021 7:30 PM
29	Al Chile Pelon	1/12/2021 3:03 PM
30	Hawthorne Blvd, Alondra community park	12/15/2020 12:09 PM

31	The Lawndale Wesleyan Church	12/2/2020 6:19 PM
32	nothing yet, usually go to Torrance or Manhattan beach for shopping or eating out	11/27/2020 9:22 PM
33	Parks and the library.	11/19/2020 9:46 PM
34	Lightning Express Car Wash	11/16/2020 6:44 PM
35	my home	11/13/2020 10:02 AM
36	None at the moment.	11/9/2020 10:05 PM
37	William Green Park	11/8/2020 6:10 PM
38	The Green Belt along the Rail Road Tracks. Families enjoy the Park like area.	10/23/2020 11:19 AM
39	Córner burger and the parks	10/20/2020 8:43 PM
40	Leo's.	10/17/2020 10:23 PM
41	Small shopping centers	10/17/2020 9:09 PM
42	Around city hall	10/16/2020 9:06 PM
43	Library	10/8/2020 6:58 PM
44	The area around city hall and library	10/8/2020 4:34 PM
45	I don't have a favorite since the 99 cent store on Hawthorne and 149th St. closed a few years ago.	10/8/2020 4:28 PM
46	"The Corner Joint", and the walkability and outline of the area around library and city hall.	10/8/2020 4:14 PM
47	No where, there is nothing interesting or hip within Lawndale.	10/8/2020 3:33 PM
48	My house	10/8/2020 3:09 PM
49	HOME	10/8/2020 10:06 AM
50	My neighbor hood	10/8/2020 9:41 AM

Q3 How would you rate the quality of life in Lawndale?

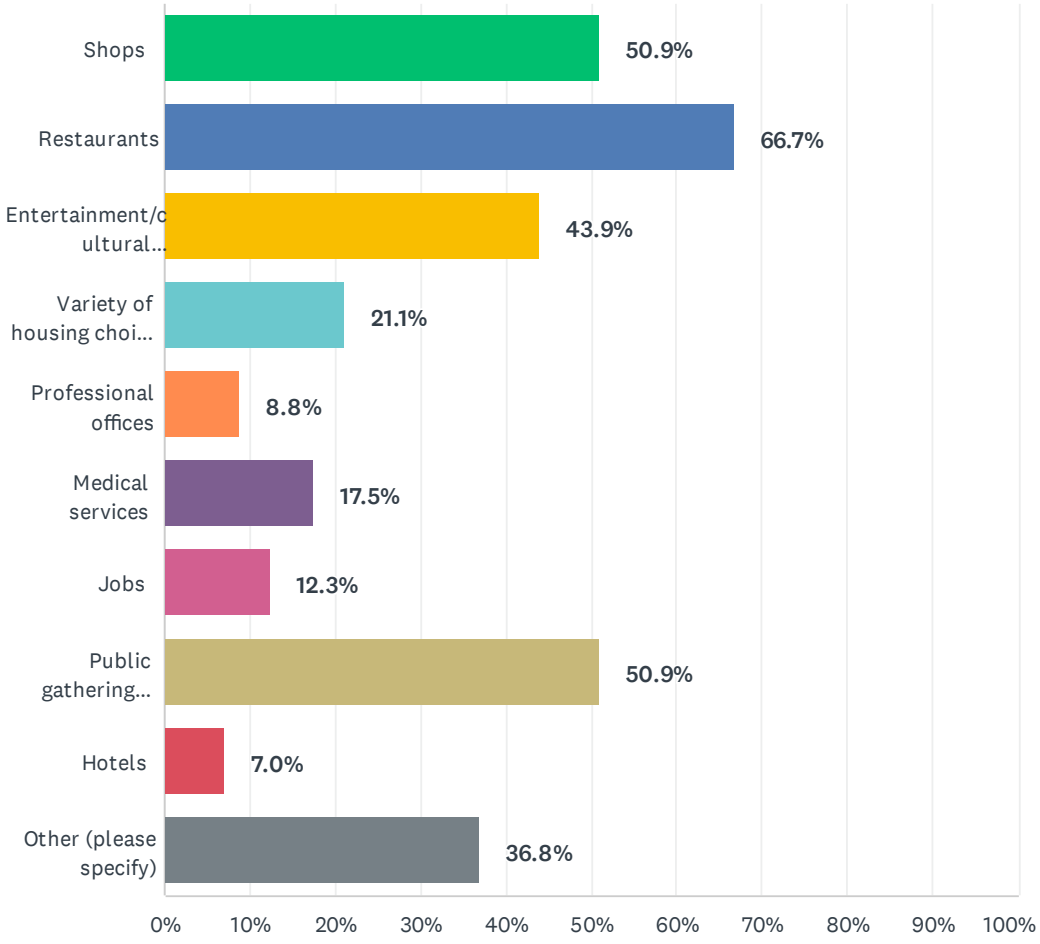
Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	1.8%	1
Good	47.4%	27
Fair	43.9%	25
Poor	7.0%	4
TOTAL		57

Q4 What would you like to see more of in Lawndale? (Pick up to five)

Answered: 57 Skipped: 1



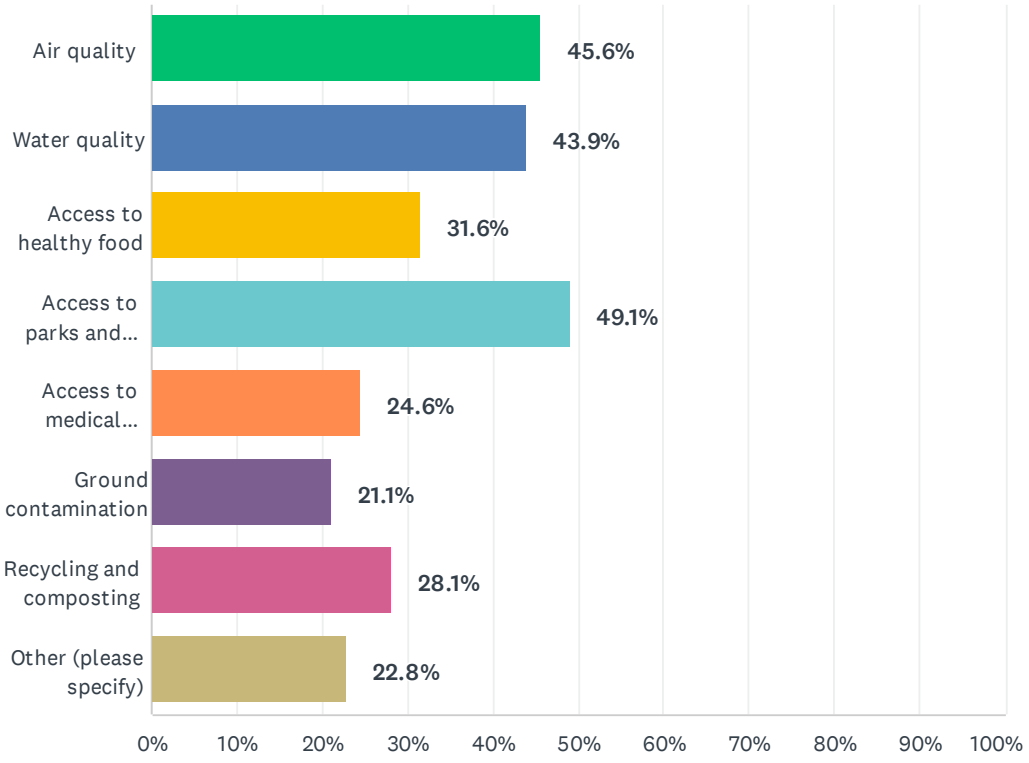
ANSWER CHOICES	RESPONSES	
Shops	50.9%	29
Restaurants	66.7%	38
Entertainment/cultural facilities	43.9%	25
Variety of housing choices	21.1%	12
Professional offices	8.8%	5
Medical services	17.5%	10
Jobs	12.3%	7
Public gathering places	50.9%	29
Hotels	7.0%	4
Other (please specify)	36.8%	21
Total Respondents: 57		

#	OTHER (PLEASE SPECIFY)	DATE
1	Better roads	8/4/2021 7:11 PM
2	Feel safe to walk as a womanq	6/19/2021 8:10 PM
3	it is important to keep Lawndale as much of a residential community instead of monstrous apartment buildings because that keeps pride in the community alive.	6/18/2021 10:44 PM
4	A quality market or Trader Joe's	6/8/2021 4:07 PM
5	low cost cable internet access for seniors	6/6/2021 12:35 AM
6	Child Development Center with curriculum like the one in Redondo Beach School. It's called CDC.	5/16/2021 11:26 PM
7	Less apartments..more single family homes. Like wisburn	5/7/2021 8:03 PM
8	Residential parking	4/26/2021 10:39 AM
9	outdoor spaces	4/14/2021 6:34 PM
10	Developed and organized recreational activities. Improved communication about recreational activities. Increased school to community connection.	3/9/2021 10:16 AM
11	Recreational complex for youth and adult sports and classes	2/14/2021 4:32 PM
12	More family venues.	2/1/2021 7:45 PM
13	home owners taking pride in their property. LESS rentals	2/1/2021 7:30 PM
14	Parking	12/2/2020 6:19 PM
15	parks and recreation areas, public pool.	11/19/2020 9:46 PM
16	A more active community center. More open and green spaces.	11/9/2020 10:05 PM
17	The top priority should be beautifying the houses in the City, especially W 162nd - W. 170th streets between Firmona and Grevillia. The houses look tattered and beat-up, with yards chock full of litter and junk. Why doesn't code enforcement do anything about these homes? It's embarrassing when we have friend and family come over...the houses are just totally beat up and the yards look despicable. It almost looks like my country (Mexico). I don't get it. This is supposed to be the USA.	11/8/2020 6:10 PM
18	Fishing tackle shop.	10/23/2020 11:19 AM

19	cannabis dispensary to help generate funds for city	10/17/2020 10:23 PM
20	Dog parks and more nature	10/16/2020 9:06 PM
21	PARKS	10/8/2020 10:06 AM

Q5 What community health topics do you think are most important for Lawndale to consider over the next 20 years? (Select up to three)

Answered: 57 Skipped: 1



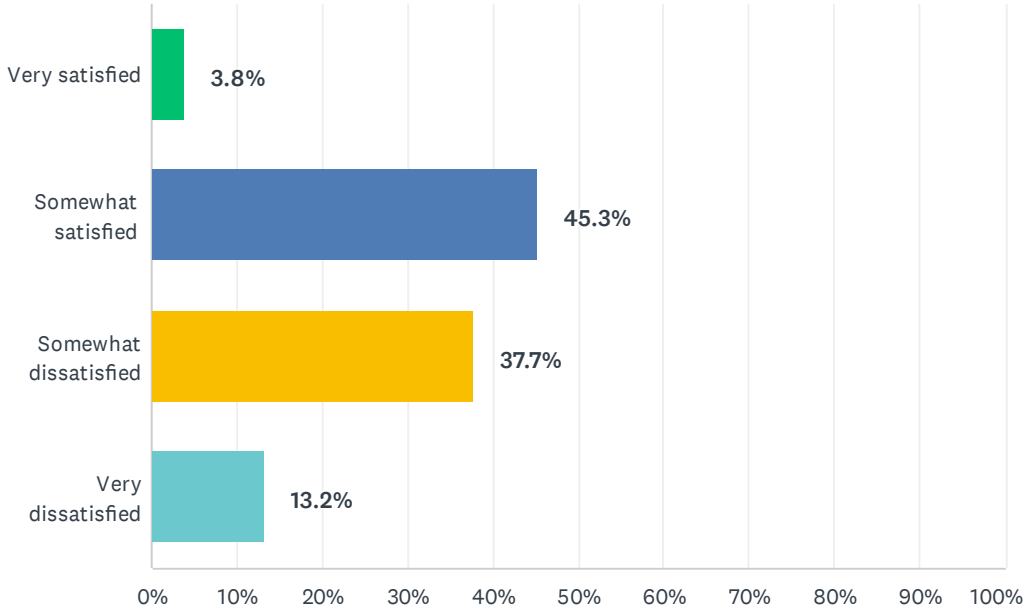
ANSWER CHOICES	RESPONSES	
Air quality	45.6%	26
Water quality	43.9%	25
Access to healthy food	31.6%	18
Access to parks and schools	49.1%	28
Access to medical services	24.6%	14
Ground contamination	21.1%	12
Recycling and composting	28.1%	16
Other (please specify)	22.8%	13
Total Respondents: 57		

#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless people and cleaning the big streets better	8/5/2021 12:37 AM
2	Cleanliness of neighborhoods; homeless	6/8/2021 4:07 PM
3	Safety/Security	6/2/2021 7:13 PM

4	Parking, we should have house residence park privileges. Instead of having them parks 3 to 4 blocks away from their homes.	5/13/2021 3:14 PM
5	Ticket dog walkers...sidewalks are their restroom	5/7/2021 8:03 PM
6	Noise abatement	4/26/2021 10:39 AM
7	better school district, jobs, lower crime	2/1/2021 7:30 PM
8	high quality public transporation	11/19/2020 9:46 PM
9	homelessness	11/13/2020 10:02 AM
10	Better quality housing and beautifying the city's residential areas.	11/8/2020 6:10 PM
11	Gang Activity is too much.	10/23/2020 11:19 AM
12	Crime	10/20/2020 8:43 PM
13	more native trees and grasses. move towards solar for all buildings.	10/17/2020 10:23 PM

Q6 How do you feel about the way Lawndale has changed over time?

Answered: 53 Skipped: 5



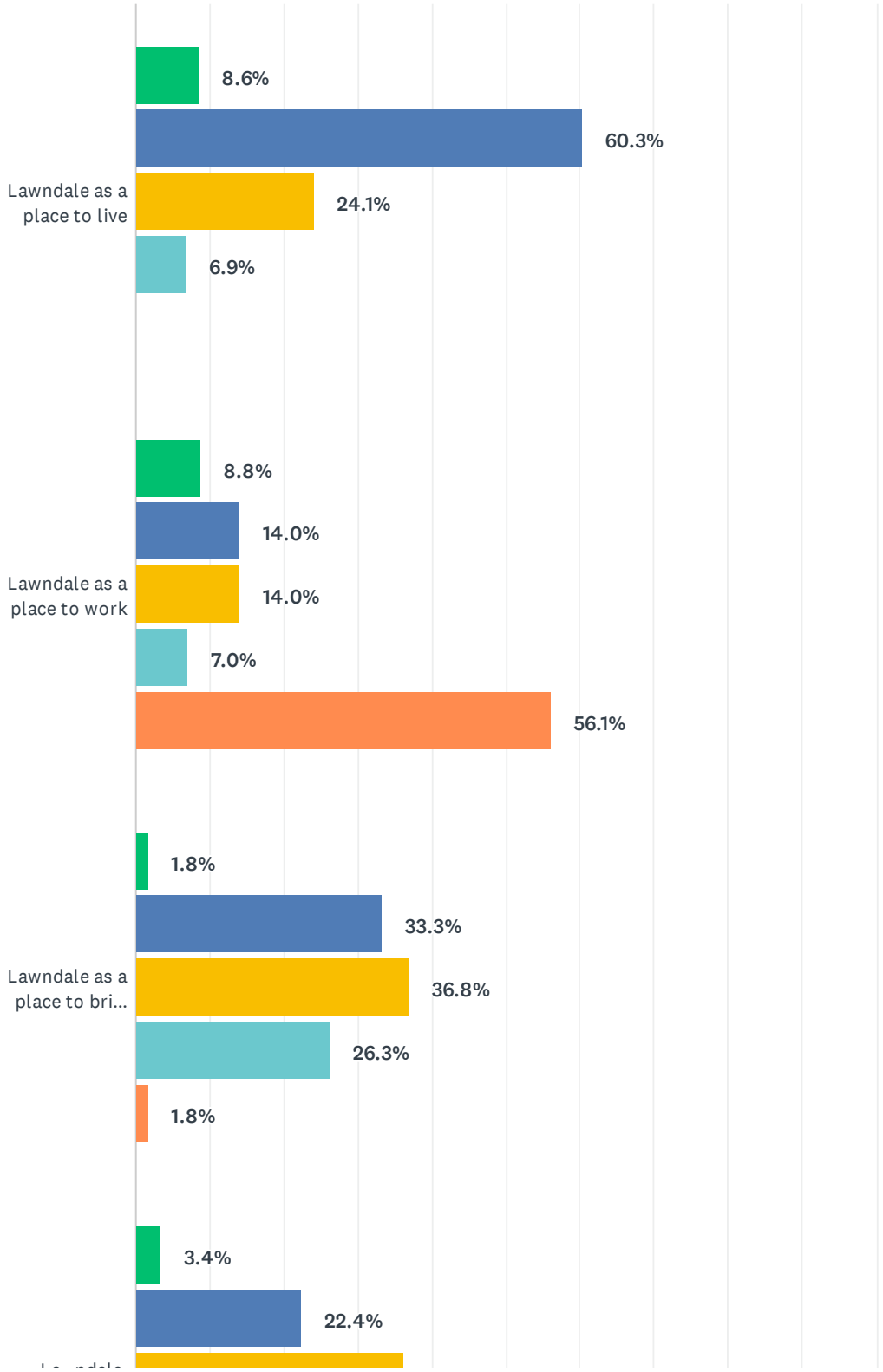
ANSWER CHOICES	RESPONSES	
Very satisfied	3.8%	2
Somewhat satisfied	45.3%	24
Somewhat dissatisfied	37.7%	20
Very dissatisfied	13.2%	7
TOTAL		53

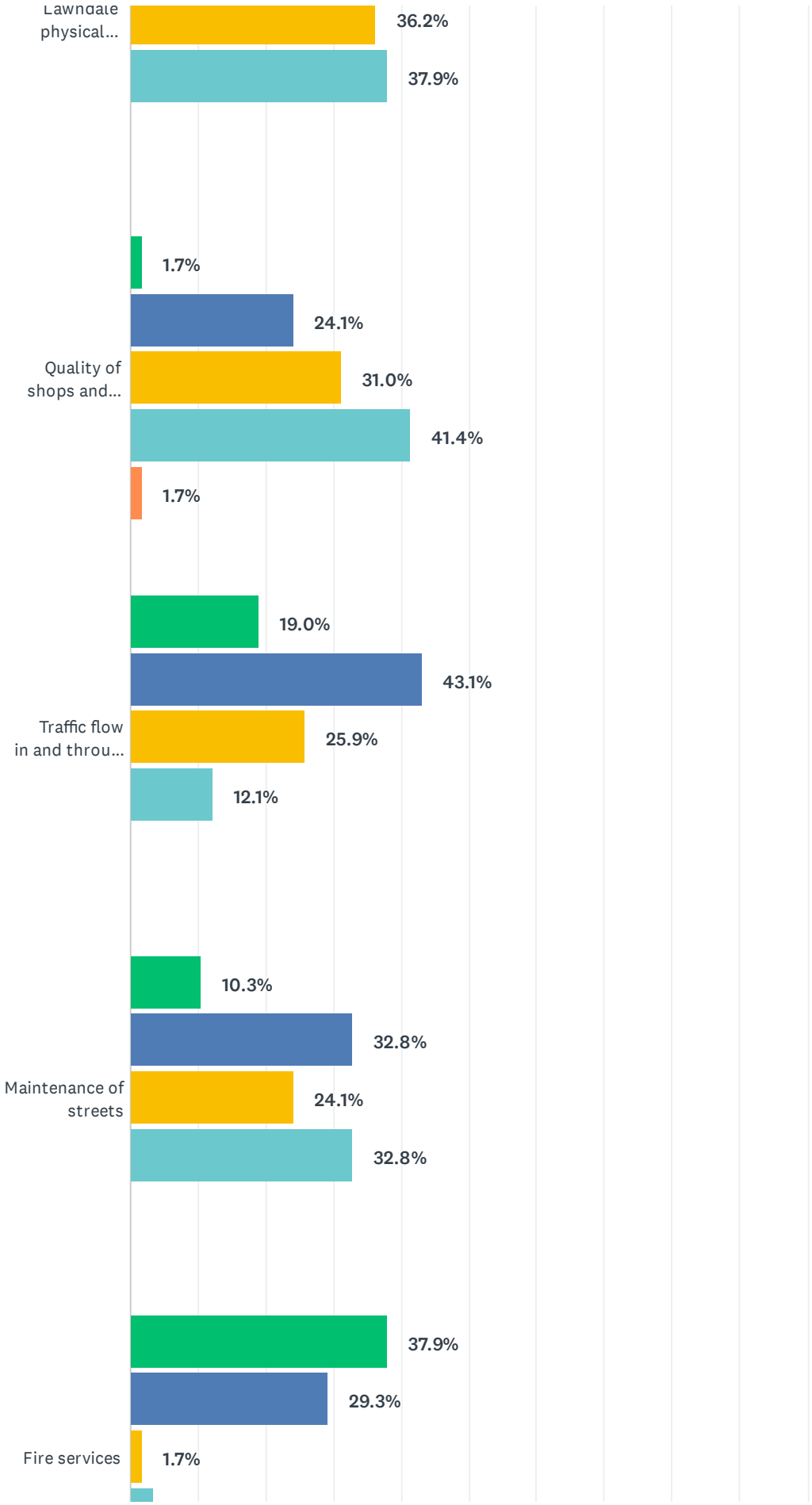
#	IF YOU ARE SOMEWHAT OR VERY DISSATISFIED, WHY?	DATE
1	Artesia btwn Hawthorne and Inglewood smells and is a hangout for homeless and trash	8/5/2021 12:37 AM
2	Haven't lived here long enough	8/4/2021 7:11 PM
3	Shabby looking neighborhoods	6/19/2021 8:10 PM
4	there are to many rentals and absent homeowners causing a decline in the look and feel of a welcoming community. More cars cause traffic problems on all major roads. Emergency vehicles have to find a way through traffic and use streets that connect Prairie and Hawthorne Blvd. Lawndale will never have the feel of a beach city and "The Heart of the South Bay" unless officials reign in and hold accountable absent home owners and renters alike. Check out the neighborhoods and look at the physical appearance; is this really what Lawndale was meant to be? Build more apts. and the population goes up and so does traffic, parking problems, crime etc. There was a time, when Hawthorne Blvd had a make-over and I thought we were on the way to being proud of Lawndale but over time there has been a steady decline mainly due to the increase in rental units causing people to come and go without having roots in the community and take pride in where they live.	6/18/2021 10:44 PM
5	Although it has slowly improved over the last 19 years, there is still a lack of shopping and entertainment destinations within the city. I envision a thriving community in which we can	6/8/2021 4:07 PM

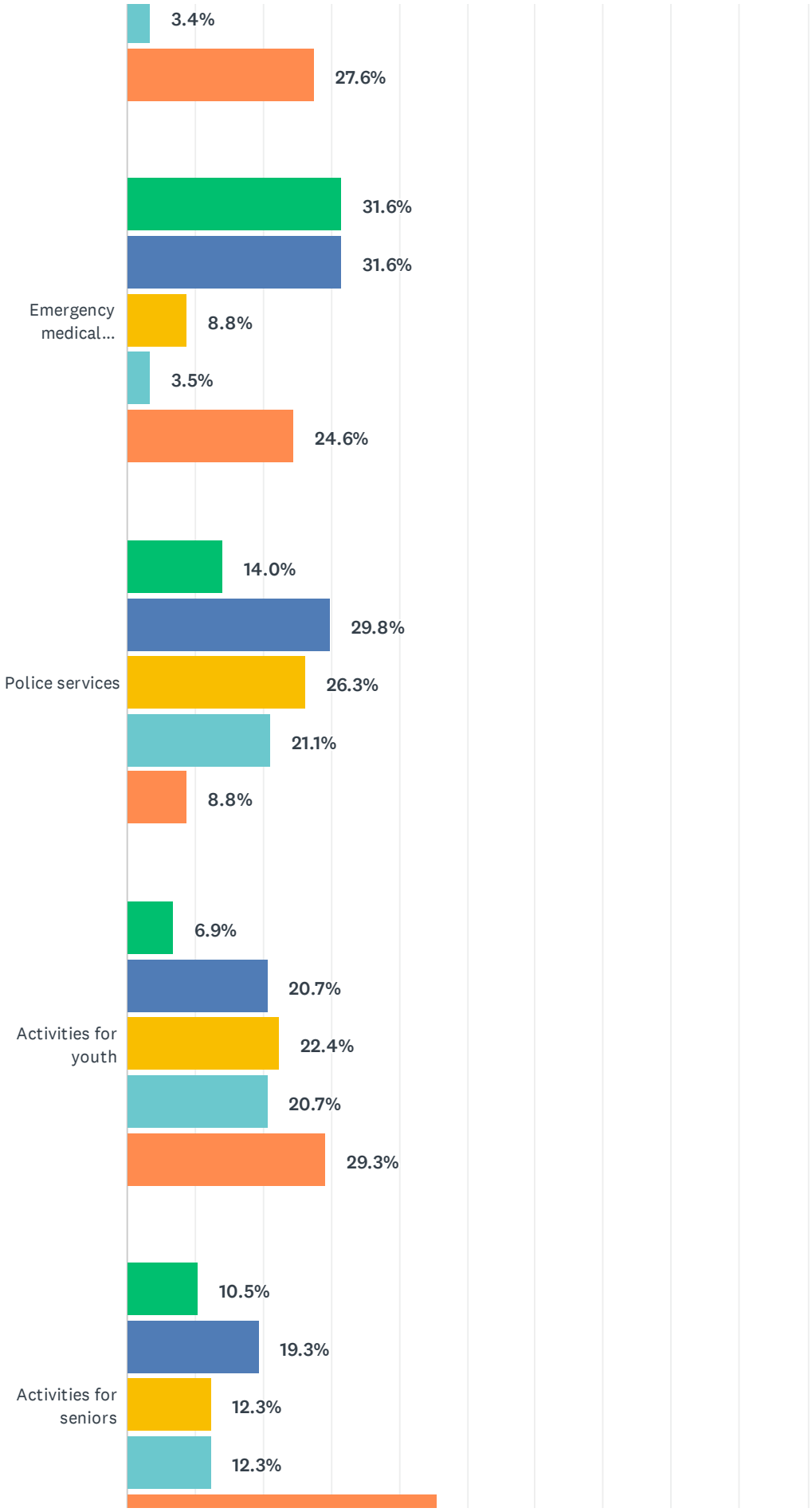
	spend our retail dollars and have fun and useful destinations to walk to.	
6	Need to elevate aesthetics of the city. Make Hawthorne Blvd look less like a strip mall with abandoned dentist offices and pawn shops. It needs modernization and landscaping. Crime and safety also huge concern and fix the fireworks problem!	6/3/2021 9:12 PM
7	I'm hoping that the neighborhood will improve, but it feels less safe now compared to 1.5 years ago	6/2/2021 7:13 PM
8	Need to lower crime rates	5/16/2021 11:26 PM
9	Even if we enjoy the small-town feel, there is insecurity in the neighborhoods. We need monitoring of gang activity. More public lighting. Some of the streets , for example, Freeman Ave., among others are complete dark.	5/9/2021 11:27 PM
10	People don’t care about the curb appeal of their homes	5/7/2021 8:03 PM
11	ridged permitting rules	4/14/2021 6:34 PM
12	There is no improvement	2/14/2021 12:58 PM
13	Lots of gangs and graffiti	2/2/2021 3:28 AM
14	education, crime, no sense of family-community	2/1/2021 7:30 PM
15	city streets are in desperate need of repair	11/27/2020 9:22 PM
16	Street parking in housing areas has become more and more difficult. You have to park 1 or 2 streets away and walk to your house. Having to leave your car so far away is also stressful.	11/16/2020 6:44 PM
17	The hotels along Hawthorne Blvd. and their new 'tenants"	11/13/2020 10:02 AM
18	There is no progress. No evolution. All the cities that surround Lawndale (Hawthorne, Inglewood, Redondo Beach, Torrance) are improving and look nice…Lawndale looks like a ghetto.	11/8/2020 6:10 PM
19	The Residents should respect others more and care.	10/23/2020 11:19 AM
20	Crime rates has gone up, the city is dirty. Neighborhood doesn’t care about being a good neighbor, city officials and employees aren’t too worry about keeping the citizens safe and satisfied our needs aren’t being met.	10/20/2020 8:43 PM
21	Sheriffs need more community outreach	10/17/2020 9:09 PM
22	It is beginning to slowly change to a louder and party centric city	10/16/2020 9:06 PM
23	It hasn't changed much throughout the years	10/8/2020 6:58 PM
24	Houses are deteriorating. Basic maintenance should be encouraged and free (no permit requirements)	10/8/2020 4:34 PM
25	Many private homes are not being maintained and falling apart. Basic maintenance should be encouraged and free.	10/8/2020 4:14 PM
26	No one is taking care of their homes, there’s a bunch of dentists office everywhere down Hawthorne boulevard, there’s no true up keep or dedication to bringing attention to Lawndale which is ridiculous given our neighbor Hawthorne is turning it around ever since spacex showed up. People drive through Lawndale to get to Hawthorne and it’s a completely different vibe.	10/8/2020 3:33 PM
27	Too many small rundown businesses, dental offices, motels. Huge parking problems in residential areas. Complex parking permit process.	10/8/2020 3:23 PM
28	Its quality of living has declined	10/8/2020 3:09 PM
29	NOISIER OVER LAST 5 YEARS	10/8/2020 10:06 AM
30	Some areas look very ghetto like	10/8/2020 9:41 AM

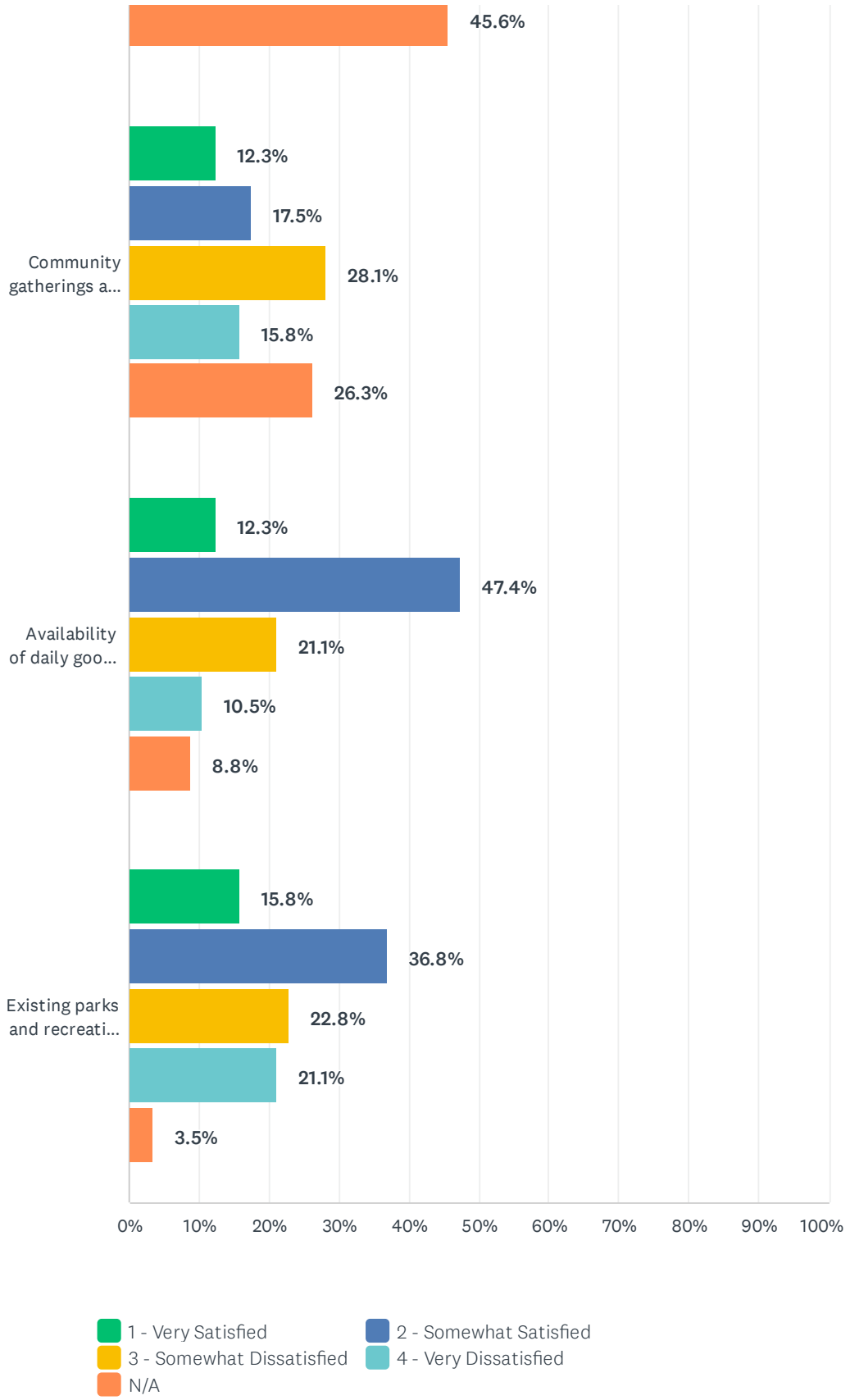
Q7 Please rate your level of satisfaction on a scale from 1 to 4 (1 – very satisfied, 2 – somewhat satisfied, 3 – somewhat dissatisfied, 4 – very dissatisfied, N/A – No Opinion) with the following:

Answered: 58 Skipped: 0




Lawndale physical...
36.2%
37.9%
1.7%
24.1%
Quality of shops and...
31.0%
41.4%
1.7%
19.0%
43.1%
Traffic flow in and throu...
25.9%
12.1%
10.3%
32.8%
Maintenance of streets
24.1%
32.8%
37.9%
29.3%
Fire services
1.7%

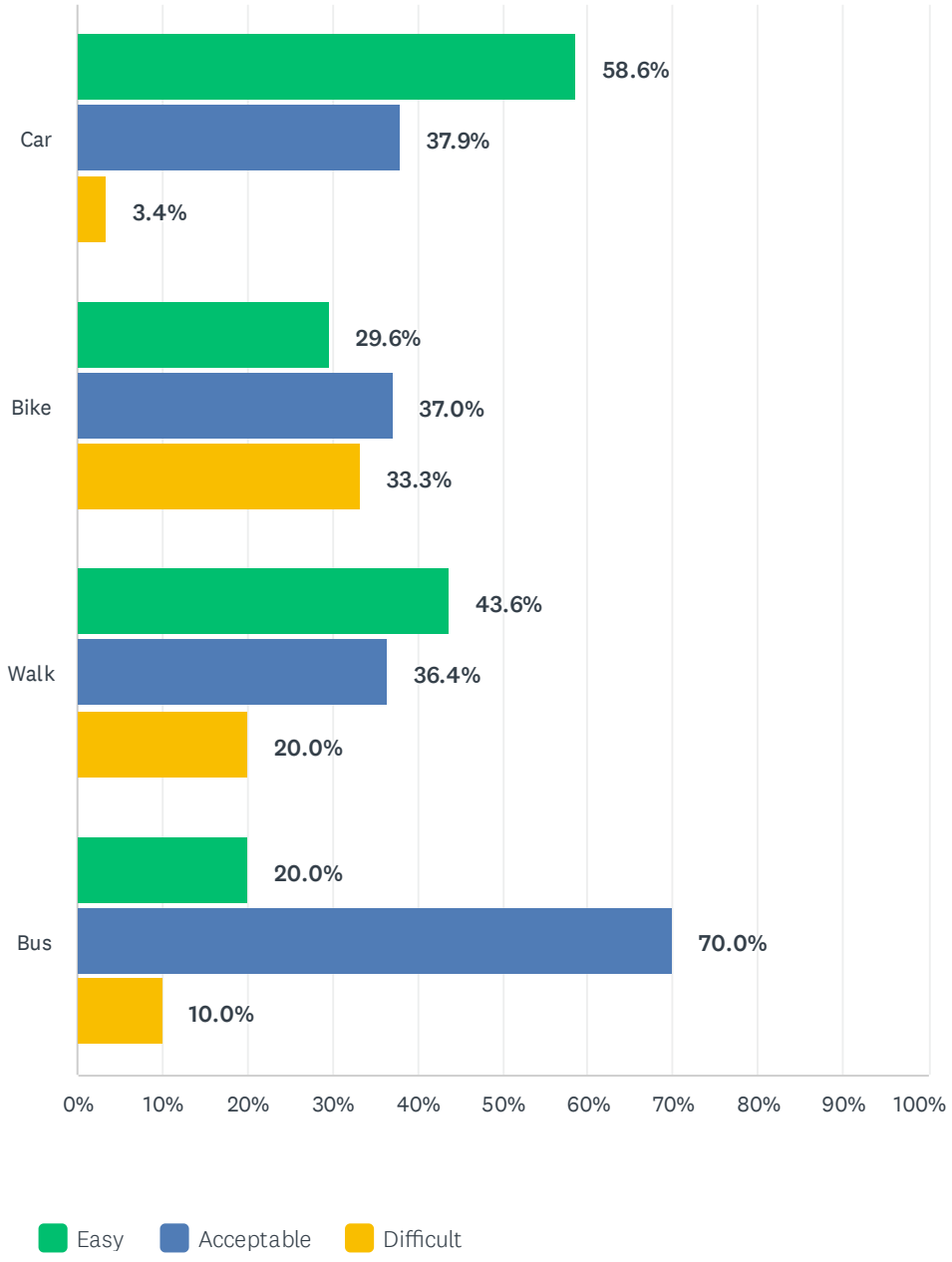

3.4%
27.6%
31.6%
31.6%
Emergency medical...
8.8%
3.5%
24.6%
14.0%
29.8%
Police services
26.3%
21.1%
8.8%
6.9%
20.7%
Activities for youth
22.4%
20.7%
29.3%
10.5%
19.3%
Activities for seniors
12.3%
12.3%


45.6%
12.3%
17.5%
Community gatherings a...
28.1%
15.8%
26.3%
12.3%
47.4%
Availability of daily goo...
21.1%
10.5%
8.8%
15.8%
36.8%
Existing parks and recreati...
22.8%
21.1%
3.5%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
1 - Very Satisfied
2 - Somewhat Satisfied
3 - Somewhat Dissatisfied
4 - Very Dissatisfied
N/A

	1 - VERY SATISFIED	2 - SOMEWHAT SATISFIED	3 - SOMEWHAT DISSATISFIED	4 - VERY DISSATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
Lawndale as a place to live	8.6% 5	60.3% 35	24.1% 14	6.9% 4	0.0% 0	58	2.29
Lawndale as a place to work	8.8% 5	14.0% 8	14.0% 8	7.0% 4	56.1% 32	57	2.44
Lawndale as a place to bring your out of town friends and family to visit	1.8% 1	33.3% 19	36.8% 21	26.3% 15	1.8% 1	57	2.89
Lawndale physical appearance	3.4% 2	22.4% 13	36.2% 21	37.9% 22	0.0% 0	58	3.09
Quality of shops and restaurants along Hawthorne Boulevard	1.7% 1	24.1% 14	31.0% 18	41.4% 24	1.7% 1	58	3.14
Traffic flow in and through the City	19.0% 11	43.1% 25	25.9% 15	12.1% 7	0.0% 0	58	2.31
Maintenance of streets	10.3% 6	32.8% 19	24.1% 14	32.8% 19	0.0% 0	58	2.79
Fire services	37.9% 22	29.3% 17	1.7% 1	3.4% 2	27.6% 16	58	1.60
Emergency medical services	31.6% 18	31.6% 18	8.8% 5	3.5% 2	24.6% 14	57	1.79
Police services	14.0% 8	29.8% 17	26.3% 15	21.1% 12	8.8% 5	57	2.60
Activities for youth	6.9% 4	20.7% 12	22.4% 13	20.7% 12	29.3% 17	58	2.80
Activities for seniors	10.5% 6	19.3% 11	12.3% 7	12.3% 7	45.6% 26	57	2.48
Community gatherings and events	12.3% 7	17.5% 10	28.1% 16	15.8% 9	26.3% 15	57	2.64
Availability of daily goods and services	12.3% 7	47.4% 27	21.1% 12	10.5% 6	8.8% 5	57	2.33
Existing parks and recreation facilities	15.8% 9	36.8% 21	22.8% 13	21.1% 12	3.5% 2	57	2.51

Q8 How easy is it to move in and around Lawndale using the following modes of transportation?

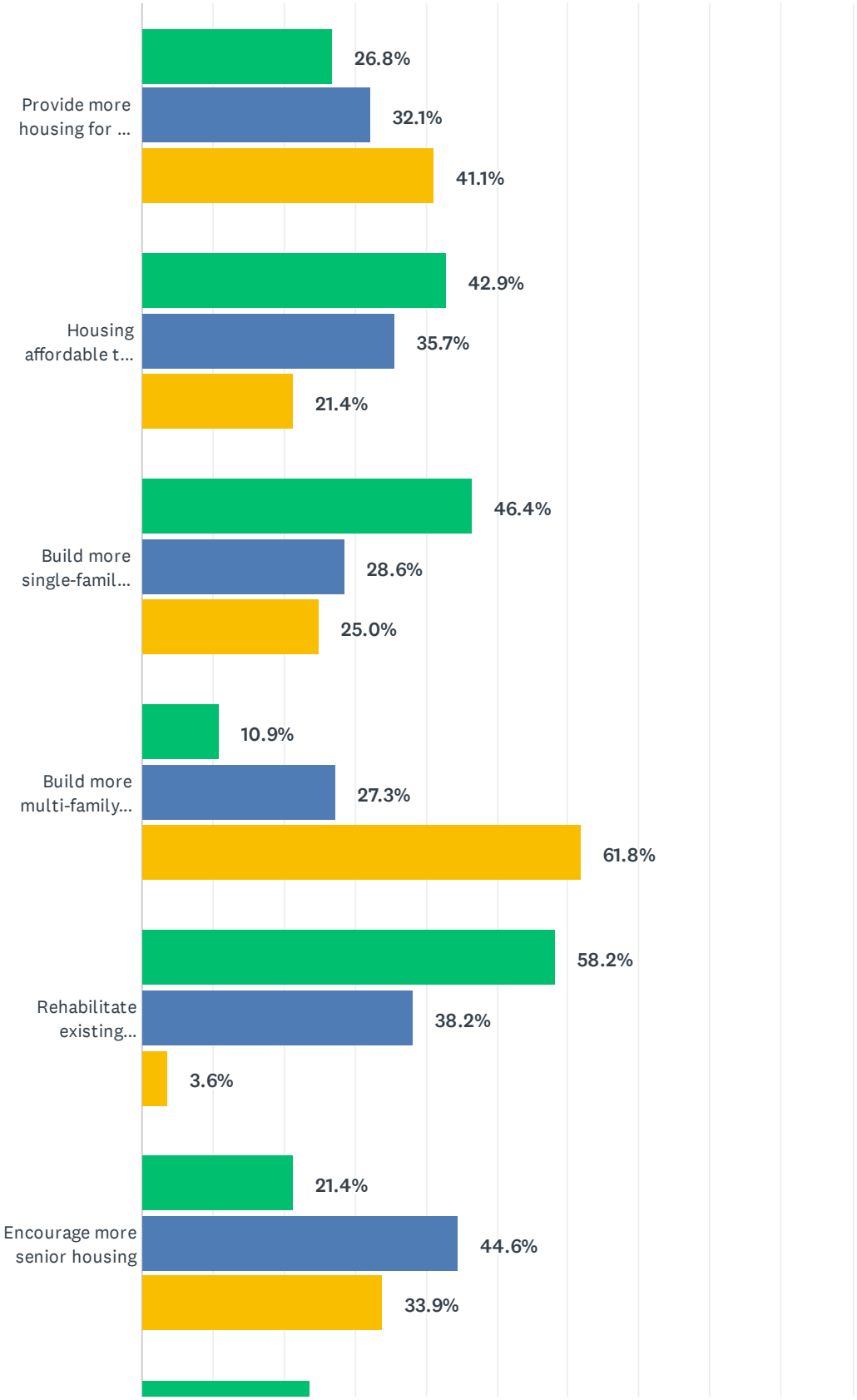
Answered: 58 Skipped: 0

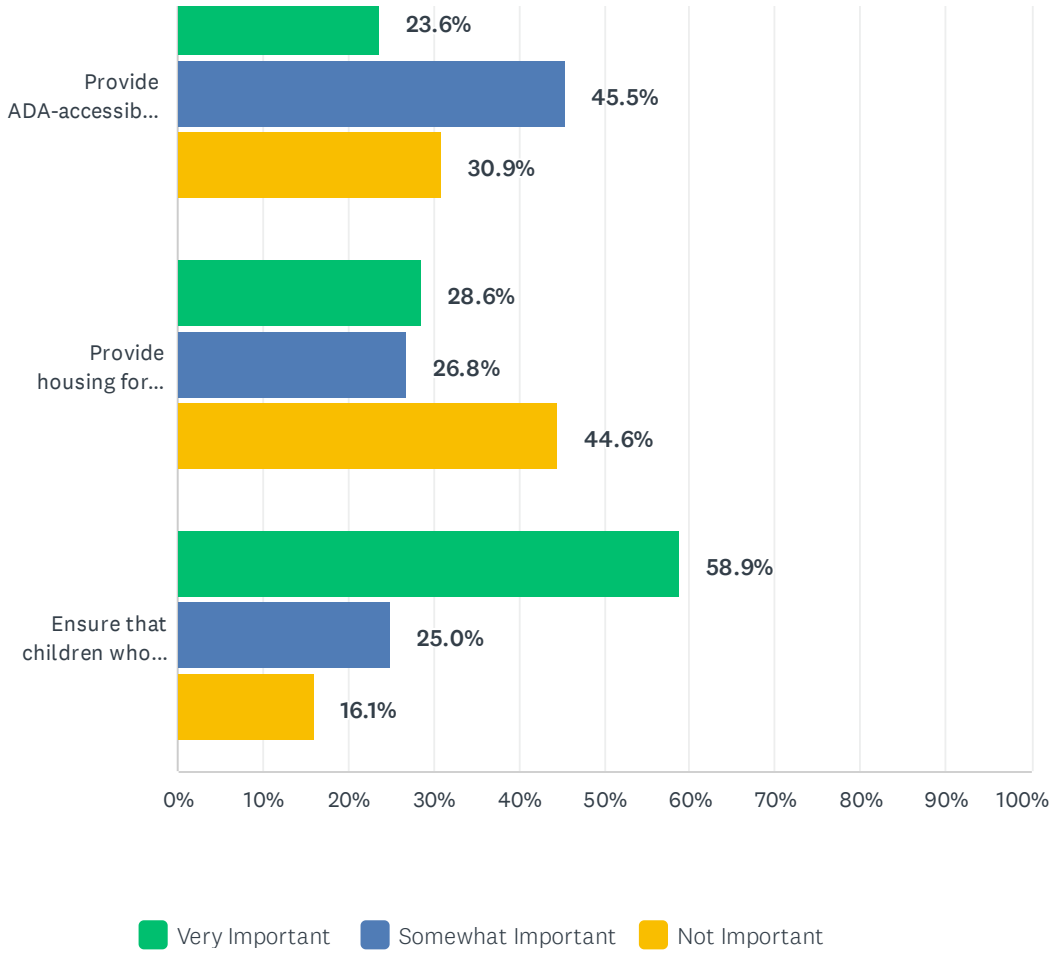


	EASY	ACCEPTABLE	DIFFICULT	TOTAL	WEIGHTED AVERAGE
Car	58.6% 34	37.9% 22	3.4% 2	58	1.45
Bike	29.6% 16	37.0% 20	33.3% 18	54	2.04
Walk	43.6% 24	36.4% 20	20.0% 11	55	1.76
Bus	20.0% 10	70.0% 35	10.0% 5	50	1.90

Q9 How important are the following concerns to you and your family?

Answered: 58 Skipped: 0

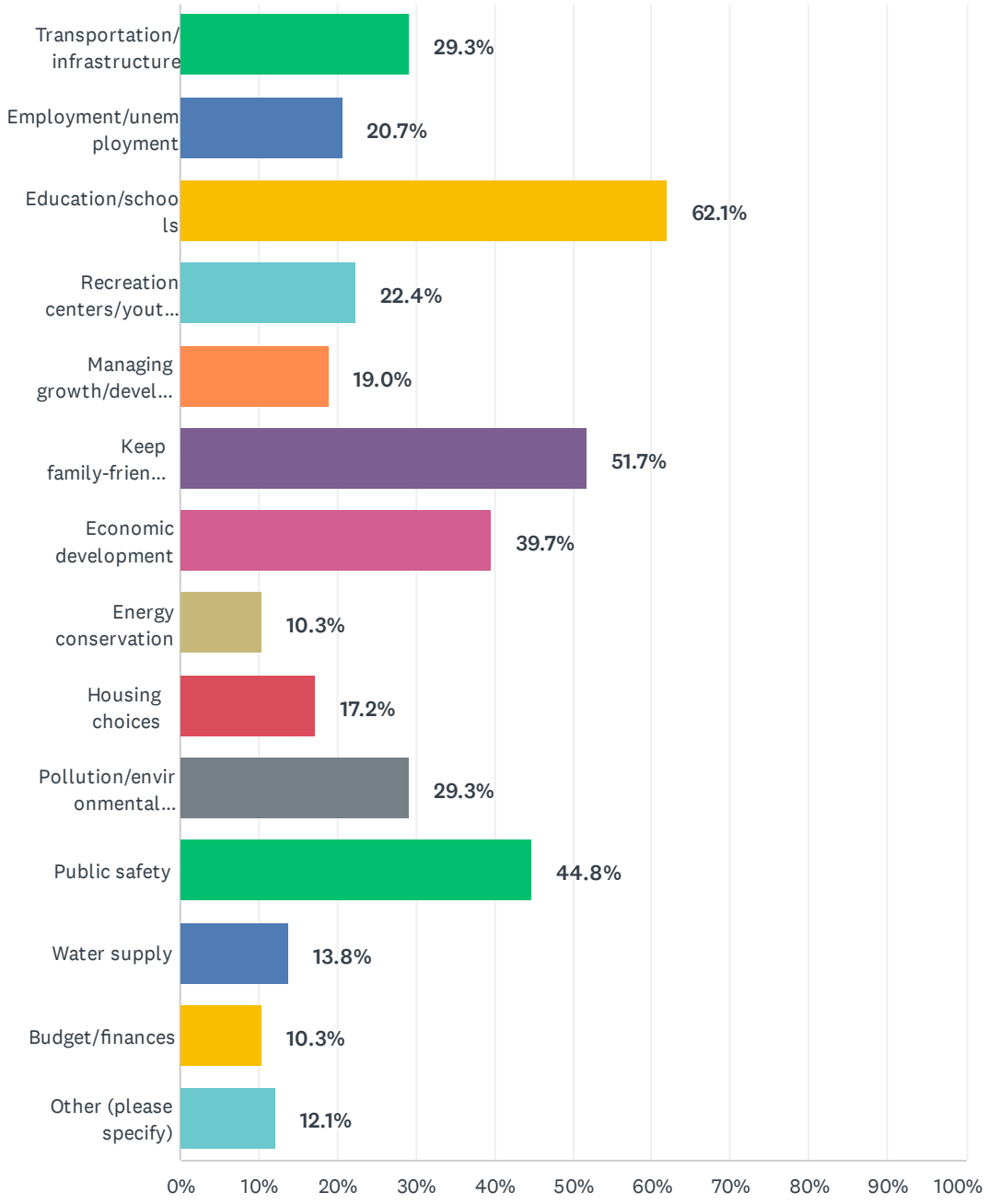




	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Provide more housing for all income levels ○	26.8% 15	32.1% 18	41.1% 23	56
Housing affordable to working families	42.9% 24	35.7% 20	21.4% 12	56
Build more single-family housing	46.4% 26	28.6% 16	25.0% 14	56
Build more multi-family housing (apartments, condos, etc.)	10.9% 6	27.3% 15	61.8% 34	55
Rehabilitate existing housing	58.2% 32	38.2% 21	3.6% 2	55
Encourage more senior housing	21.4% 12	44.6% 25	33.9% 19	56
Provide ADA-accessible housing	23.6% 13	45.5% 25	30.9% 17	55
Provide housing for homeless	28.6% 16	26.8% 15	44.6% 25	56
Ensure that children who grow up in Lawndale can afford to live in Lawndale	58.9% 33	25.0% 14	16.1% 9	56

Q10 Thinking about the future of Lawndale, what are the three most important issues the City should consider when planning for the next 15 to 20 years?

Answered: 58 Skipped: 0



ANSWER CHOICES	RESPONSES	
Transportation/infrastructure	29.3%	17
Employment/unemployment	20.7%	12
Education/schools	62.1%	36
Recreation centers/youth recreation	22.4%	13
Managing growth/development	19.0%	11
Keep family-friendly atmosphere	51.7%	30
Economic development	39.7%	23
Energy conservation	10.3%	6
Housing choices	17.2%	10
Pollution/environmental concerns	29.3%	17
Public safety	44.8%	26
Water supply	13.8%	8
Budget/finances	10.3%	6
Other (please specify)	12.1%	7
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	Crime	8/4/2021 7:11 PM
2	Attracting large-scale business in the way that Hawthorne has.	6/8/2021 4:07 PM
3	Well-planned infrastructure of the city based on cnvironmentaly-friendly decisions. Solar powered/sensor public lighting , charging stations with low cost to access wi-fi, charging devices, etc. This especially practical when residents and visitors need access. that can be adapted	5/9/2021 11:27 PM
4	parking	12/2/2020 6:19 PM
5	Police need to shutdown large loud neighborhood parties that go on till 3 or 4am. This is terrible for the people that live near by and have to listen to music so loud you can't sleep, listen to your TV or even talk to your family. It's very unfair to force your neighbors to listen to your party and loud music. A lot of time it's a live band that's playing the music. That level of noise causes hearing damage.	11/16/2020 6:44 PM
6	Beautifying existing housing/curb appeal. Improve streets, sidewalks and the neighbor-facing yards/properties between 20-foot setbacks. Houses look like ghetto with all the trash and junk. Just drive down FIrmona and take a look yourself.	11/8/2020 6:10 PM
7	Gang task force and youth Sports.	10/23/2020 11:19 AM

Q11 Thinking about the future of Lawndale, what three words or phrases best describe how you would like to see the community in 2040?

Answered: 52 Skipped: 6

ANSWER CHOICES	RESPONSES	
1	100.0%	52
2	98.1%	51
3	94.2%	49

#	1	DATE
1	Green	11/8/2021 6:43 AM
2	Clean	8/5/2021 12:37 AM
3	Lots of trees and biker and runner friendly	8/4/2021 7:11 PM
4	More policed	6/25/2021 1:08 AM
5	Better roads	6/19/2021 8:10 PM
6	Small	6/19/2021 7:55 PM
7	better upkeep of homes P.S. My kids live at home and can't afford rent. Lawndale can't make the determination to make housing affordable to kids that grow up in Lawndale	6/18/2021 10:44 PM
8	Upscale	6/8/2021 4:07 PM
9	Lowest Taxes in the South Bay	6/6/2021 12:35 AM
10	Safe	6/3/2021 9:12 PM
11	Safe	6/2/2021 8:36 PM
12	Thriving	6/2/2021 7:13 PM
13	Family friendly atmosphere	5/16/2021 11:26 PM
14	Top schools	5/15/2021 7:21 PM
15	Clean	5/13/2021 3:14 PM
16	sanitary/clean	5/9/2021 11:27 PM
17	Improved education	5/8/2021 7:03 AM
18	Cleaner look	5/7/2021 8:03 PM
19	Family oriented	4/26/2021 10:39 AM
20	relaxed	4/14/2021 6:34 PM
21	Progressive education (surrounding districts provide more options)	3/9/2021 10:16 AM
22	Flourishing	2/14/2021 4:32 PM
23	better grocery stores	2/14/2021 2:54 PM
24	Welcoming	2/14/2021 12:58 PM
25	Dynamic business and entertainment center	2/10/2021 12:57 PM
26	Excellence	2/2/2021 3:28 AM

27	Diverse	2/1/2021 7:45 PM
28	job opportunities	2/1/2021 7:30 PM
29	Community	1/12/2021 3:03 PM
30	Vibrant	12/15/2020 12:09 PM
31	Balanced City Budget	12/2/2020 6:19 PM
32	upgraded streets	11/27/2020 9:22 PM
33	Environmentally Sustainable	11/19/2020 9:46 PM
34	Safe	11/16/2020 6:44 PM
35	Green	11/9/2020 10:05 PM
36	Aspire to be like Redondo Beach	11/8/2020 6:10 PM
37	Safety	10/23/2020 11:19 AM
38	Safe	10/20/2020 8:43 PM
39	solar powered	10/17/2020 10:23 PM
40	Public Safety	10/17/2020 9:09 PM
41	Clean up Lawndale east of Hawthorne both crime and beautification	10/16/2020 9:06 PM
42	I probably will be dead	10/8/2020 8:44 PM
43	Cleaner/ stricter rules	10/8/2020 6:58 PM
44	green	10/8/2020 4:34 PM
45	thriving	10/8/2020 4:28 PM
46	Multi generation and family friendly	10/8/2020 4:14 PM
47	Ecofriendly	10/8/2020 3:33 PM
48	Prosperous	10/8/2020 3:23 PM
49	Clean	10/8/2020 3:09 PM
50	BETTER QUALITY OF RETAIL ON HAWTHORNE BLVD	10/8/2020 10:06 AM
51	Friendly	10/8/2020 9:41 AM
52	less congestion	10/8/2020 9:04 AM
#	**2**	**DATE**
1	Sustainable	11/8/2021 6:43 AM
2	Employed	8/5/2021 12:37 AM
3	Home well maintained	8/4/2021 7:11 PM
4	More walkable	6/25/2021 1:08 AM
5	Less shabby look to the neighborhoods	6/19/2021 8:10 PM
6	Healthy	6/19/2021 7:55 PM
7	stores on Hawthorne Blvd need to present a better front ie; clean, paint etc	6/18/2021 10:44 PM
8	Clean	6/8/2021 4:07 PM
9	No leaf blowers allowed	6/6/2021 12:35 AM
10	Inviting	6/3/2021 9:12 PM
11	Clean	6/2/2021 8:36 PM

12	Sophisticated	6/2/2021 7:13 PM
13	Crime rates go down	5/16/2021 11:26 PM
14	Access to better quality school meals for all	5/15/2021 7:21 PM
15	Family oriented	5/13/2021 3:14 PM
16	ADA-compliant	5/9/2021 11:27 PM
17	Healthy economic growth	5/8/2021 7:03 AM
18	Family	5/7/2021 8:03 PM
19	Affordable	4/26/2021 10:39 AM
20	safe	4/14/2021 6:34 PM
21	More medium businesses	3/9/2021 10:16 AM
22	Respectful	2/14/2021 4:32 PM
23	better parks	2/14/2021 2:54 PM
24	Economically thriving	2/14/2021 12:58 PM
25	beautiful and modern buildings	2/10/2021 12:57 PM
26	Innovative	2/2/2021 3:28 AM
27	Affordable	2/1/2021 7:45 PM
28	top school district	2/1/2021 7:30 PM
29	Respect	1/12/2021 3:03 PM
30	Dynamics	12/15/2020 12:09 PM
31	Community Partnerships	12/2/2020 6:19 PM
32	remodel/update current homes + develop newer homes	11/27/2020 9:22 PM
33	Diverse community	11/19/2020 9:46 PM
34	Quiet	11/16/2020 6:44 PM
35	Inclusive	11/9/2020 10:05 PM
36	Aspire to be like like Hawthorne	11/8/2020 6:10 PM
37	Hawthorne Blvd. Shopping experience and fun.	10/23/2020 11:19 AM
38	Better	10/20/2020 8:43 PM
39	financially independent	10/17/2020 10:23 PM
40	Pollution control	10/17/2020 9:09 PM
41	Have a city hall that actually calls back citizens and employees who are more humble	10/16/2020 9:06 PM
42	Better parking	10/8/2020 6:58 PM
43	well connected through Metro services	10/8/2020 4:34 PM
44	marked parking spots in front of our houses	10/8/2020 4:28 PM
45	"Green" as in environmental conscious	10/8/2020 4:14 PM
46	Clean/inviting	10/8/2020 3:33 PM
47	Destination/attraction	10/8/2020 3:23 PM
48	Safe	10/8/2020 3:09 PM
49	MORE PARKS	10/8/2020 10:06 AM

50	Clean	10/8/2020 9:41 AM
51	fewer auto thefts	10/8/2020 9:04 AM
#	**3**	**DATE**
1	Well built houses/appartment maintenance	11/8/2021 6:43 AM
2	Happy	8/5/2021 12:37 AM
3	Streets clean and well paved	8/4/2021 7:11 PM
4	Less cars	6/25/2021 1:08 AM
5	Maintain the trees	6/19/2021 8:10 PM
6	Growing	6/19/2021 7:55 PM
7	Lawndale's growth has exceeded its capacity and neighborhoods are in decline	6/18/2021 10:44 PM
8	Self-Contained	6/8/2021 4:07 PM
9	No Barking Dogs allowed	6/6/2021 12:35 AM
10	Shops and restaurants you want to actually go to	6/3/2021 9:12 PM
11	Desireable	6/2/2021 8:36 PM
12	Safe	6/2/2021 7:13 PM
13	More youth activities	5/16/2021 11:26 PM
14	Modernized parks	5/15/2021 7:21 PM
15	Supporting local schools and parks	5/13/2021 3:14 PM
16	21st-century focus	5/9/2021 11:27 PM
17	Clean	5/8/2021 7:03 AM
18	Parks	5/7/2021 8:03 PM
19	Safe	4/26/2021 10:39 AM
20	clean	4/14/2021 6:34 PM
21	Broader community events	3/9/2021 10:16 AM
22	Community	2/14/2021 4:32 PM
23	Better City Manager	2/14/2021 2:54 PM
24	A place to want to live	2/14/2021 12:58 PM
25	Safety for residences and businesses-low crime	2/10/2021 12:57 PM
26	Outstanding	2/2/2021 3:28 AM
27	More family venues	2/1/2021 7:45 PM
28	family environment	2/1/2021 7:30 PM
29	Connected	1/12/2021 3:03 PM
30	Peaceful	12/15/2020 12:09 PM
31	Good Neighbors	12/2/2020 6:19 PM
32	Robust support of Public education	11/19/2020 9:46 PM
33	Clean	11/16/2020 6:44 PM
34	Diverse	11/9/2020 10:05 PM
35	Aspire to be like like Torrance	11/8/2020 6:10 PM

36	Convention and exhibit center.	10/23/2020 11:19 AM
37	Crimeless	10/20/2020 8:43 PM
38	less segregated	10/17/2020 10:23 PM
39	Family friendly atmosphere	10/17/2020 9:09 PM
40	Start bringing in tech, encourage startups to come in	10/16/2020 9:06 PM
41	More modern	10/8/2020 6:58 PM
42	walkable downtown	10/8/2020 4:34 PM
43	place to shop	10/8/2020 4:28 PM
44	Well maintained	10/8/2020 4:14 PM
45	Sense of community	10/8/2020 3:33 PM
46	Clean/safe	10/8/2020 3:23 PM
47	Family	10/8/2020 3:09 PM
48	NO CARS PARKED ON RESIDENTIAL STREETS	10/8/2020 10:06 AM
49	Business friendly to comunity	10/8/2020 9:41 AM

Q12 What issues are facing the City that need to be addressed in the General Plan Update or Hawthorne Boulevard Specific Plan?

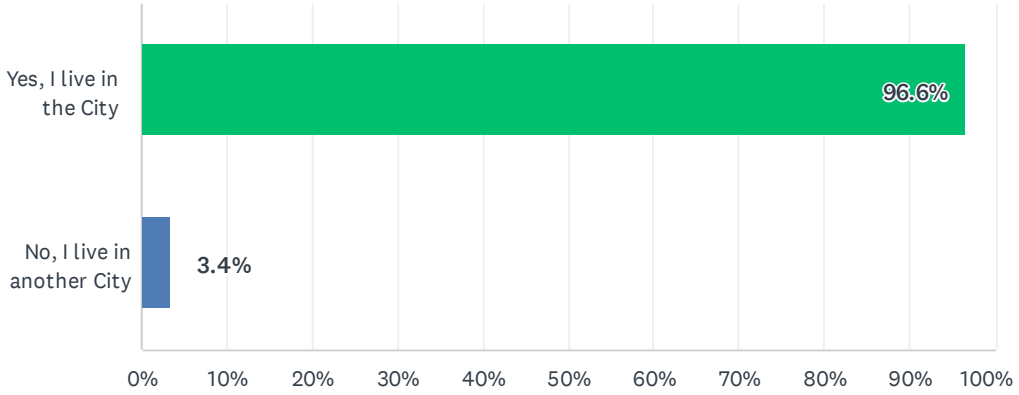
Answered: 46 Skipped: 12

#	RESPONSES	DATE
1	Better maintenance on buildings and upgrade lightpoles with brighter bulbs and fix broken lightpoles in neighborhoods	11/8/2021 6:43 AM
2	Cleanlines	8/5/2021 12:37 AM
3	Not sure if mentioned crime	8/4/2021 7:11 PM
4	Better transit	6/25/2021 1:08 AM
5	Noise evella	6/19/2021 8:10 PM
6	Green line extension noise	6/19/2021 7:55 PM
7	do not let the Metro go down Hawthorne Blvd. in Lawndale	6/18/2021 10:44 PM
8	Parking in the middle of the street. It should be at the sidewalks.	6/8/2021 4:07 PM
9	We need to Ban Barking Dogs and leaf blowers	6/6/2021 12:35 AM
10	Transient Vagrants	6/2/2021 8:36 PM
11	Safety, I don't feel comfortable walking around the streets. The streets are dirty (trash everywhere). There is not any nice shopping nearby (Ralphs, Kohls, BJs Brewhouse)	6/2/2021 7:13 PM
12	School system. Better appearance. More healthy food restaurants	5/16/2021 11:26 PM
13	Modernized parks	5/15/2021 7:21 PM
14	Parking enforcement officers are rude, hire friendly people.	5/13/2021 3:14 PM
15	Overall, Lawndale is great place to live. I have lived in Lawndale for 45 years. I attended all of the locals schools and I decided to stay and be part of this community. I enjoy the cultural diversity that can be seen throughout the city, especially in the food. I feel we need more sit-down eateries that offer healthier, vegan, etc. food. We need to rely on clean-energy and environmentally-friendly decisions. The city needs to be well-lit and inviting. After all, we are the heart of the Southbay. We need an inviting restaurant, cafe ndale for 45 years. I choose to live here because my job is close to my house and I enjoy the small-town feel with the advantages and convenience to the ammenities in the South Bay.	5/9/2021 11:27 PM
16	Homelessness, more family friendly shops and restaurants	5/8/2021 7:03 AM
17	Empty business buildings	5/7/2021 8:03 PM
18	Residential parking	4/26/2021 10:39 AM
19	gang activity, shootings, inadequate police service, too strict permitting rules	4/14/2021 6:34 PM
20	City owning its own sports complex that could offer services to the youth and adults.	2/14/2021 4:32 PM
21	fix the pot holes	2/14/2021 2:54 PM
22	No more corporations that are low quality (whss shoe warehouse)	2/14/2021 12:58 PM
23	updating the zoning and land use	2/10/2021 12:57 PM
24	Homeless housing/programs	2/3/2021 10:36 AM
25	Homeless	2/2/2021 3:28 AM
26	Parking	2/1/2021 7:45 PM

27	visual appeal	2/1/2021 7:30 PM
28	More REAL businesses - not more quick loan places, not more pawn stores, not more derelict furniture stores - places like restaurants that encourage people to walk and support the city. Also, bike lanes! We can afford to lose some street parking as businesses have parking and there's the center island parking as well.	1/12/2021 3:03 PM
29	parking and potholes	12/2/2020 6:19 PM
30	Bike and pedestrian friendly	11/19/2020 9:46 PM
31	Ban Fireworks of all kinds and enforce the ban. No fireworks of any kind should be allowed in Lawndale.	11/16/2020 6:44 PM
32	The tenants of the hotel near 149th street and Hawthorne Blvd.	11/13/2020 10:02 AM
33	New shops are popping up along Hawthorne that are not needed.	11/9/2020 10:05 PM
34	Improve the surrounding streets between Firmona and Grevillia.	11/8/2020 6:10 PM
35	Parking Pedestrian safety and Sports.	10/23/2020 11:19 AM
36	Speeding	10/20/2020 8:43 PM
37	parking is terrible on Hawthorne Blvd, not convenient, especially for disabled/handicapped	10/17/2020 10:23 PM
38	Pedestrian safety at crosswalks	10/17/2020 9:09 PM
39	As Hawthorne is gentrifying, Lawndale is falling behind. Pay attention to home owners and help their investment grow not cater to lower income.	10/16/2020 9:06 PM
40	Cleaner streets and Parking	10/8/2020 6:58 PM
41	Manhattan Beach	10/8/2020 4:34 PM
42	Parking in front of our houses. Duplex people are always parking there.	10/8/2020 4:28 PM
43	Too many random offices like dental buildings. You had the chance to bring something good near spires and you ruined it.	10/8/2020 3:33 PM
44	Theft and parking availiability	10/8/2020 3:09 PM
45	HOW TO BEST UTILIZE GREEN LINE EXTENSION	10/8/2020 10:06 AM
46	Use the existing rr line already owned	10/8/2020 9:04 AM

Q13 Do you live in Lawndale?

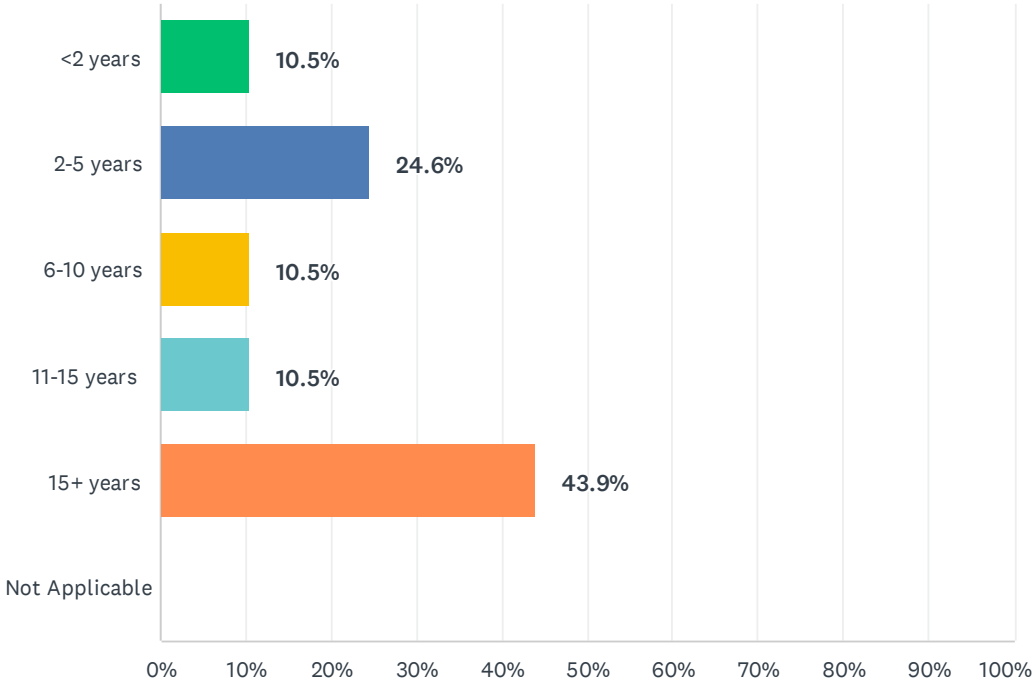
Answered: 58 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I live in the City	96.6%	56
No, I live in another City	3.4%	2
TOTAL		58

Q14 How long have you lived in Lawndale?

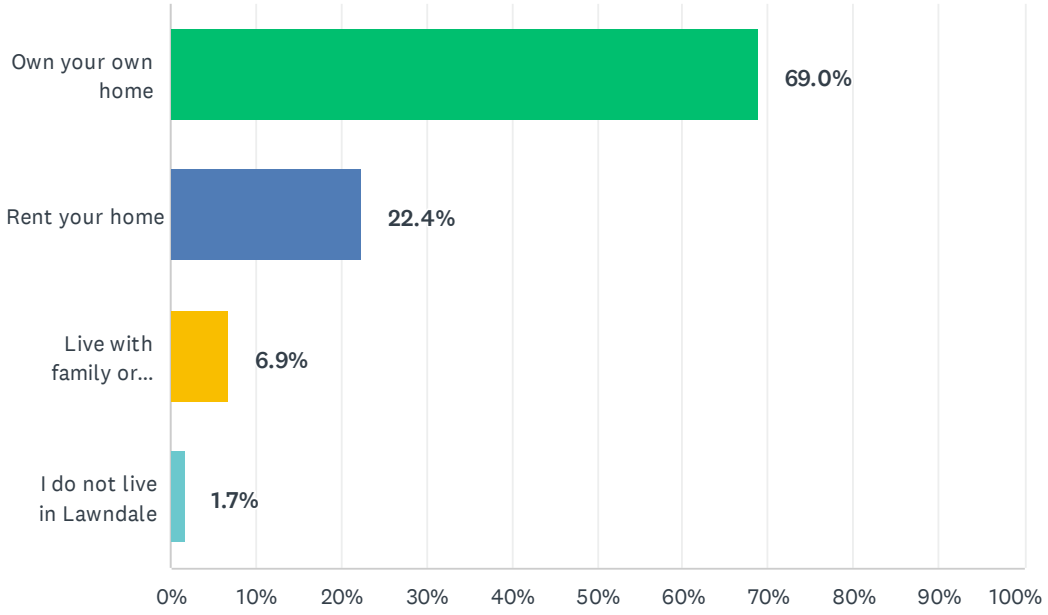
Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
<2 years	10.5%	6
2-5 years	24.6%	14
6-10 years	10.5%	6
11-15 years	10.5%	6
15+ years	43.9%	25
Not Applicable	0.0%	0
TOTAL		57

Q15 Do you?

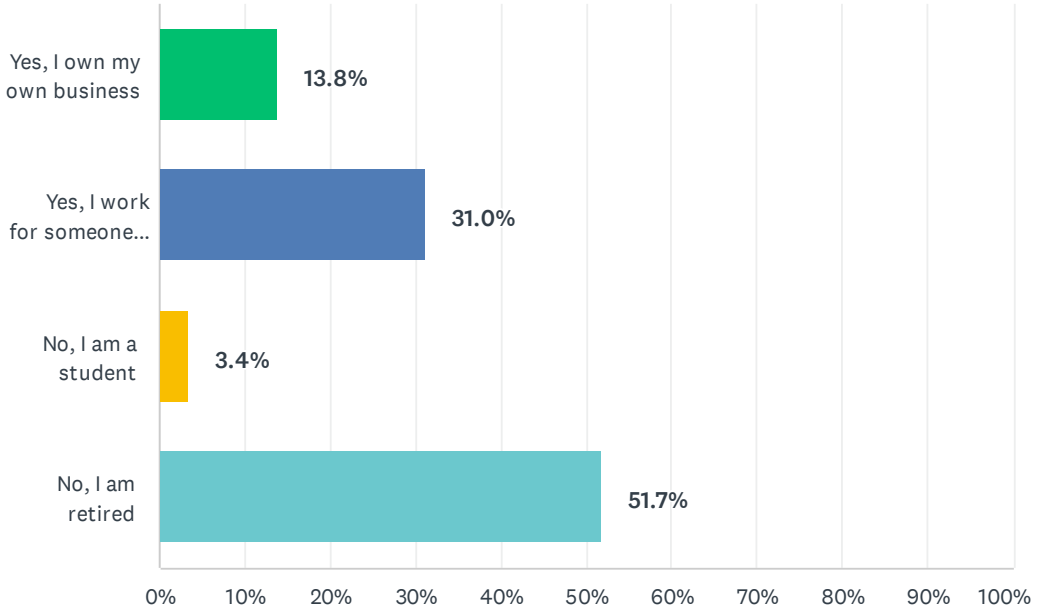
Answered: 58 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own your own home	69.0%	40
Rent your home	22.4%	13
Live with family or friends	6.9%	4
I do not live in Lawndale	1.7%	1
TOTAL		58

Q16 Do you work in Lawndale?

Answered: 29 Skipped: 29



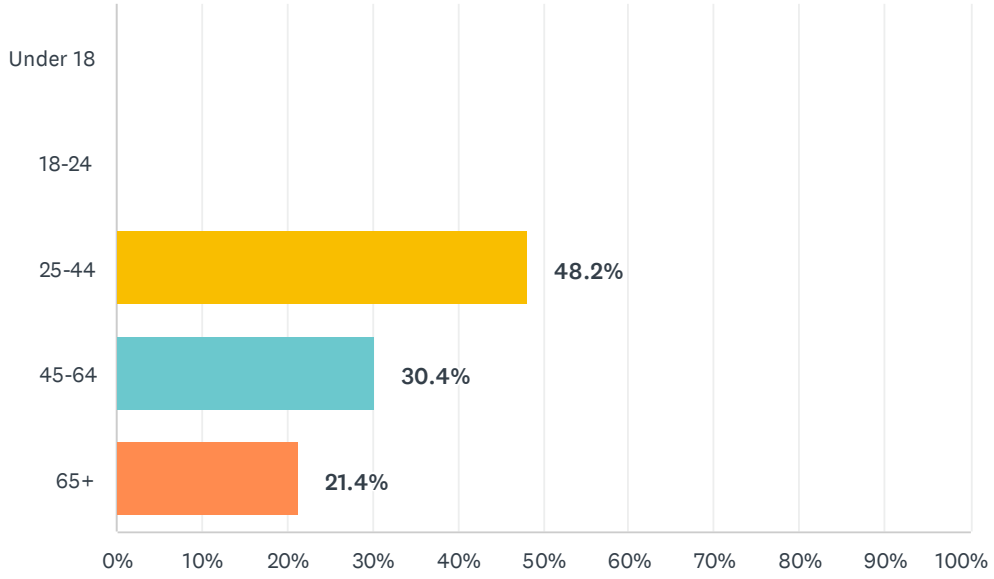
ANSWER CHOICES	RESPONSES	
Yes, I own my own business	13.8%	4
Yes, I work for someone else	31.0%	9
No, I am a student	3.4%	1
No, I am retired	51.7%	15
TOTAL		29

#	NO, I WORK IN THE CITY OF:	DATE
1	Culver city	11/8/2021 6:43 AM
2	Long Beach	8/5/2021 12:37 AM
3	El Segundo	8/4/2021 7:11 PM
4	El segundo	6/19/2021 8:10 PM
5	Los Angeles	6/8/2021 4:07 PM
6	Lawndale	6/6/2021 12:35 AM
7	Culver City	6/3/2021 9:12 PM
8	Wilmington	6/2/2021 8:36 PM
9	Redondo Beach	6/2/2021 7:13 PM
10	Gardena	5/16/2021 11:26 PM
11	Los Angeles	5/15/2021 7:21 PM

12	Na	5/8/2021 7:03 AM
13	Torrance	5/7/2021 8:03 PM
14	El Segundo & Torrance	4/14/2021 6:34 PM
15	No, I am currently unemployed.	3/9/2021 10:16 AM
16	Hawthorne	2/14/2021 4:32 PM
17	Los angeles	2/14/2021 12:58 PM
18	Stay at home mom	2/3/2021 10:36 AM
19	LOS ANGELES	1/28/2021 1:53 PM
20	Santa Monica	1/12/2021 3:03 PM
21	Los Angeles	12/15/2020 12:09 PM
22	Lennox	11/19/2020 9:46 PM
23	LA	11/9/2020 10:05 PM
24	El Segundo	10/17/2020 10:23 PM
25	Palos Verdes	10/9/2020 12:14 AM
26	Los Angeles	10/8/2020 6:58 PM
27	Manhattan Beach	10/8/2020 4:34 PM
28	Bell.	10/8/2020 3:33 PM
29	Hawthorne	10/8/2020 3:09 PM

Q17 Your age group is:

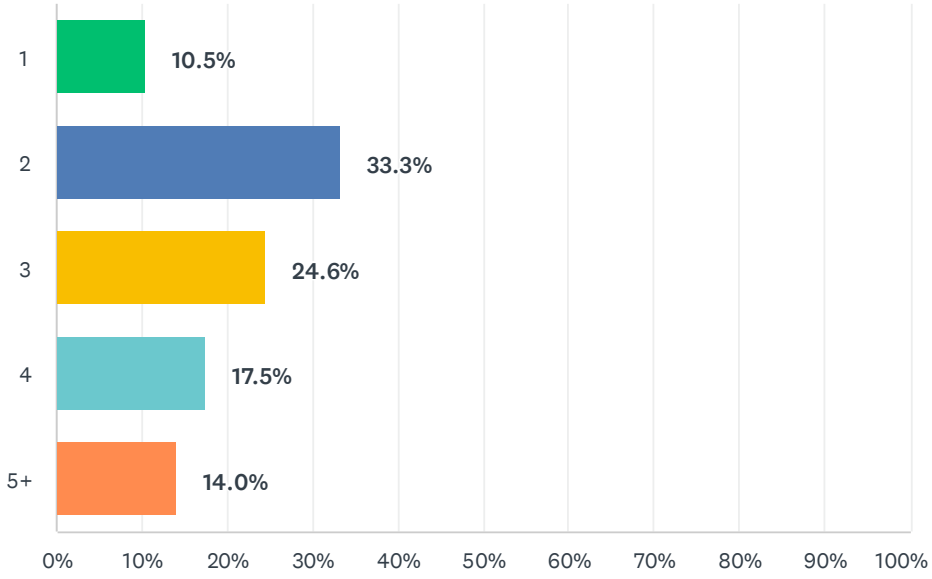
Answered: 56 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.0%	0
18-24	0.0%	0
25-44	48.2%	27
45-64	30.4%	17
65+	21.4%	12
TOTAL		56

Q18 How many people live in your household:

Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	10.5%	6
2	33.3%	19
3	24.6%	14
4	17.5%	10
5+	14.0%	8
TOTAL		57

Q19 Register your email for future updates about the project:

Answered: 37 Skipped: 21

ANSWER CHOICES	RESPONSES	
First Name	100.0%	37
Last Name	94.6%	35
Email	97.3%	36

#	FIRST NAME	DATE
1	Naomy	11/8/2021 6:43 AM
2	Aharon	8/5/2021 12:37 AM
3	Glenda	8/4/2021 7:11 PM
4	Glenda	6/19/2021 8:10 PM
5	HD	6/19/2021 7:55 PM
6	Adriana	6/18/2021 10:44 PM
7	Heather	6/8/2021 4:07 PM
8	Mr	6/6/2021 12:35 AM
9	Monyrith	5/15/2021 7:21 PM
10	Delfina L	5/9/2021 11:27 PM
11	Vy	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Elizabeth	2/14/2021 4:32 PM
14	kelly	2/14/2021 2:54 PM
15	Karim	2/10/2021 12:57 PM
16	Shannon	2/3/2021 10:36 AM
17	Mary	2/2/2021 3:28 AM
18	Mario	1/28/2021 1:53 PM
19	Kurt	1/12/2021 3:03 PM
20	Karim	12/15/2020 12:09 PM
21	Matt	12/2/2020 6:19 PM
22	not interested - might be moving out next year	11/27/2020 9:22 PM
23	stephanie	11/19/2020 9:46 PM
24	Freshta	11/9/2020 10:05 PM
25	Jeff	11/8/2020 6:10 PM
26	Gary	10/23/2020 11:19 AM
27	Rick	10/17/2020 10:23 PM
28	Salvador	10/17/2020 9:09 PM

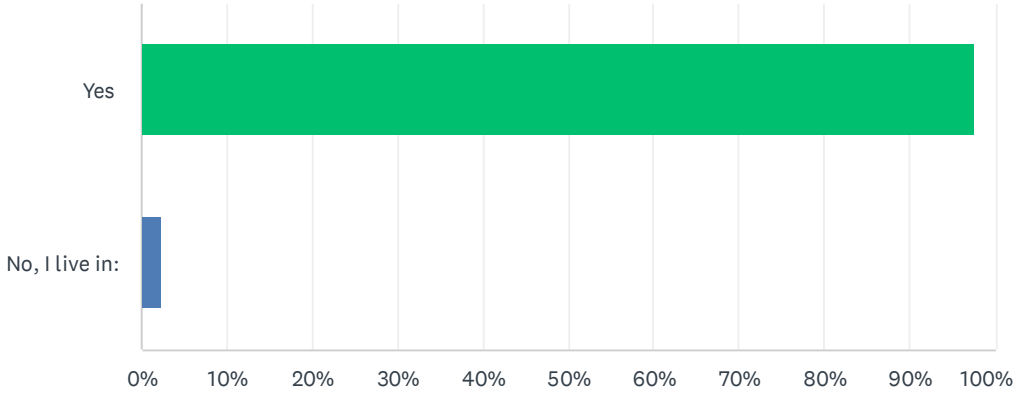
29	N/A	10/16/2020 9:06 PM
30	Tami	10/9/2020 12:14 AM
31	Patricia	10/8/2020 8:44 PM
32	AAYLIN	10/8/2020 6:58 PM
33	Andre	10/8/2020 4:34 PM
34	Barb	10/8/2020 4:28 PM
35	Jessica	10/8/2020 3:09 PM
36	Erik	10/8/2020 10:06 AM
37	Emily	10/8/2020 9:04 AM
#	**LAST NAME**	**DATE**
1	V	11/8/2021 6:43 AM
2	Cadaner	8/5/2021 12:37 AM
3	Torres	8/4/2021 7:11 PM
4	Gomez	6/19/2021 8:10 PM
5	Cureton II	6/19/2021 7:55 PM
6	Heidman	6/18/2021 10:44 PM
7	Arroyo	6/8/2021 4:07 PM
8	Oh	6/6/2021 12:35 AM
9	Sey	5/15/2021 7:21 PM
10	Plascencia	5/9/2021 11:27 PM
11	Brooks	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Legarda	2/14/2021 4:32 PM
14	jones	2/14/2021 2:54 PM
15	Jaude	2/10/2021 12:57 PM
16	Wessel	2/3/2021 10:36 AM
17	Fakatoumafi	2/2/2021 3:28 AM
18	Quintanilla	1/28/2021 1:53 PM
19	Niebuhr	1/12/2021 3:03 PM
20	Jaude	12/15/2020 12:09 PM
21	kingdon	11/19/2020 9:46 PM
22	Sidiqi	11/9/2020 10:05 PM
23	Greene	11/8/2020 6:10 PM
24	White	10/23/2020 11:19 AM
25	Hinojos	10/17/2020 10:23 PM
26	Gonzalez Jr	10/17/2020 9:09 PM
27	N/A	10/16/2020 9:06 PM
28	Seeger	10/9/2020 12:14 AM

29	Johnson	10/8/2020 8:44 PM
30	BRAN	10/8/2020 6:58 PM
31	Rabold	10/8/2020 4:34 PM
32	Clark	10/8/2020 4:28 PM
33	Smith	10/8/2020 3:09 PM
34	Sharp	10/8/2020 10:06 AM
35	Smiley	10/8/2020 9:04 AM
#	**EMAIL**	**DATE**
1	Omyvas@gmail.com	11/8/2021 6:43 AM
2	aricadaner@yahoo.com	8/5/2021 12:37 AM
3	glendagotove@gmail.com	8/4/2021 7:11 PM
4	Glenda.gomez@karlstorz.com	6/19/2021 8:10 PM
5	hcuretonii@gmail.com	6/19/2021 7:55 PM
6	sjaanie2@yahoo.com	6/18/2021 10:44 PM
7	heatherarroyo1@gmail.com	6/8/2021 4:07 PM
8	p2.90210@yahoo.com	6/6/2021 12:35 AM
9	ailsamsey@gmail.com	5/15/2021 7:21 PM
10	sasharoo@me.com	5/9/2021 11:27 PM
11	vy.t.brooks@gmail.com	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Lizleg85@gmail.com	2/14/2021 4:32 PM
14	kjones@yahoo.com	2/14/2021 2:54 PM
15	karim@dynamicscapital.com	2/10/2021 12:57 PM
16	Shannonlwessel@gmail.com	2/3/2021 10:36 AM
17	halaevalu7@yahoo.com	2/2/2021 3:28 AM
18	maquint451@gmail.com	1/28/2021 1:53 PM
19	kurtniebuhr@gmail.com	1/12/2021 3:03 PM
20	karim@dynamicscapital.com	12/15/2020 12:09 PM
21	mattsoff2u@yahoo.com	12/2/2020 6:19 PM
22	stephkingdon@gmail.com	11/19/2020 9:46 PM
23	freshta11@hotmail.com	11/9/2020 10:05 PM
24	in2hondas@yahoo.com	11/8/2020 6:10 PM
25	ringsnrings@aol.com	10/23/2020 11:19 AM
26	rh@jyrq.com	10/17/2020 10:23 PM
27	sal.gonzalezjr@aol.com	10/17/2020 9:09 PM
28	N/A	10/16/2020 9:06 PM
29	Tamz3@gmail.com	10/9/2020 12:14 AM
30	jpatti94@yahoo.com	10/8/2020 8:44 PM

31	aaylin.bran@yahoo.com	10/8/2020 6:58 PM
32	andre.rabold@gmail.com	10/8/2020 4:34 PM
33	baclark2003@yahoo.com	10/8/2020 4:28 PM
34	rosejrs@yahoo.com	10/8/2020 3:09 PM
35	ebsharp22@gmail.com	10/8/2020 10:06 AM
36	maryemilysmiley@gmail.com	10/8/2020 9:04 AM

Q1 Do you live in Lawndale?

Answered: 41 Skipped: 0

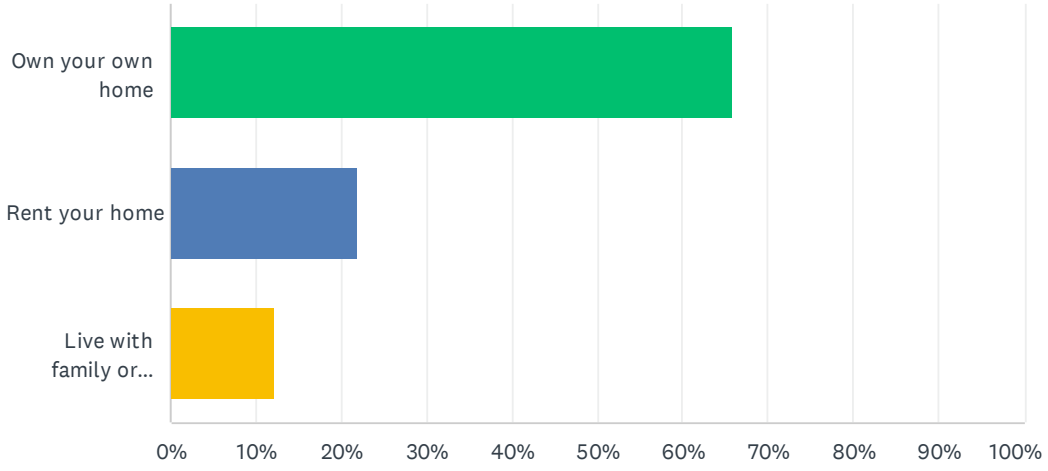


ANSWER CHOICES	RESPONSES	
Yes	97.56%	40
No, I live in:	2.44%	1
TOTAL		41

#	NO, I LIVE IN:	DATE
1	El Camino Village with Lawndale zip code	6/8/2021 4:09 PM

Q2 Do you?

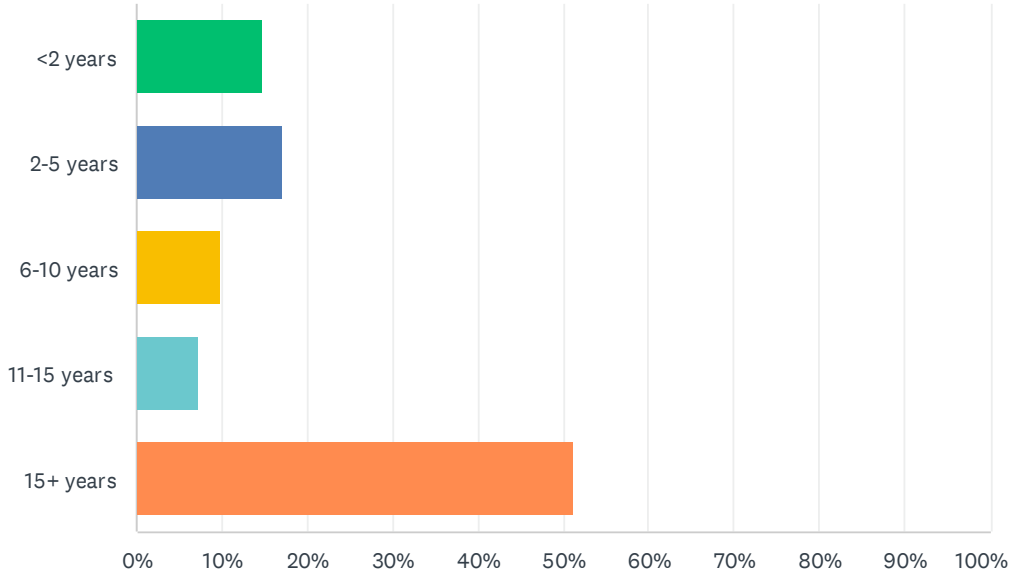
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own your own home	65.85%	27
Rent your home	21.95%	9
Live with family or friends	12.20%	5
TOTAL		41

Q3 How long have you lived in your place of residence?

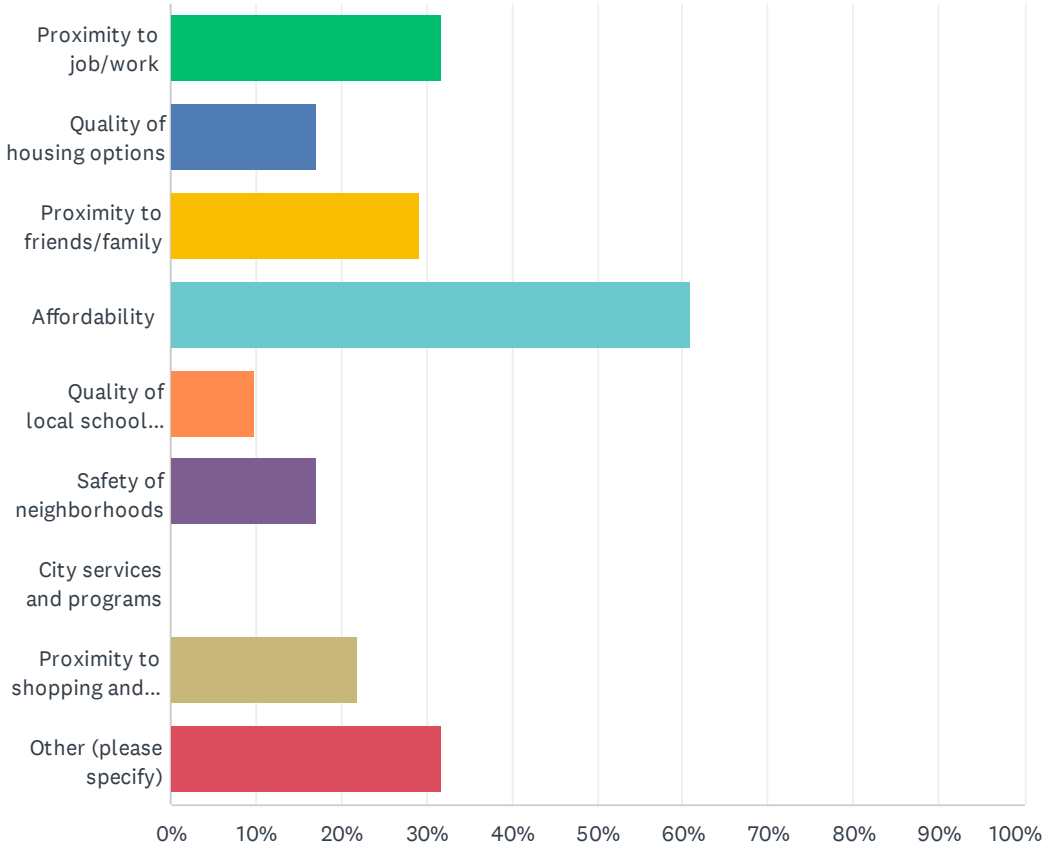
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
<2 years	14.63%	6
2-5 years	17.07%	7
6-10 years	9.76%	4
11-15 years	7.32%	3
15+ years	51.22%	21
TOTAL		41

Q4 What made you decide to live here? (Select all that apply)

Answered: 41 Skipped: 0



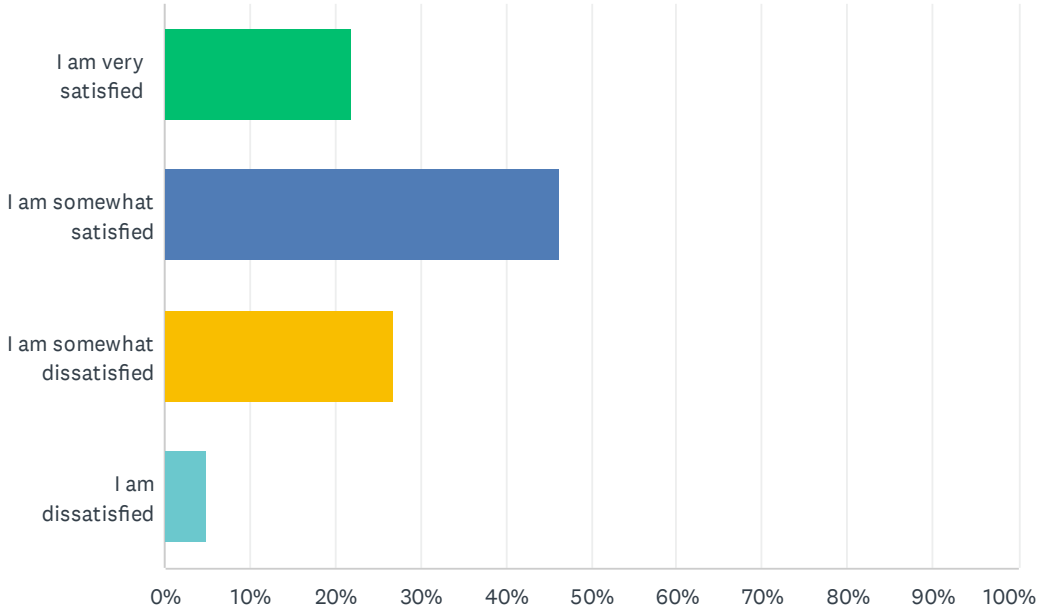
ANSWER CHOICES	RESPONSES	
Proximity to job/work	31.71%	13
Quality of housing options	17.07%	7
Proximity to friends/family	29.27%	12
Affordability	60.98%	25
Quality of local school system	9.76%	4
Safety of neighborhoods	17.07%	7
City services and programs	0.00%	0
Proximity to shopping and services	21.95%	9
Other (please specify)	31.71%	13
Total Respondents: 41		

#	OTHER (PLEASE SPECIFY)	DATE
1	Trees on the street	8/4/2021 7:18 PM

2	Grew up in lawndale	6/25/2021 1:16 AM
3	Proximity to the beach	5/9/2021 11:46 PM
4	Found the type of property i was looking for	4/14/2021 6:39 PM
5	Proximity to freeways and major arterial roads, proximity to beaches	3/22/2021 3:20 PM
6	Parents bought a home here	2/5/2021 10:57 AM
7	My family moved here	2/2/2021 3:37 AM
8	I LIVE IN THE NORTH NEIGHBOUR CITY 20+ YR	1/28/2021 2:02 PM
9	It's where my wife grew up	12/2/2020 6:43 PM
10	I have lived in Lawndale from 1963	10/23/2020 11:23 AM
11	lifelong resident	10/17/2020 10:28 PM
12	PROXIMITY TO BEACH	10/8/2020 10:11 AM
13	Have lived here for 53 years	10/8/2020 10:05 AM

Q5 How satisfied are you with your current housing situation?

Answered: 41 Skipped: 0



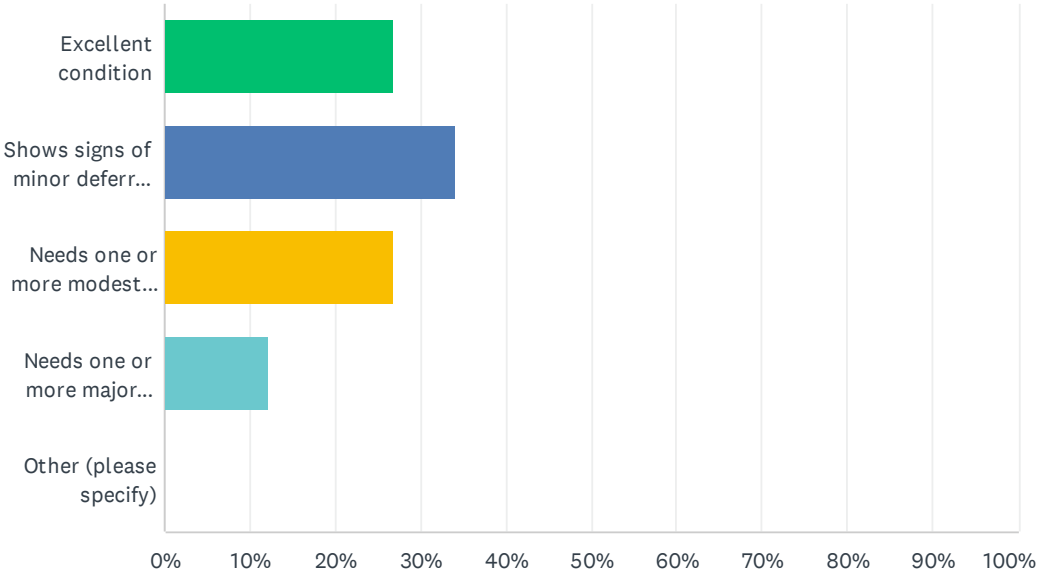
ANSWER CHOICES	RESPONSES	
I am very satisfied	21.95%	9
I am somewhat satisfied	46.34%	19
I am somewhat dissatisfied	26.83%	11
I am dissatisfied	4.88%	2
TOTAL		41

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Structure of my house has alot of damage from earthquakes/ the house settling. Cause is that house's foundation is build directly onto the ground and not elevated to reduce movement/shakes directly to the Structure	11/8/2021 6:53 AM
2	Crime in my area and shabby neighbourhoods	8/4/2021 7:18 PM
3	Shabby neighbood	6/19/2021 8:20 PM
4	Too noisy. Barking dogs. Loud music	6/6/2021 12:44 AM
5	Safety is a concern in the neighborhoods	6/2/2021 8:38 PM
6	I love our home, but I wish the neighborhood was safer and had better stores/restaurants.	6/2/2021 7:16 PM
7	Lawndale's rents are too high for families to be able to afford living in Lawndale	5/14/2021 8:45 AM
8	It’s hard to find low income home for me and my family	2/2/2021 3:37 AM
9	My household has 5 adults and we have lived in a 900 sq. ft. apartment for 15 years. I do not have privacy or my own yard. I have to abide by HOA rules.	10/25/2020 10:36 AM

10	not enough parking in the street and when the property management is called to repair stuff they do not come out	10/24/2020 2:22 PM
11	New neighbors are loud and messy	10/17/2020 10:53 AM
12	not enough street parking for residents	10/8/2020 4:34 PM
13	Because the houses around us look terrible and unkept. A lot of random sketchy people walk by at all hours.	10/8/2020 3:43 PM
14	NOISE, CARS PARKED ON STREET	10/8/2020 10:11 AM
15	Too many collect the rent, do nothing landlords	10/8/2020 10:05 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 41 Skipped: 0

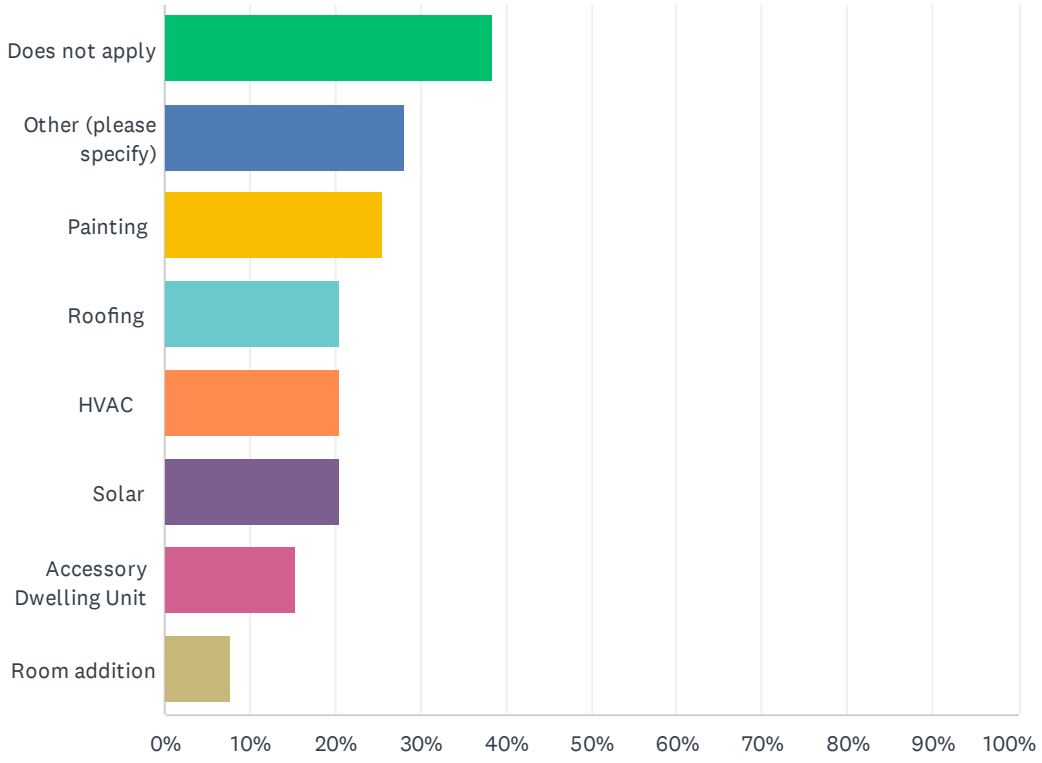


ANSWER CHOICES	RESPONSES	
Excellent condition	26.83%	11
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	34.15%	14
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	26.83%	11
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	12.20%	5
Other (please specify)	0.00%	0
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 39 Skipped: 2



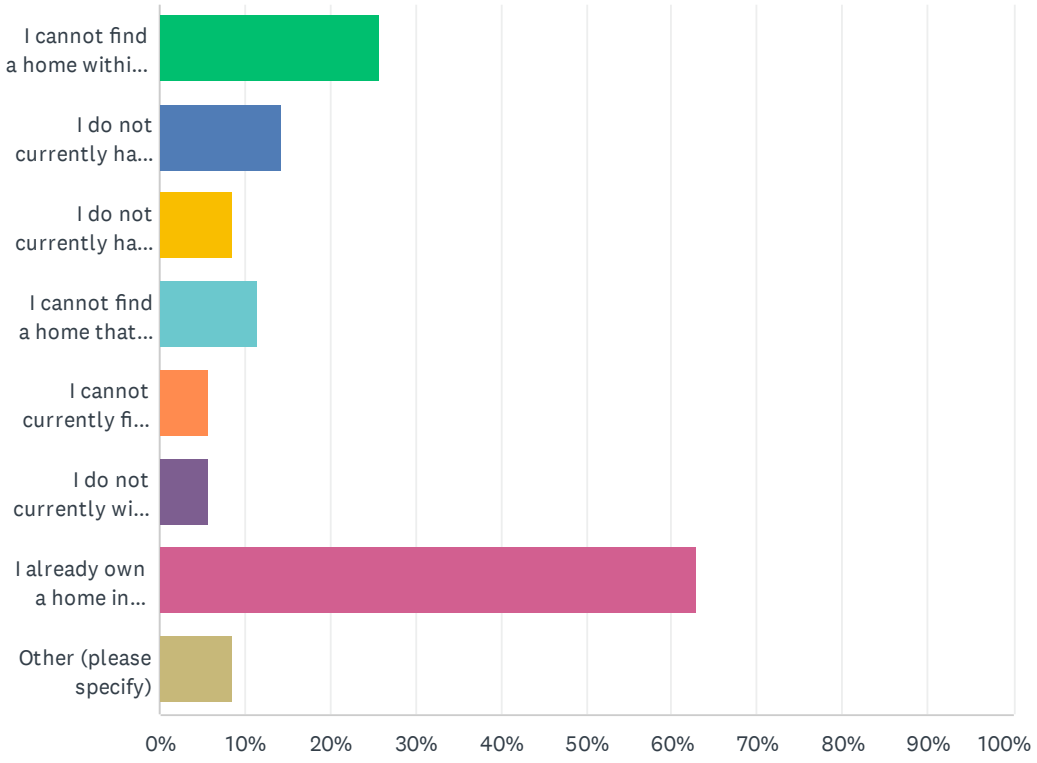
ANSWER CHOICES	RESPONSES	
Does not apply	38.46%	15
Other (please specify)	28.21%	11
Painting	25.64%	10
Roofing	20.51%	8
HVAC	20.51%	8
Solar	20.51%	8
Accessory Dwelling Unit	15.38%	6
Room addition	7.69%	3
Total Respondents: 39		

#	OTHER (PLEASE SPECIFY)	DATE
1	stucco, paint, tiles in kitchen, and other odd jobs	6/18/2021 10:51 PM
2	Backyard improvements	6/2/2021 7:16 PM
3	new siding, landscaping	4/14/2021 6:39 PM

4	expansion of living room and/or master bedroom, kitchen and/or bathroom remodel	3/22/2021 3:20 PM
5	Foundation	2/5/2021 10:57 AM
6	Fence	2/2/2021 3:37 AM
7	Adding a bathroom	1/12/2021 3:05 PM
8	landscaping	11/19/2020 10:22 PM
9	Concrete driveway and patio	10/17/2020 9:23 PM
10	Add fencing around the property to stop the many homeless that enter the property. Car has been broken into twice now. Trash is stolen daily.	10/17/2020 10:53 AM
11	INSULATION, KITCHEN AND BATHROOM UPGRADE	10/8/2020 10:11 AM

Q8 If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

Answered: 35 Skipped: 6



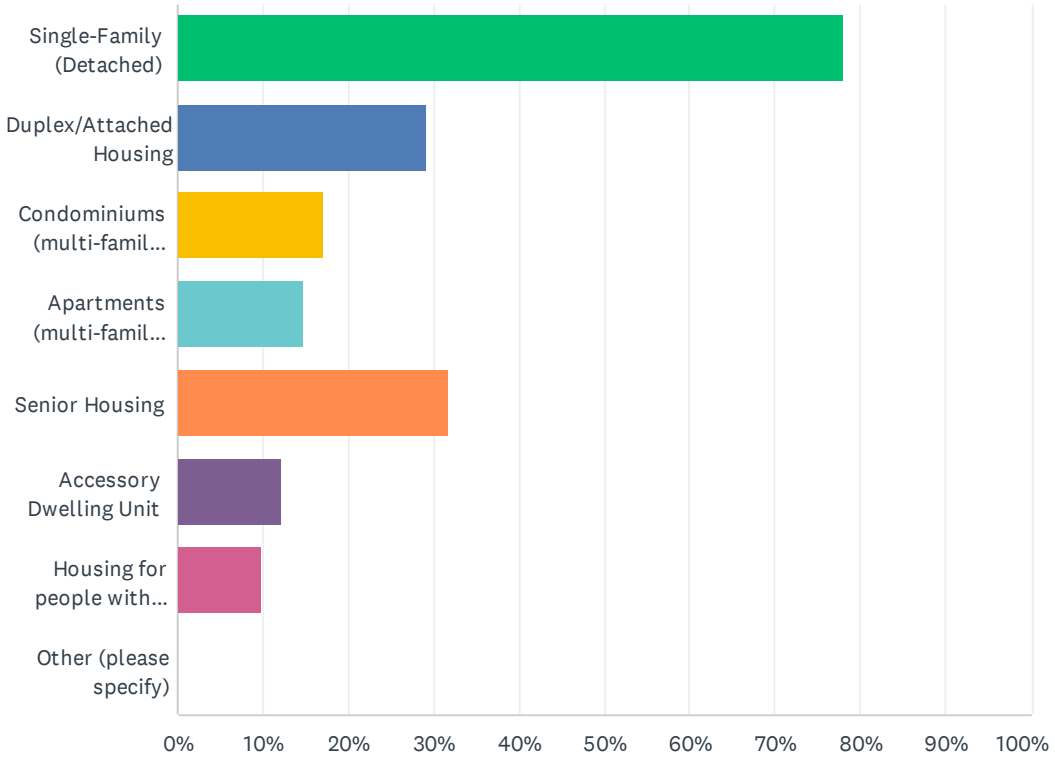
ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Lawndale	25.71%	9
I do not currently have the financial resources for an appropriate down payment	14.29%	5
I do not currently have the financial resources for an adequate monthly mortgage payment	8.57%	3
I cannot find a home that suits my living needs in Lawndale (housing size, disability accommodations)	11.43%	4
I cannot currently find a home that suits my quality standards in Lawndale	5.71%	2
I do not currently wish to own or rent a home in Lawndale	5.71%	2
I already own a home in Lawndale	62.86%	22
Other (please specify)	8.57%	3
Total Respondents: 35		

#	OTHER (PLEASE SPECIFY)	DATE
1	public safety	10/24/2020 2:22 PM
2	Do not wish to own a home in Lawndale.	10/9/2020 12:19 AM

3	Never thought about it	10/8/2020 10:05 AM

Q9 What types of housing are most needed in the City of Lawndale? (Select all that apply)

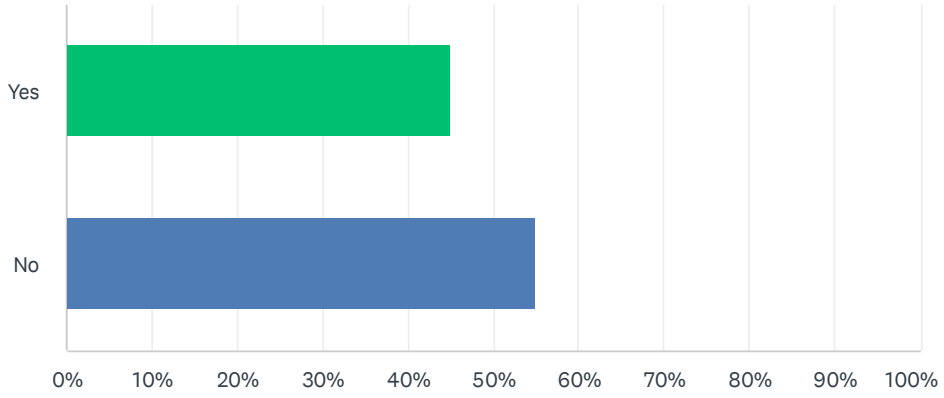
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	78.05%	32
Duplex/Attached Housing	29.27%	12
Condominiums (multi-family ownership homes)	17.07%	7
Apartments (multi-family rental homes)	14.63%	6
Senior Housing	31.71%	13
Accessory Dwelling Unit	12.20%	5
Housing for people with disabilities (please specify in comment field below)	9.76%	4
Other (please specify)	0.00%	0
Total Respondents: 41		

Q10 Do you think that the range of housing options currently available in the City of Lawndale meet your needs?

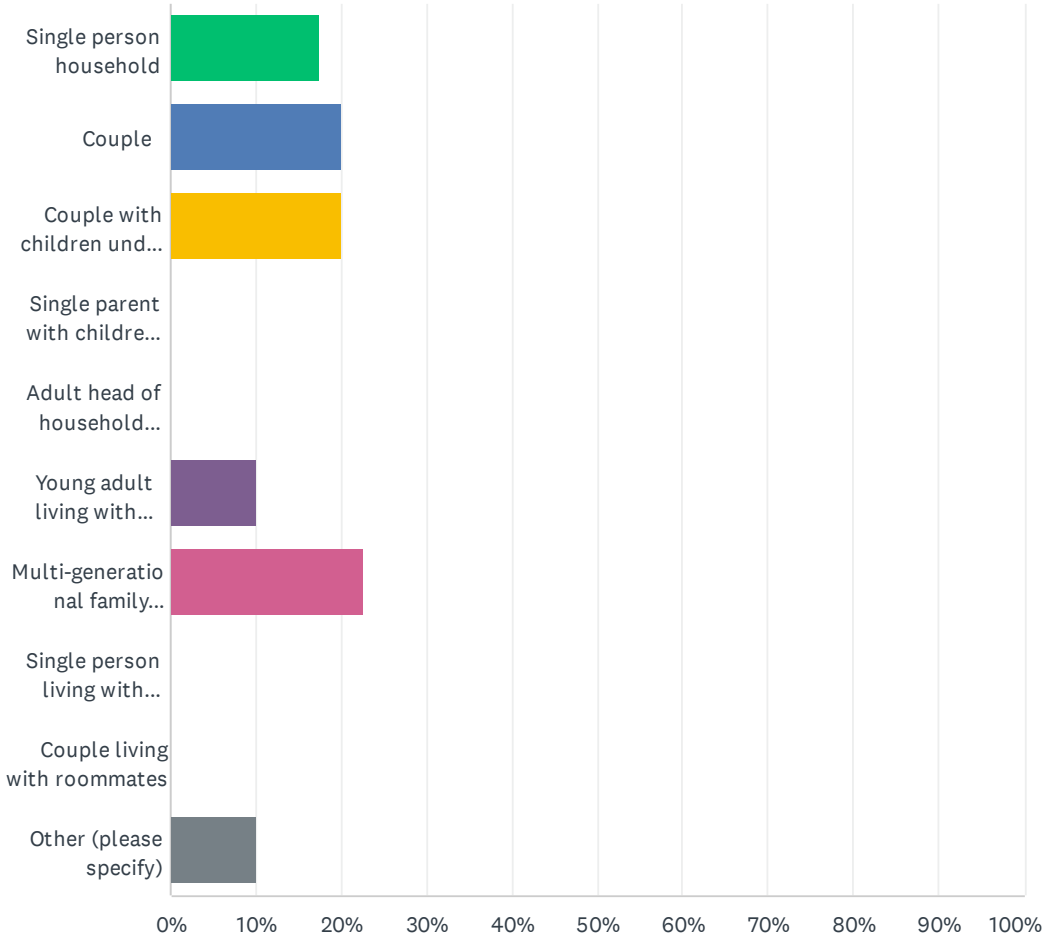
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	45.00%	18
No	55.00%	22
TOTAL		40

Q11 Which of the following best describes your household type?

Answered: 40 Skipped: 1

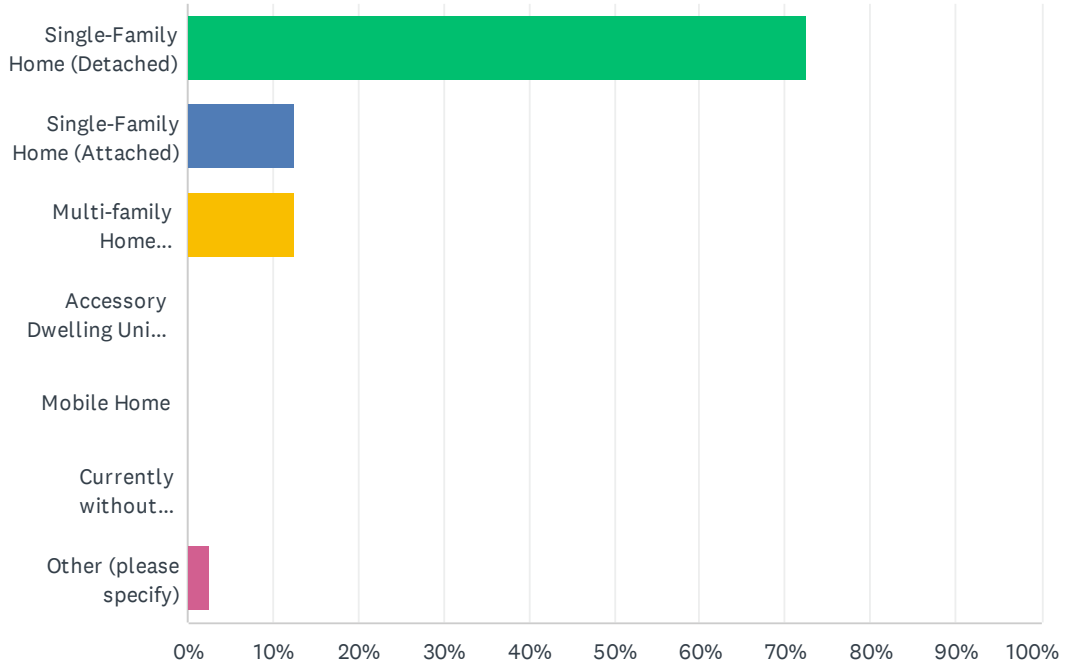


ANSWER CHOICES	RESPONSES	
Single person household	17.50%	7
Couple	20.00%	8
Couple with children under 18	20.00%	8
Single parent with children under 18	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Young adult living with parents	10.00%	4
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	22.50%	9
Single person living with roommates	0.00%	0
Couple living with roommates	0.00%	0
Other (please specify)	10.00%	4
TOTAL		40

#	OTHER (PLEASE SPECIFY)	DATE
1	Family with adult children	11/8/2021 6:53 AM
2	Adult head of household (non-parent) with senior parent and additional single adult living in the home.	5/9/2021 11:46 PM
3	Adult head of household with child over 18	4/26/2021 10:48 AM
4	Couple with children under 18 and children over 18 living at home	3/22/2021 3:20 PM

Q12 Select the type of housing that best describes your current home.

Answered: 40 Skipped: 1

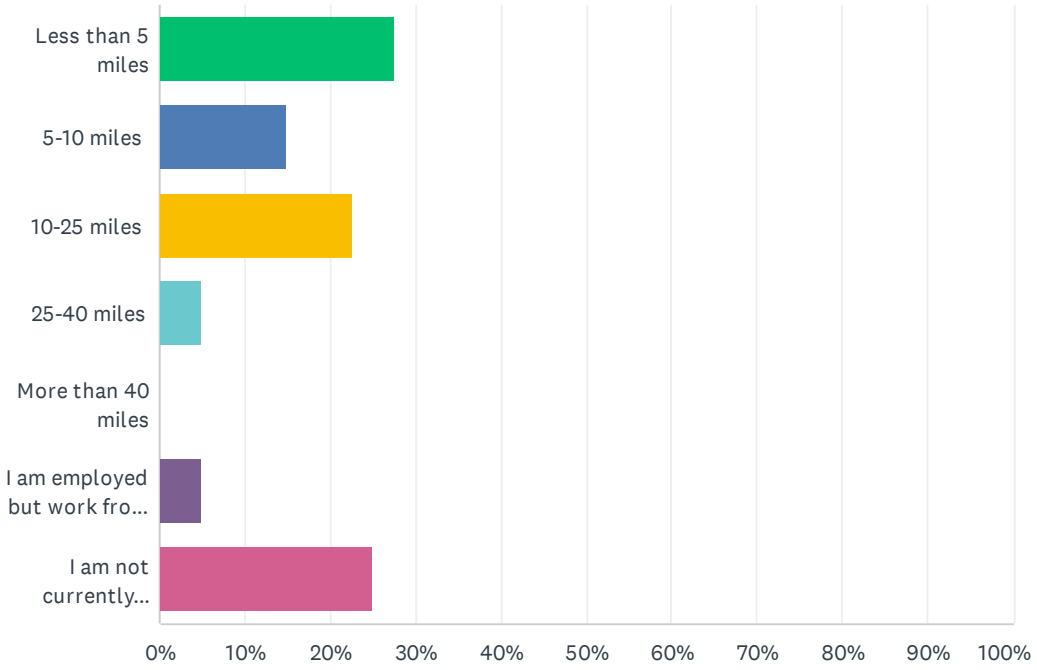


ANSWER CHOICES	RESPONSES	
Single-Family Home (Detached)	72.50%	29
Single-Family Home (Attached)	12.50%	5
Multi-family Home (Apartment/Condo)	12.50%	5
Accessory Dwelling Unit, Granny Flat, Guest House	0.00%	0
Mobile Home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	2.50%	1
TOTAL		40

#	OTHER (PLEASE SPECIFY)	DATE
1	duplex home	10/24/2020 2:22 PM

Q13 If you are currently employed, approximately how long is your one-way commute to work?

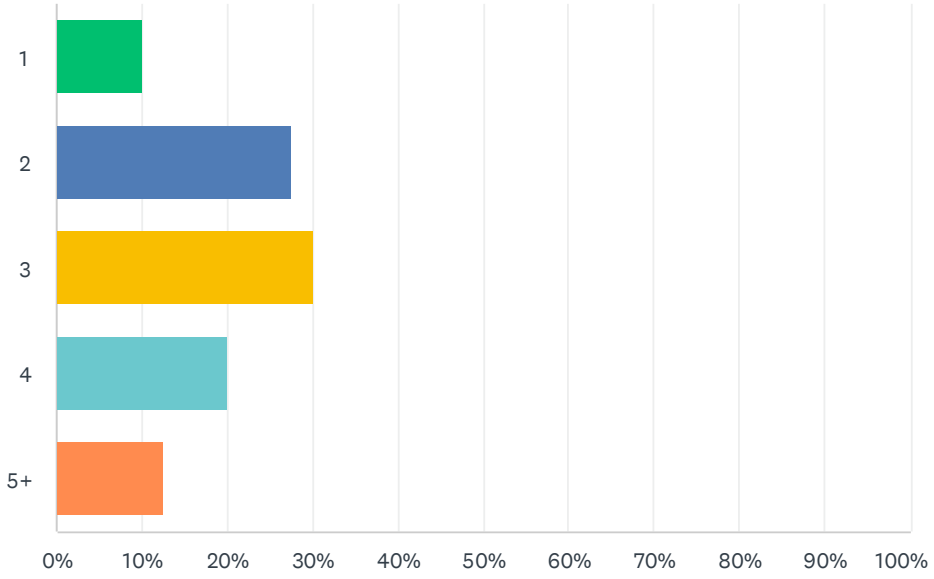
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 5 miles	27.50%	11
5-10 miles	15.00%	6
10-25 miles	22.50%	9
25-40 miles	5.00%	2
More than 40 miles	0.00%	0
I am employed but work from my home	5.00%	2
I am not currently employed	25.00%	10
TOTAL		40

Q14 How many people live in your household:

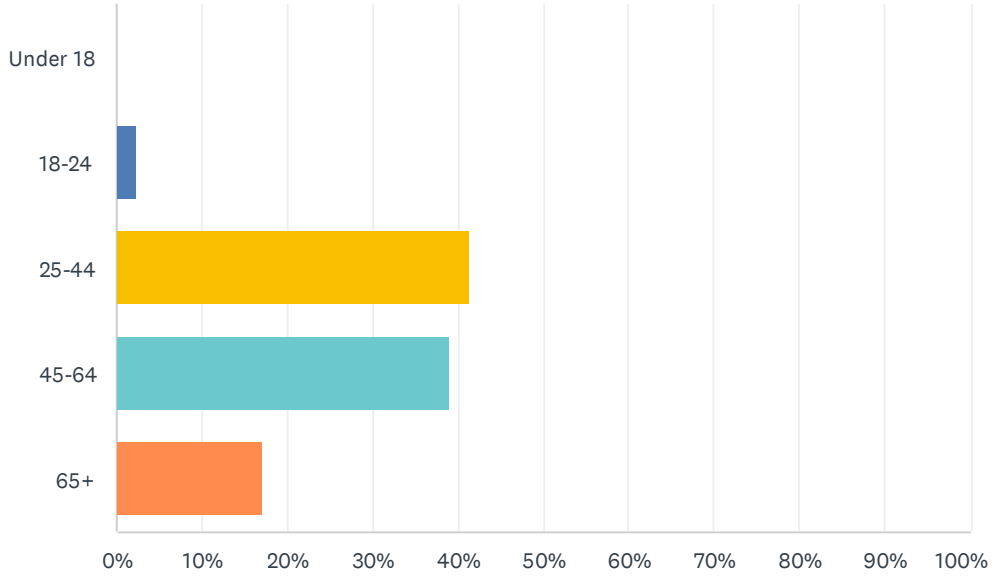
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	10.00%	4
2	27.50%	11
3	30.00%	12
4	20.00%	8
5+	12.50%	5
TOTAL		40

Q15 Your age group is:

Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	2.44%	1
25-44	41.46%	17
45-64	39.02%	16
65+	17.07%	7
TOTAL		41

Q16 Register your email for future updates about the project:

Answered: 22 Skipped: 19

ANSWER CHOICES	RESPONSES	
First Name	100.00%	22
Last Name	100.00%	22
Email	100.00%	22

#	FIRST NAME	DATE
1	Glenda	8/4/2021 7:18 PM
2	Glenda	6/19/2021 8:20 PM
3	HD	6/19/2021 8:02 PM
4	Adriana	6/18/2021 10:51 PM
5	Mr	6/6/2021 12:44 AM
6	Martha	5/14/2021 8:45 AM
7	Delfina L	5/9/2021 11:46 PM
8	Eva	2/5/2021 10:57 AM
9	Mary	2/2/2021 3:37 AM
10	Mario	1/28/2021 2:02 PM
11	Kurt	1/12/2021 3:05 PM
12	stephanie	11/19/2020 10:22 PM
13	Freshta	11/9/2020 10:08 PM
14	Sana	10/25/2020 10:36 AM
15	KEVIN	10/24/2020 2:22 PM
16	Gary	10/23/2020 11:23 AM
17	Rick	10/17/2020 10:28 PM
18	Salvador	10/17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20	Tami	10/9/2020 12:19 AM
21	AAYLIN	10/8/2020 7:02 PM
22	Erik	10/8/2020 10:11 AM
#	LAST NAME	DATE
1	Torres	8/4/2021 7:18 PM
2	Gomez	6/19/2021 8:20 PM
3	Cureton II	6/19/2021 8:02 PM
4	Heidman	6/18/2021 10:51 PM
5	Oh	6/6/2021 12:44 AM

6	Williams	5/14/2021 8:45 AM
7	Plascencia	5/9/2021 11:46 PM
8	Suarez	2/5/2021 10:57 AM
9	Fakatoumafi	2/2/2021 3:37 AM
10	Quintanilla	1/28/2021 2:02 PM
11	Niebuhr	1/12/2021 3:05 PM
12	kingdon	11/19/2020 10:22 PM
13	Sidiqi	11/9/2020 10:08 PM
14	Syed	10/25/2020 10:36 AM
15	CIFUENTES	10/24/2020 2:22 PM
16	White	10/23/2020 11:23 AM
17	Hinojos	10/17/2020 10:28 PM
18	Gonzalez Jr	10/17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20	Seeger	10/9/2020 12:19 AM
21	BRAN	10/8/2020 7:02 PM
22	Sharp	10/8/2020 10:11 AM
#	**EMAIL**	**DATE**
1		4/2021 7:18 PM
2		6/19/2021 8:20 PM
3		6/19/2021 8:02 PM
4		6/18/2021 10:51 PM
5		6/6/2021 12:44 AM
6		5/14/2021 8:45 AM
7		9/2021 11:46 PM
8		2/5/2021 10:57 AM
9		2/2/2021 3:37 AM
10		1/28/2021 2:02 PM
11		1/12/2021 3:05 PM
12		11/19/2020 10:22 PM
13		11/9/2020 10:08 PM
14		10/25/2020 10:36 AM
15		10/24/2020 2:22 PM
16		10/23/2020 11:23 AM
17		10/17/2020 10:28 PM
18		17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20		10/9/2020 12:19 AM

21		10/8/2020 7:02 PM
22		8/2020 10:11 AM

Attachment D

Proof of Publishing Daily Breeze

Invoice Text: **PUBLIC NOTICE**
CITY OF LAWNDALE
PLANNING COMMISSION
CASE NO: 21-29

Notice is hereby given that at **6:30 p.m. on Wednesday December 8, 2021** the Planning Commission of the City of Lawndale will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawndale, California to review the following proposal:

CASE NO. 21-29: CONSIDERATION TO AMEND THE GENERAL PLAN TO ADOPT THE DRAFT 2021-2029 HOUSING ELEMENT AND CONSIDERATION OF A CEQA EXEMPTION.

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

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

The City of Lawndale's contact person is Jared Chavez, Senior Planner, Community Development Department at (310) 973-3206.
Pub Nov 26, 2021
Daily Breeze 11503793

Daily Breeze
1771 S. Lewis Street
Anaheim, CA 92805
310-543-6635

5007749

CITY OF LAWNDALE/COMMUNITY DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

Legal No. **0011503793**

PUBLIC NOTICE
CITY OF LAWNDALE
PLANNING COMMISSION
CASE NO: 21-29

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The City of Lawndale's contact person is Jared Chavez, Senior Planner, Community Development Department at (310) 973-3206.

Pub Nov 26, 2021
Daily Breeze 11503793

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

STATE OF CALIFORNIA
County of Los Angeles

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

11/26/2021

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

Dated at Torrance, California
On this 26th day of November, 2021.

Pauline Fernandez

Signature

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

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Acting City Manager

PREPARED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Selection of Projects for the Fiscal Year 2022-23 (48th) Program Year of the Community Development Block Grant Program**

BACKGROUND

The 1974 Housing and Urban Development Act established the Community Development Block Grant (CDBG) program in order to allocate Federal funds for State and local use. The use of these funds is restricted to programs that assist low and moderate-income persons. A secondary objective is to prevent and eliminate slum and blight conditions within a community.

The City of Lawndale is a participant in the Los Angeles Urban County CDBG program, and receives an annual allocation of CDBG funds from the Los Angeles County Development Authority (LACDA). The current estimate for the new CDBG allocation for FY 2022-23 is $321,438. This estimate is based on current CDBG funding levels and is consistent with the amount of funding the City has received over the last several years. This proposed CDBG allocation is a planning estimate only; LACDA will release final appropriations in spring 2022. The City's final CDBG allocation is generally within five to ten percent (5%-10%) of the estimate provided.

There are a number of other requirements for CDBG programs. CDBG funds may only be spent in those areas of the City determined to be block grant eligible (See Attachment A). The public must be given the opportunity to comment on the proposed budget (See Attachment B, Public Hearing Notice). Notices of a public hearing were posted at City Hall and published in the *Daily Breeze* on January 23, 2022, pursuant to the applicable public noticing requirements.

Lastly, the maximum amount of CDBG monies that the City may devote to public service projects is up to 20% of its new year allocation (approximately $64,287) and no single public service activity may be funded for less than $10,000.

The recommended CDBG expenditures for FY 2022-23 are consistent with the requirements listed above. The City's FY 2022-23 proposed program of projects and funding levels must be submitted to the LACDA no later than February 4, 2022.

STAFF REVIEW

As described previously, each year the LACDA provides a planning estimate of new CDBG funds that will be made available to the City. The proposed budget retains existing programs and provides sufficient funding for critical projects. The proposed funding strategy is as follows:

Senior Activities Program: The amount to be allocated for senior activities will be the maximum percentage (20%) allowed for public service programs. An estimated $64,287 will be used to continue the existing Senior Activities Nutrition Program.

Street Resurfacing Projects: The proposed resurfacing projects include the following streets:

Proposed Resurfacing Projects

Street Name:	From:	To:	PCI:	Estimated:
Grevillea	Manhattan Beach Blvd	159th	~37	$ 80,000
159th	Grevillea	Hawthorne Blvd	~40	$ 40,000
Mansel Ave	145th	147th	~40	$ 137,151
Total				$ 321,438.00

These projects will consist of street improvements, including cold mill variable depth of existing asphalt pavement, installation of new asphalt - asphalt rubber hot mix (ARHM), saw cutting and removal and reconstruction of PCC curb & gutters, reconstruction of curb ramps, reconstruction of driveway approaches, reconstruction of sidewalk, adjusting utility covers to grade, and pavement striping. The estimated construction cost is $270,000. Any unallocated CDBG funds not utilized (contingency funds) are rolled over to the following fiscal year and applied toward roadway projects.

COMMISSION REVIEW

Planning Commission review for this project is not required.

LEGAL REVIEW

The City Attorney has reviewed Resolution No CC-2202-009 and approved it as to form.

FISCAL IMPACT

Funding is for the FY 2022-23 budget year and will be incorporated into the City's budget as that budget is prepared. Additionally, CDBG funds awarded to the City will offset direct fiscal impacts to the City's General Fund.

RECOMMENDATION

It is recommended that the City Council:

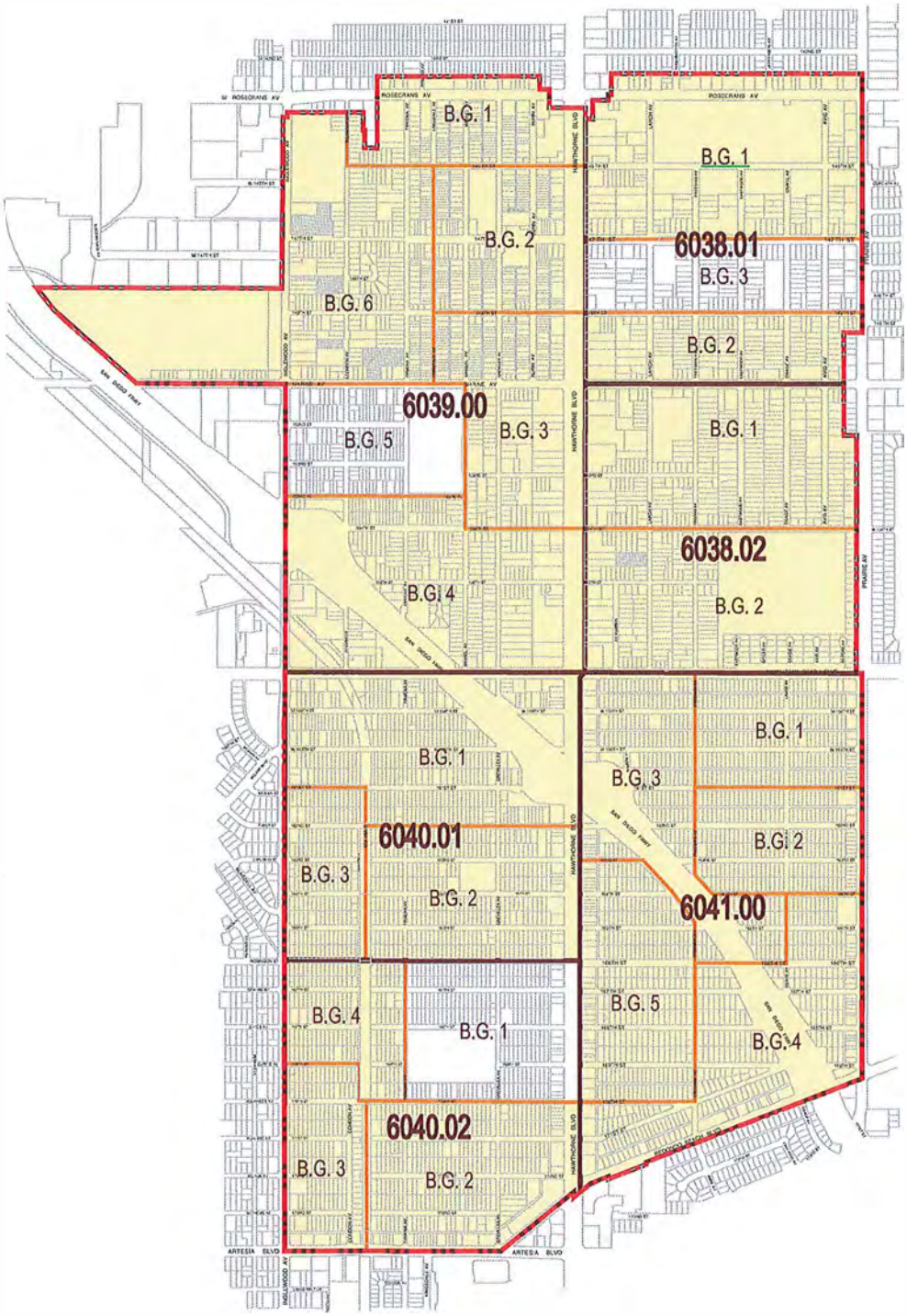
1. Conduct a public hearing;
2. Adopt the FY 2022-23 budget for the CDBG program; and
3. Adopt Resolution No. CC-2202-009, approving the City's participation in the FY 2022-23 CDBG Program.

ATTACHMENTS

A. CDBG Eligible Low/Mod Census Tract Map
B. Public Hearing Notice
C. Resolution No. CC-2202-009

ATTACHMENT "A"

CDBG Eligible Low/Mod Census Tract Map



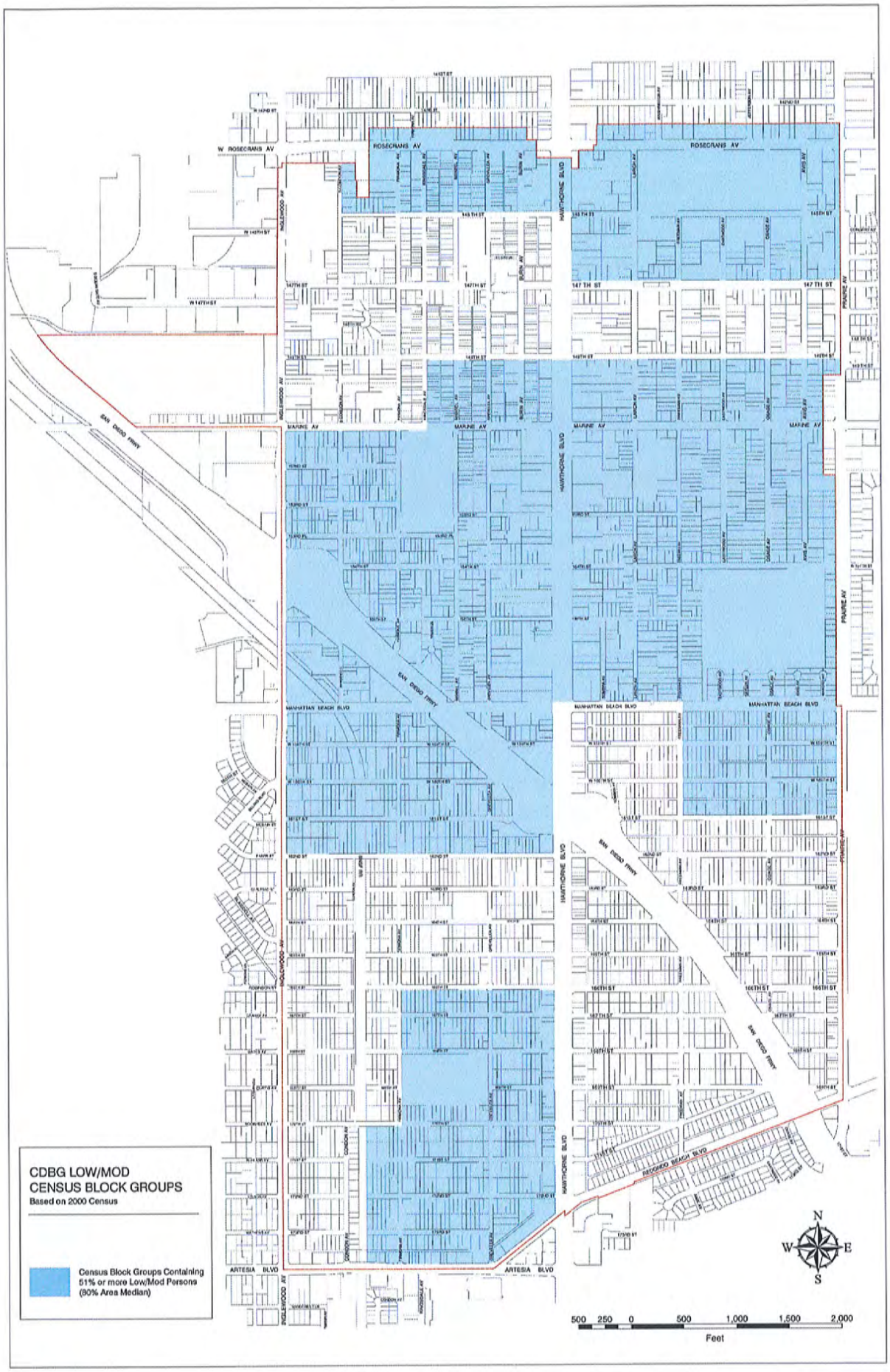
CDBG - LOW AND MODERATE INCOME AREA MAP
2010 CENSUS AREAS
(As of July 1, 2014)

LEGEND:

- CITY BOUNDARY
- LOW AND MODERATE INCOME BLOCK GROUPS
- CENSUS TRACT
- BLOCK GROUP

N W E S

0 ft. 500 ft. 1,000 ft.
scale



City of Lawndale

ATTACHMENT B
Public Hearing Notice

Daily Breeze
1771 S. Lewis Street
Anaheim, CA 92805
310-543-6635

CITY OF LAWNDALE/COMMUNITY
DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

Account Number: 5007749

Ad Order Number: 0011513914

Customer's Reference / PO Number: AGutierrez@lawndalecity.org

Publication: Daily Breeze

Publication Dates: 01/23/2022

Amount: $272.76

Payment Amount: $0.00

Invoice Text: **PUBLIC NOTICE**
CITY OF LAWNDALE
CITY COUNCIL MEETING

Notice is hereby given that at **6:30 p.m. on Monday, February 7, 2022**, the Lawndale City Council will hold a virtual public hearing through Microsoft Teams (go to www.lawndalecity.org or call (310) 973-3200 for instructions) for:

PROJECT SELECTION FOR THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR.
The City of Lawndale is soliciting public input to consider the expenditure of funds to be received as a result of the 1974 Housing and Community Development Act. The public is encouraged to attend and suggest needs and priorities for possible funding during the 2022-2023 (48th) program year beginning July 1, 2022. Initial estimates are that Lawndale will be allocated approximately $321,438 for this Program Year. These are restricted funds to be used to assist low and moderate income persons, or to remove slum and blight conditions. A maximum of 20% of the annual allocation may be used for public service projects. A draft program will be presented for the City Council to consider. Current programs include: Senior Activities and Street Improvements.
Those wishing to comment on this item may do so in person at the public hearing, or by submitting written comments by 5:30 p.m., February 1, 2022. You may contact Jared Chavez, Acting Director of Community Devel-opment for further information regarding this matter at (310) 973-3230.
Pub Jan 23, 2022
Daily Breeze #11513914

Daily Breeze
1771 S. Lewis Street
Anaheim, CA 92805
310-543-6635

5007749

Legal No. **0011513914**

CITY OF LAWNDALE/COMMUNITY DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

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

STATE OF CALIFORNIA
County of Los Angeles

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

01/23/2022

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

Dated at Torrance, California
On this 24th day of January, 2022.

Pauline Fernandez

Signature

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

PUBLIC NOTICE
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CITY COUNCIL MEETING

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PROJECT SELECTION FOR THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR. The City of Lawndale is soliciting public input to consider the expenditure of funds to be received as a result of the 1974 Housing and Community Development Act. The public is encouraged to attend and suggest needs and priorities for possible funding during the 2022-2023 (48th) program year beginning July 1, 2022. Initial estimates are that Lawndale will be allocated approximately $321,438 for this Program Year. These are restricted funds to be used to assist low and moderate income persons, or to remove slum and blight conditions. A maximum of 20% of the annual allocation may be used for public service projects. A draft program will be presented for the City Council to consider. Current programs include: Senior Activities and Street Improvements.
Those wishing to comment on this item may do so in person at the public hearing, or by submitting written comments by 5:30 p.m., February 1, 2022. You may contact Jared Chavez, Acting Director of Community Development for further information regarding this matter at (310) 973-3230.

Pub Jan 23, 2022
Daily Breeze #11513914

ATTACHMENT C
Resolution No. CC-2202-009

RESOLUTION NO. CC-2202-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA APPROVING THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2022-2023

WHEREAS, on August 22, 1974, the President of the United States signed into law the Housing and Community Act of 1974 (Act); and

WHEREAS, the primary goals of Title I of the Act are the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, for the past 47 years the City of Lawndale (City) has participated in the Community Development Block Grant (CDBG) Program which was established under the Act; and

WHEREAS, the City has received a planning estimate that $321,438 in CDBG funds will be available to the City for the 2022-2023 Fiscal Year; and

WHEREAS, the City has posted information regarding the Community Development Block Grant Program as required by law and, after notice duly given as required by law, held a public hearing on February 7, 2022 to consider approving the City's proposed Community Development Block Grant Program for fiscal year 2022-2023, and 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 City Council has reviewed, analyzed and studied said proposal.

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

SECTION 1. The CDBG projects, FY 2022-2023 funding allocations, as listed in the CDBG Funding Chart for FY 2022-2023 as set forth on Exhibit A attached hereto and incorporated herein are hereby approved as the City's CDBG Program for Fiscal Year 2022-2023.

SECTION 2. That the Mayor and/or City Manager are authorized and directed to submit the City's proposed 2022-2023 planning documents to the Los Angeles County Development Authority (LACDA) setting forth the City's proposed projects and funding allocations. Should minor adjustments to the allocations vary from the figures contained herein and/or any amounts remaining unspent at the close of the preceding fiscal year, the City Manager is authorized to adjust funding to the approved eligible activities as necessary.

SECTION 3. That the Mayor and/or City Manager are authorized to execute all necessary contracts and agreements with the Los Angeles County Development Authority (LACDA) and

with each approved recipient/subrecipient of the CDBG program, together with any changes therein which may be approved by the City Manager.

SECTION 4. This Resolution shall take effect from and after the date of passage and adoption.

PASSED, APPROVED AND ADOPTED this 7th day of February, 2022

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Erika Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly introduced the foregoing Resolution No. CC-2202-009 at its regular meeting held on the 7th day of February, 2022, and duly approved and adopted said resolution at its regular meeting held on the 7th day of February, 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 M. Murphy, City Attorney

EXHIBIT A
CDBG FUNDING CHART FOR FY 2022-2023

Project Title	Allocated CDBG Funds	Unallocated CDBG Funds(Prior Year) and Leveraged Funds	Total
Senior Activities (Max. 20%) **Nutrition**	$ 67,287	N/A	$ 67,287.00
Street Projects			

Street Name:	From:	To:	PCI:	Estimated:
Grevillea	Manhattan Beach Blvd.	159th	~37	$ 80,000.00
159th	Grevillea	Hawthorne	~40	$ 40,000
Mansel Ave	145th	147th	~40	$ 137,151
Total				$257,151.00

	$ 257,151	$ N/A	$ 257,151.00
TOTAL	**$321,438.00**	**$** N/A	**$ 321,438.00**

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Acting City Manager

SUBJECT: **Adoption and approval of 1) Memorandum of Understanding between the City and the American Federation of the State, County and Municipal Employees (AFSCME), Council 36, Local 1895 Agreement and 2) Citywide Pay Schedule for Fiscal Year 2021-2022**

BACKGROUND

The Memorandum of Understanding (MOU) between the City of Lawndale (City) and American Federation of State, County and Municipal Employees, Local 1895, Council 36 (AFSCME), the Majority Representative Employee Organization, representing two bargaining groups (Lawndale Professional Mid-Management Employees and Lawndale Classified Employees), covered a one (1) year period of July 1, 2019 to June 30, 2020. The MOU expired on June 30, 2020.

The City and AFSCME commenced negotiations on September 7, 2020, and have met and conferred in good faith on a successor agreement on the terms and conditions of employment. The written successor MOU was jointly prepared by representatives of the City and AFSCME. On January 25, 2022, the successor MOU was ratified by AFSCME.

Attached for City Council's consideration is Resolution No. CC-2202-006 adopting the successor Memorandum of Understanding (MOU) between the City and AFSCME, for the period of July 1, 2020, to June 30, 2023, and Resolution No. CC-2202-007 adopting City-wide Salary/ Pay Schedule for all City position titles and pay rates/ranges for fiscal year 2021-2022.

STAFF REVIEW

The attached successor MOU, jointly prepared by the labor negotiation parties, have been modified to include amendments to the existing the contract language to clarify agreed upon specific terms and conditions of employment. With direction from the Mayor and City Council, the parties met in good faith, on several occasions, reaching agreement on the following terms:

- Term: Three (3) year covering the period July 1, 2020 to June 30, 2023
- Salary Increase: 0% salary increase effective July 1, 2020- June 30, 2021. 2% salary increase effective July 1, 2021, and a one-time ratification/ ARPA payment for full-time employees ($2,000) and part-time employees ($1,000) hired prior to June 30, 2021, and still employed by the City at the time of a ratification vote. 1% salary increase effective July 1, 2022.

- Classification Study: City continue to conduct a classification and compensation study and meet and confer during second year of MOU regarding the results and implementation of the study.

- 4/10 Work Schedule and Standby Pay: modify 4/10 Work Schedule to apply to the Public Works Department (Maintenance Field Operations and Inspection Staff) on a trial six (6) month period; City negotiators will confirm and specify the start and end dates of the trial period with the Public Works Director and AFSCME representatives before signing MOU; reintroduce the Standby Pay provisions and provide standby payment of $175 per week for employees assigned to standby during the 4/10 Work Schedule trial period; and remove Community Services Department from 4/10 Work Schedule.

- 9/80 Alternative Work Schedule: modify the 9/80 Work Schedule to apply to the Community Services Department.

- Holiday Benefit: modify language to add Juneteenth National Independence Day (June 19).

- Compaction Minimum Wage- Senior Nutrition Specialist: increase the hourly rate for the Senior Nutrition Specialist equal to the hourly rate of the part-time Senior Recreation Leader position effective January 1, 2021.

Once this MOU is approved and adopted by City Council, this three (3) year agreement will replace the existing MOU. The adoption of the successor MOU would also trigger the need to approve the City-wide Salary/ Pay Schedule for Fiscal Year 2021-2022, to reflect changes approved by City Council, in compliance with applicable sections of the California Government Code.

LEGAL REVIEW

The City Attorney's Office has reviewed resolutions and approves it as to form.

FUNDING

The total cost for the implementation of this MOU is $199,521. The cost to implement this MOU in the current fiscal year is $167,680. The City budgeted $90,000 in account 100-160.540.300 this current fiscal year 2021-2022 for negotiations. Based on the Final Guidelines issued in January 2022, the City has the ability to use a portion of the American Rescue Plan Act (ARPA) funds to reimburse for the expense for the one-time ratification/APRA payment in the amount of $81,160. As a result, there will be no reasonably expected additional cost beyond budgeted funds needed for this fiscal year to implement. However, the second year costs for this implementation will be an additional $31,841, which will be budgeted during the in next fiscal year 2022-2023 budget process.

RECOMMENDATION

Staff recommends that the City Council: 1) adopt Resolution No. CC-2202-006, approving the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State,

County and Municipal Employees, Local 1895, Council 36; and 2) adopt Resolution No. CC-2202-007, approving the 2021-2022 City-wide Salary and Pay Schedule.

Attachment (s):

1). Resolution No. CC-2202-006- Adopting the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State, County and Municipal Employees

2). Resolution No. CC-2202-007- Adopting 2021-2022 City-wide Salary and Pay Schedule

ATTACHMENT 1

Resolution No. CC-2202-006

Resolution of the City Council of the City of Lawndale, California Adopting the 2020-2023 Memorandum of Understanding Between the City of Lawndale and Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, with attachments

RESOLUTION NO. CC-2202-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ADOPTING THE 2020-20223 MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), COUNCIL 36, LOCAL 1895

WHEREAS, the City of Lawndale is a general law city and a public agency as defined in Government Code Section 3501(c) ("City"); and

WHEREAS, the American Federation of State, County and Municipal Employees, Council 36, Local 1895 ("AFSCME"), is the joint, majority representative employee organization for both of the City's previously recognized employee bargaining units, the Lawndale Professional and Mid-Management Employees Unit and the Lawndale Classified Employees Unit and is a recognized employee organization within the meaning of Government Code Section 3501(b); and

WHEREAS, the previous one-year Memorandum of Understanding between the City and AFSCME had an effective date of July 1, 2019, and expired on June 30, 2020; and

WHEREAS, representatives of the City and representatives of AFSCME met and conferred in good faith on a successor agreement on the terms and conditions of employment, within the meaning of Government Code Section 3505, by and between the City and members of AFSCME for fiscal years 2020-2023; and

WHEREAS, on January 25, 2022, members of AFSCME ratified the 2020-2023 Memorandum of Understanding prepared to memorialize the deal points agreed upon by the parties.

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

SECTION 1. That, pursuant to Government Code Section 3505.1, as the terms of the "Memorandum of Understanding Between the City of Lawndale and the Council 36, Local 1895, American Federation of State, County and Municipal Employees, AFL-CIO July 1, 2020 – June 30, 2023" ("2020-2023 Memorandum of Understanding"), attached hereto and incorporated herein as Exhibit "A", were reached by representatives of the City and AFSCME, representatives of the City and AFSCME have jointly prepared the 2020-2023 Memorandum of Understanding, which agreement is not binding until approved by the City Council of the City and the members of AFSCME.

SECTION 2. That the 2020-2023 Memorandum of Understanding, which has been approved by AFSCME, is hereby adopted by the City of Lawndale for fiscal years 2020-2023.

SECTION 3. That all provisions contained in the 2020-2023 Memorandum of Understanding attached hereto shall, where any conflict exists, supersede all previously adopted memoranda of understanding between AFSCME and the City.

PASSED, APPROVED AND ADOPTED this 7th day of February, 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-2202-006 at a regular meeting of said Council held on the 7th day of February, 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					
Sirley Cuevas					
Bernadette Suarez					
Pat Kearney					

_____
Erica Harbison, City Clerk

APPROVED AS TO FORM:

_____
Gregory M. Murphy, City Attorney

EXHIBIT "A"

Memorandum of Understanding between the City of Lawndale and the Council 36, Local 1895, American Federation of State, County and Municipal Employees, AFL-CIO July 1, 2020 – June 30, 2023"

MEMORANDUM OF UNDERSTANDING BETWEEN

THE CITY OF LAWNDALE AND

LOCAL 1895, COUNCIL 36, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO

JULY 1, 2020 – JUNE 30, 2023

TABLE OF CONTENTS

Page

ARTICLE 01 RECOGNITION OF THE ORGANIZATION 2

Section 01.01 UNIT & UNION RECOGNITION 2

Section 01.02 FILING OF PETITIONS 2

Section 01.03 PART-TIME EMPLOYEE STATUS 2

ARTICLE 02 NON-DISCRIMINATION PLEDGE 2

Section 02.01 EMPLOYEE RIGHTS 2

Section 02.02 ANTI-DISCRIMINATION STATEMENT 2

Section 02.03 EMPLOYEE SAFETY 3

ARTICLE 03 CITY MANAGEMENT RIGHTS RESERVED 3

Section 03.01 RESERVED MANAGEMENT RIGHTS 3

Section 03.02 IMPACT OF CITY MANAGEMENT RIGHTS 4

ARTICLE 04 EMPLOYEE ORGANIZATION RIGHTS 5

Section 04.01 DUES DEDUCTION 5

Section 04.02 MAINTENANCE OF MEMBERSHIP 5

Section 04.03 PEOPLE DEDUCTION 5

Section 04.04 INDEMNIFICATION OF CITY 5

Section 04.05 REPRESENTATIVES' RIGHTS 6

Section 04.06 INCREASED COMMUNICATION BETWEEN PARTIES 6

Section 04.07 ALLOWED TIME FOR REPRESENTATIVES 6

Section 04.08 ACCESS TO NEW HIRES AND EMPLOYEE INFORMATION 7

ARTICLE 05 NO STRIKE - NO LOCKOUT PLEDGE 7

Section 05.01 EMPLOYEE ORGANIZATION PROHIBITED CONDUCT 7

Section 05.02 CITY PROHIBITED CONDUCT 7

TABLE OF CONTENTS (cont.)

Page

Section 05.03 EMPLOYEE ORGANIZATION RESPONSIBILITY 8

Section 05.04 CITY RIGHTS 8

ARTICLE 06 PROBATIONARY PERIOD 8

Section 06.01 INITIAL PROBATION PERIOD 8

Section 06.02 PROBATIONARY PERIOD FOLLOWING PROMOTION 8

a. Regular Employee 8

b. Probationary Employee 8

c. Acting Status Employee 9

Section 06.03 PERMANENT STATUS 9

ARTICLE 07 WAGE AND SALARY POLICY 9

Section 07.01 BASIC COMPENSATION PLAN 9

Section 07.02 SALARY AND WAGE SCHEDULES 9

Section 07.03 ADMINISTRATION OF BASIC COMPENSATION PLAN 10

Section 07.04 BEGINNING RATES 10

Section 07.05 SERVICE 10

Section 07.06 ADVANCEMENT WITHIN SCHEDULE 11

a. Service Advancement 11

b. Merit Advancement 11

c. Outstanding Merit Advancement 11

d. Length of Service Required When Advancement is Denied 11

e. "Y" Rating 12

Section 07.07 SCHEDULE FOR CONSIDERATION FOR ADVANCEMENTS 12

TABLE OF CONTENTS (cont.)

Page

Section 07.08 REDUCTION IN SALARY STEPS 13

Section 07.09 COMPENSATION INCREASES FOR PROMOTIONS 13

Section 07.10 COMPENSATION ON DEMOTION 13

Section 07.11 COMPENSATION ON TRANSFER 13

Section 07.12 COMPENSATION ON LAYOFF 14

Section 07.13 LONGEVITY PAY 14

Section 07.14 BILINGUAL PAY 14

Section 07.15 SHIFT DIFFERENTIAL 14

Section 07.16 ACTING PAY 14

Section 07.17 FLEXTIME 14

Section 07.18 WORK SCHEDULES 15

Section 07.19 MEAL BREAKS AND REST PERIODS 15

Section 07.20 MEAL BREAKS AND REST PERIODS- PART TIME EMPLOYEES 15

Section 07.21 ECONOMIC LAY OFF 16

Section 07.22 DIRECT DEPOSIT 16

ARTICLE 08 OTHER WAGE AND HOURLY BENEFITS 16

Section 08.01 OVERTIME WORKED 16

Section 08.02 COMPENSATORY TIME 16

Section 08.03 CALL BACK COMPENSATION 17

Section 08.04 FLSA EXEMPT STATUS 17

Section 08.05 AFTER HOUR CALLS 17

ARTICLE 09 CAREER DEVELOPMENT PROGRAM 17

Section 09.01 TUITION REIMBURSEMENT PLAN 17

TABLE OF CONTENTS (cont.)

Page

Section 09.02 LIMITATIONS ON TUITION REIMBURSEMENT 18

ARTICLE 10 TRAVEL AND MEETING ALLOWANCE 19

Section 10.01 AUTOMOBILE ALLOWANCE 19

Section 10.02 REGISTRATION AND LODGING 19

Section 10.03 MEALS 19

Section 10.04 REIMBURSEMENTS 19

ARTICLE 11 UNIFORMS 19

Section 11.01 UNIFORMS PROVIDED 19

Section 11.02 SAFETY SHOES 20

ARTICLE 12 VACATION BENEFIT 20

Section 12.01 ACCRUAL INCREMENTS 20

Section 12.02 VACATION ACCRUAL 20

Section 12.03 MAXIMUM VACATION ACCRUAL 20

Section 12.04 USE OF VACATION 21

Section 12.05 VACATION PAYMENT AT TERMINATION 21

ARTICLE 13 HOLIDAY BENEFIT 22

Section 13.01 HOLIDAY DATES 22

Section 13.02 HOLIDAYS WORKED 22

Section 13.03 HOLIDAY ON VACATION DAY 22

Section 13.04 HOLIDAY ON WEEKENDS 23

Section 13.05 HOLIDAY ON REGULAR DAY OFF 23

Section 13.06 ELIGIBILITY 23

Section 13.07 HOLIDAY PAY 23

TABLE OF CONTENTS (cont.)

Page

Section 13.08 FLOATING HOLIDAY ACCRUAL 23

ARTICLE 14 OTHER LEAVES 23

Section 14.01 FAMILY LEAVE OF ABSENCE 23

Section 14.02 AUTHORIZED LEAVE OF ABSENCE WITHOUT PAY 23

Section 14.03 LEAVE OF ABSENCE 24

Section 14.04 MILITARY LEAVE OF ABSENCE 24

Section 14.05 JURY DUTY 24

Section 14.06 WITNESS IN COURT 25

Section 14.07 BEREAVEMENT LEAVE 25

Section 14.08 MANAGEMENT LEAVE 25

ARTICLE 15 SICK LEAVE 25

Section 15.01 ELIGIBILITY 25

Section 15.02 ACCRUAL 26

Section 15.03 REPORTING OF SICK LEAVE 26

Section 15.04 CONVERSION OF ACCRUED SICK LEAVE 26

Section 15.05 SICK LEAVE ON RESIGNATION 28

Section 15.06 CONVERSION OF UNCOMPENSATED/UNUSED SICK LEAVE AT RETIREMENT 28

ARTICLE 16 INSURANCE AND RELATED BENEFITS 28

Section 16.01 MEDICAL BENEFITS 28

Section 16.02 FLEXIBLE BENEFITS PLAN 28

Section 16.03 SECTION 125 PROGRAM 29

Section 16.04 DEFERRED COMPENSATION 29

Section 16.05 RETIREE PARTICIPATION 29

TABLE OF CONTENTS (cont.)

Page

Section 16.06 INJURED ON DUTY INSURANCE CONTRIBUTION CONTINUATION 30

Section 16.07 INJURED ON DUTY PAY STATUS 30

Section 16.08 MEDICAL BENEFITS TO PART-TIME EMPLOYEES 31

Section 16.09 WELLNESS PROGRAM 31

ARTICLE 17 RETIREMENT BENEFIT 31

Section 17.01 CalPERS MEMBERSHIP 31

ARTICLE 18 GRIEVANCES 32

Section 18.01 MATTERS SUBJECT TO GRIEVANCE PROCEDURES 32

Section 18.02 MATTERS NOT SUBJECT TO GRIEVANCE PROCEDURES 32

Section 18.03 FREEDOM FROM REPRISAL 33

Section 18.04 RESOLUTION 33

Section 18.05 WITHDRAWAL 33

Section 18.06 RESUBMISSION 33

Section 18.07 EMPLOYEE REPRESENTATION 33

Section 18.08 OBEY NOW-GRIEVE LATER 33

Section 18.09 INITIATION OF GRIEVANCE PROCEDURE 33

Section 18.10 INFORMAL GRIEVANCE PROCEDURE 34

Section 18.11 FORMAL GRIEVANCE PROCEDURE 34

Section 18.12 TIME LIMITS 35

ARTICLE 19 FULL UNDERSTANDING AND WAIVER OF BARGAINING DURING THE TERM OF THIS AGREEMENT 35

Section 19.01 FULL UNDERSTANDING 35

ARTICLE 20 EMERGENCY WAIVER PROVISION 35

TABLE OF CONTENTS (cont.)

Page

Section 20.01 WAIVER GRANTED 35

ARTICLE 21 SEVERABILITY PROVISION 36

Section 21.01 SEVERABILITY DECLARED 36

ARTICLE 22 TERM OF AGREEMENT 36

Section 22.01 TERM ESTABLISHED 36

ARTICLE 23 RATIFICATION AND EXECUTION 36

Section 23.01 RECOMMENDATION TO COUNCIL AND ADOPTION 36

ARTICLE 24 POLYGRAPHS 36

Section 24.01 PROHIBITION ON POLYGRAPHS 36

ARTICLE 25 RE-OPENERS 36

ARTICLE 26 SICK LEAVE FOR PART-TIME EMPLOYEES 37

Section 26.01 ELIGIBLITY 37

Section 26.02 ACCRUAL 37

Section 26.03 USAGE 37

Section 26.04 NO SICK LEAVE CASHOUT 38

Section 26.05 CARRYOVER UPON APPOINTMENT TO FULL TIME POSITION 39

Section 26.06 SEPARATION AND RE-HIRE 39

ATTACHMENTS .....

A. SALARY SCHEDULE -MID MANAGEMENT 42

B. SALARY SCHEDULE - CLASSIFIED UNIT 44

C. 4/10 WORK SCHEDULE 47

D. 9/80 ALTERNATIVE WORK SCHEDULE 49

E. UNION INFORMATION FORM 53

TABLE OF CONTENTS (cont.)

Page

F. FORMAL GRIEVANCE FORM 55

G. 4/10 ALTERNATIVE WORK PROGRAM FOR PUBLIC WORKS DEPARTMENT 58

ARTICLE 01
RECOGNITION OF THE ORGANIZATION

Section 01.01 UNIT & UNION RECOGNITION. For the purposes of meeting its obligations under this Memorandum of Understanding (hereinafter referred to as the "Agreement"), the Meyers-Milias-Brown Act, Government Code Sections 3500, *et seq*, City rules, regulations, and/or laws affecting wages, hours, and other terms and conditions of employment, the City of Lawndale (hereinafter referred to as the "City") hereby affirms its recognition of Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO (hereinafter referred to, along with any successor organizations, as the "Majority Representative Employee Organization"), as the exclusive and majority representative of the bargaining unit designated by the classifications set forth in Attachment "A" hereto (hereinafter referred to as the "LPMME Unit," and as the recognized exclusive and majority representative of the bargaining unit designated by the classifications set forth in Attachment "B" hereto (hereinafter referred to as the "LCE Unit."

Section 01.02 FILING OF PETITIONS. This Agreement shall bar the filing of a Petition of Certification or Petition for Decertification of a recognized employee organization for the above identified employee representation units during the term of this Agreement; except that a Petition for Certification or a Petition for Decertification may be filed with the City Clerk of the City during a period beginning not earlier than one hundred and fifty (150) calendar days and ending not less than ninety (90) calendar days before expiration of said Agreement.

Section 01.03 PART-TIME EMPLOYEE STATUS. This Agreement affirms that all part-time employees of the City remain at-will and are thus not afforded any rights, benefits, notice and/or appeal procedures afforded full-time employees except as expressly provided herein. Part-time employees may be discharged by the appointing authority at any time with or without notice or cause. In addition, part-time employees are not guaranteed any specific number of hours per day or week and work those hours determined by the City as necessary to its functions in its sole discretion. In turn, all part-time employees subject to this Agreement may terminate their employment relationship with the City at any time, with or without notice or cause. All part-time employees serve at the pleasure of the City Manager and no provision of this Agreement shall be deemed to confer upon any part-time employees any property rights in employment by the City.

ARTICLE 02
NON-DISCRIMINATION PLEDGE

Section 02.01 EMPLOYEE RIGHTS. The parties mutually recognize and agree to protect the rights of all represented unit members to join and/or participate in protected employee organization activities or to refrain from joining or participating in such activities in accordance with Government Code Sections 3500, *et seq.*

Section 02.02 ANTI-DISCRIMINATION STATEMENT. The City and the Majority Representative Employee Organization agree that they shall not discriminate against any represented unit member because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender,

gender identity, gender expression, age, sexual orientation, military and veteran status, political or religious opinions or affiliations of any person or employee organization membership as defined by State and Federal law.

The City and the Majority Representative Employee Organization shall reopen any provision of this Agreement for the purpose of complying with any final order of a Federal or State agency or court of competent jurisdiction requiring a modification or change in any provision or provisions of this Agreement in compliance with State or Federal anti-discrimination laws. All other Articles of this Agreement shall remain the same.

Section 02.03 EMPLOYEE SAFETY. The City shall equitably apply all laws regarding work-related injuries. The City and the Majority Representative Employee Organization shall utilize a City safety committee to address employee safety concerns.

ARTICLE 03
CITY MANAGEMENT RIGHTS RESERVED

Section 03.01 RESERVED MANAGEMENT RIGHTS. The City reserves, retains, and is vested with, solely and exclusively, all rights of management, which have not been expressly abridged by specific provisions of this Agreement or by law, to manage the City, as such rights existed prior to the execution of this Agreement. The sole and exclusive rights of management, as they are not abridged by this Agreement or by law, shall include but not be limited to the following rights:

a. To manage the City generally and to determine issues of policy;

b. To determine the existence or nonexistence of facts which are the basis of any management decision;

c. To determine the necessity or organization of any service or activity conducted by the City and to expand or diminish services;

d. To determine the nature, manner, means and technology and extent of services to be provided to the public;

e. To establish methods of financing;

f. To establish types of equipment or technology to be used;

g. To determine and/or change the facilities, methods, technology, means, and size of the work force by which City operations are to be conducted;

h. To determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions including but not limited to the right to contract for or subcontract any work or operation of the City;

i. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish and change work schedules and assignments;

j. To relieve employees from duties for lack of work or similar non-disciplinary reasons;

k. To establish and modify productivity and performance programs and standards for City operations;

l. To discharge, suspend, demote or otherwise discipline employees for proper cause, subject to employee's appropriate rights of appeal;

m. To determine job classifications and to reclassify employees;

n. To hire, transfer, promote and demote employees for non-disciplinary reasons, in accordance with this Agreement and the City's Personnel Rules and Regulations;

o. To determine policies, procedures and standards pertaining to City operations and activities;

p. To establish employee performance standards, including but not limited to quality and quantity standards, and to require compliance therewith;

q. To maintain order and efficiency in its facilities and operations;

r. To establish and promulgate and/or modify rules and regulations to maintain order and safety in the City which are not in contravention with this Agreement;

s. To take any and all necessary action to carry out the mission of the City in emergencies;

t. To determine the mission of its constituent departments, boards, commissions and committees; and

u. To establish the need and use of personnel information for employees and the means by which the information is to be provided. Employees retain their rights to privacy as provided by law.

Section 03.02 IMPACT OF CITY MANAGEMENT RIGHTS. Except in emergencies, or where the City is required to make changes in its operations because of the requirements of law, whenever the contemplated exercise of management rights shall impact upon represented employees, the City agrees to meet and confer in good faith with representatives of the Majority Representative Employee Organization regarding the impact of the contemplated exercise of such rights prior to exercising such rights, unless the matter of the exercise of such rights is provided for in this Agreement. By agreeing to meet and confer with the Majority Representative Employee Organization as to the impact of the exercise of any of the foregoing management rights, it shall not diminish the City's discretion in the exercise of those rights.

ARTICLE 04
EMPLOYEE ORGANIZATION RIGHTS

Section 04.01 DUES DEDUCTION. The Majority Representative Employee Organization requests that the City deduct membership dues, initiation fees, and general assessments, as well as payment of any other membership benefit program sponsored by the Majority Representative Employee Organization, from the wages and salaries of members of the Majority Representative Employee Organization. The Majority Representative Employee Organization hereby certifies that it has and shall maintain all such deduction authorizations signed by the individual from whose salary or wages the deduction is to be made and shall not be required to provide a copy of an individual authorization to the City unless a dispute arises about the existence or terms of the authorization. The Majority Representative Employee Organization membership dues shall be deducted each pay period in accordance with City procedures and provisions of applicable law from the salary of each employee whose name is provided by the Majority Representative Employee Organization.

The City shall provide for payroll deductions on each payroll period (twenty-four times per calendar year). The City shall remit the total amount of deductions to the Majority Representative Employee Organization within thirty (30) days of the date of the deduction. Any changes in the Majority Representative Employee Organization dues must be given to the City a minimum of thirty (30) days prior to change to accommodate changes to payroll.

Section 04.02 MAINTENANCE OF MEMBERSHIP. Any employees in the LCE or LPMME Units who have authorized the Majority Representative Employee Organization dues deductions on the effective date of this MOU, or at any time subsequent to the effective date of this MOU, shall continue to have such dues deduction made by the City during the term of this MOU; provided, however, that any requests to revoke or change membership deductions must be referred to the Majority Representative Employee Organization.

Section 04.03 PEOPLE DEDUCTION. The City agrees to deduct from the wages of any employee who is a member of the Majority Representative Employee Organization an AFSCME PEOPLE deduction as per a written authorization provided by the affected employee. Such authorization must be executed by the employee and may be revoked by the employee at any time by giving written notice to both the City and the Majority Representative Employee Organization. The City agrees to remit any deductions made pursuant to this provision to the Majority Representative Employee Organization within a reasonable time frame together with an itemized statement showing the name of each employee from whose pay such deductions have been made and the amount deducted during the period covered by the remittance.

Section 04.04 INDEMNIFICATION OF CITY. Majority Representative Employee Organization shall defend, indemnify and hold the City harmless against any liability arising from any claims, demands, or other action relating to the City's compliance with Section 04.01 Dues Deduction, Section 4.02 Maintenance of Membership, and Section 4.03 PEOPLE Deduction. AFSCME specifically agrees to pay any attorney, arbitrator or court fees, costs and expenses related thereto or associated therewith.

Section 04.05 REPRESENTATIVES' RIGHTS. The Majority Representative Employee Organization may select a total of four (4) representatives for the LPMME Unit and five (5) for the LCE Unit, with no more than two (2) representatives from any one department of the City representing either unit at the same time. The Majority Representative Employee Organization shall give to the City a written list of employees who have been selected as representatives. The Majority Representative Employee Organization shall keep this list current.

Representatives may spend a reasonable amount of time to promptly and expeditiously investigate and process grievances without loss of pay or benefits of any kind. To investigate and process means to discuss the matter with the grievant, record information, advise or recommend action, assist in the completion of documents necessary for the formal grievance processing, investigate allegations which may form the basis for the grievance, and, if so requested, appear with the grievant at the first formal level of grievance resolution. Representatives shall be free from reprisal and shall not in any way be coerced, intimidated or discriminated against as a result of their activities and roles as representatives.

Representatives shall notify and obtain permission from their department head before leaving their work to transact any employee organization business. Permission will be granted promptly unless such absence would cause an undue interruption of work. Upon entering another represented unit member's work place on employee organization business, the representative shall obtain permission from the employee's department head. If such permission cannot be granted promptly, the representative will be immediately informed when the time will be available.

The Majority Representative Employee Organization agrees that a representative shall not log compensatory time or overtime pay for the time spent performing any function of a representative. Both permission and denial of a request to leave a work location by a representative shall be recorded with a signature by the immediate supervisor. Notations as to the reasons for a possible denial of the request and the time when time may be expected to be made available should be recorded.

The role of the representative is to provide timely grievance representation at the first steps of the grievance procedure in an effort to resolve grievances at the lowest possible level and to increase communications between the City and the Majority Representative Employee Organization.

Section 04.06 INCREASED COMMUNICATION BETWEEN PARTIES. The City might reasonably expect that the Majority Representative Employee Organization would report the results of any meeting wherein employees have been permitted to participate on City time in their role as representatives. This would be intended specifically to cover those situations wherein the grievance might not be pursued beyond the initial or informational stage.

Section 04.07 ALLOWED TIME FOR REPRESENTATIVES. The City agrees to allow representatives an average of two (2) hours per month to transact and discuss employee organization business during their regular working hours, unless prior approval of an amount greater than two (2) hours has been given by the City Manager, subject to absences from the assigned work being approved by the employee's department head with permission being granted promptly unless such absence would cause an undue interruption of work.

Section 04.08 ACCESS TO NEW HIRES AND EMPLOYEE INFORMATION. The City will notify the Majority Representative Employee Organization President in writing or via email regarding all new hires at least ten (10) days prior to the employee's orientation unless there is an urgent need that was not reasonably foreseeable. Within the earlier of thirty (30) days after the date of hire or by the first pay period of the month following the hire of each newly hired employee, the City will provide the Majority Representative Employee Organization President with the new employee's name, job title, department, work location, home mailing address, personal email, and work, home and personal cell phone numbers.

The new hire will receive a copy of the MOU with his/her new employee orientation packet. The Majority Representative Employee Organization shall be permitted one (1) hour for each orientation session to talk to new Unit members to explain the rights and benefits under the MOU.

The City will provide the Majority Representative Employee Organization President and the designated Business Representative from AFSCME District Council 36 a quarterly list of all employees in the Unit, including the employee's name, job title, department, work location, home mailing address, personal email, and work, home and personal cell phone numbers.

Notwithstanding the foregoing, pursuant to AB 119, the City will not provide the Majority Representative Employee Organization with the home address or any phone number on file with the City of any employee performing law enforcement-related functions, and the City will not provide the Majority Representative Employee Organization with any home address, home telephone number, personal cellular telephone number, or personal email address or date of birth of any employee who has made a written request to the City regarding non-disclosure of said information.

The parties will mutually agree on a form to use to track said employee information and whether any employee requests that such information not be disclosed. [See Attachment E hereto for agreed upon form.]

ARTICLE 05
NO STRIKE - NO LOCKOUT PLEDGE

Section 05.01 EMPLOYEE ORGANIZATION PROHIBITED CONDUCT. The Majority Representative Employee Organization, its officers, agents, representatives and/or members agree that during the term of this Agreement they will not cause nor condone any strike, walkout, slowdown, sick-out, or any other concerted job action by withholding or refusing to perform services. A violation of this Section by any employee shall constitute a just cause for discipline pursuant to Article 03. Taking joint action or joining other employee organizations to engage in such activity is included in this prohibition.

Section 05.02 CITY PROHIBITED CONDUCT. The City agrees that it shall not lockout its employees during the term of this Agreement. The term "lockout" is hereby defined so as not to include the discharge, suspension, termination, layoff, failure to recall, or failure to return to work of the employees of the City in the exercise of its rights as set forth in any provisions of this Agreement or applicable ordinance or law.

Section 05.03 EMPLOYEE ORGANIZATION RESPONSIBILITY. In the event that the Majority Representative Employee Organization, its officers, agents, representatives, and/or members engage in any of the conduct prohibited in Section 05.01 herein, the Majority Representative Employee Organization shall immediately instruct any persons engaging in such conduct that their conduct is in violation of this Agreement, and require that all such persons immediately cease engaging in conduct prohibited in Section 05.01, and return to work.

If Majority Representative Employee Organization acts in good faith to meet its responsibilities as set forth above, then Majority Representative Employee Organization, its officers, agents, representatives and its members shall not be liable for any damages for prohibited conduct engaged in by any employees who are covered by this Agreement.

Section 05.04 CITY RIGHTS. Notwithstanding Section 05.03 herein, the City shall have the right to bring suit for damages and/or equitable relief in the Courts for breach of this Article against the Majority Representative Employee Organization, its officers, agents, representatives or members. Further, if the Majority Representative Employee Organization fails to diligently perform all responsibilities contained in Section 05.03, the City may suspend any and all of the rights and privileges accorded the Majority Representative Employee Organization under City Resolution and this Agreement, including, but not limited to, the suspension of recognition of such employee organization and the use by the Majority Representative Employee Organization of City bulletin boards and facilities.

ARTICLE 06
PROBATIONARY PERIOD

Section 06.01 INITIAL PROBATION PERIOD. Every person receiving an appointment to the competitive service, which has not been designated as temporary, shall be required to serve a probationary period of twelve (12) months, commencing on the date of appointment. Under certain conditions, if necessary to adequately evaluate such employee, with the approval of the City Manager and the employee's department head, the probationary period may be extended for not more than an additional six (6) months.

Section 06.02 PROBATIONARY PERIOD FOLLOWING PROMOTION

a. Regular Employee. A regular employee who is promoted shall serve a probationary period of six (6) months in the new position to which he or she has been promoted, commencing on the date of such promotion. This probationary period may be extended for up to an additional three (3) month period, upon recommendation of the employee's department head. (See also Section 12.04.)

b. Probationary Employee. A probationary employee who is promoted to a position in a class with a higher salary range shall complete the probationary period of six (6) months required of employees with regular status who have been promoted. This probationary period may be extended for up to an additional three (3) month period, upon action of the employee's department head.

c. Acting Status Employee. An employee serving in an "acting" position within a higher classification who is promoted to that higher classification, may have all or a portion of the time spent in an "acting" position considered as a part of the probationary period for the higher classification, at the discretion of the City Manager.

Section 06.03 PERMANENT STATUS. An employee shall attain permanent status in the class upon successful completion of the probationary period.

ARTICLE 07
WAGE AND SALARY POLICY

Section 07.01 BASIC COMPENSATION PLAN. There is hereby established a basic compensation plan for all represented unit members who are now employed or will in the future be employed in any of the designated classifications of employment listed in Attachments "A" & "B" hereto.

Section 07.02 SALARY AND WAGE SCHEDULES.

a. Salaries effective July 1, 2021 through June 30, 2022 for employees covered by this Agreement are listed in Attachments A and B hereto and represent a cost of living increase of two (2 %) percent to the previously published salary ranges.

b. Effective the first full pay period after City Council approval of this Agreement, City shall provide a one-time, lump sum, non-PERSable American Rescue Plan Act (ARPA) /ratification payment of $2,000 to full-time employees hired before June 30, 2021 and still employed by the City at the time of such approval. City to also provide a one-time, lump sum, non-PERSable American Rescue Plan Act (ARPA) /ratification payment of $1,000 to part-time employees hired before June 30, 2021 and still employed by the City at the time of such approval. These ARPA/ratification payments will be subject to appropriate tax deductions as determined by the City, and shall not be treated as off-salary schedule as defined under Section 571 of the California Code of Regulations.

c. Salaries effective July 1, 2022 through June 30, 2023 for employees covered by this Agreement are listed in Attachments C and D hereto and represent a cost of living increase of one (1%) percent.

The City and AFSCME agree that the City will move forward with a classification and compensation study in the second year of the ratified and City Council approved MOU. During the second year of the MOU, the City and AFSCME agree to meet and confer in good faith regarding the City's implementation of the results and recommendations in the classification and compensation study ("Study.")

The City is committed to completion of a prompt, thorough, and effective classification and compensation study in accordance with the time table provided by the consultant and to good faith, timely completion of the associated meet and confer process. However, the City does not commit to a concrete date of implementation or agree to any penalty associated with any unforeseeable delays or other delay reasonably beyond the City's control. To that end:

1. The City agrees to provide AFSCME with a timeline for completion for each phase of the process.
2. The City agrees to make reasonable efforts to ensure that the consultant adheres the timeframes provided.
3. The City agrees to make reasonable efforts to ensure that employees provide timely and complete responses to requests for information and follow-up from the consultant. Majority Representative Employee Organization agrees that it will make similar reasonable efforts for employees in bargaining unit positions.
4. The City agrees that the parties will initiate meet and confer within two weeks from the City's receipt of direction from the City Council following completion of the study process, or no later than March 1, 2022.
5. The City agrees to commit to a timely meet and confer schedule between March 1, 2022 and June 30, 2022, with dates and frequency of meetings as mutually determined with AFSCME.
6. The City makes no representation at this time as to the results of the study, the consultant's recommendations, or the extent to which, or manner in which, the Council will authorize implementation of either.

Section 07.03 ADMINISTRATION OF BASIC COMPENSATION PLAN. Where indicated, the compensation ranges and steps contained in the attached salary schedules are monthly compensation rates. The hourly rate of pay shall be the monthly rate multiplied by twelve (12) and divided by 2080. In determining the hourly rate as herein provided, compensation shall be made to the nearest cent.

Section 07.04 BEGINNING RATES. A new employee of the City shall be paid the rate shown in Step "A" of the range allocated to the classification of employment for which the employee has been hired, except that on the request of the department head under whom the employee will serve, and with the authorization of the City Manager, such employee may be placed in Step "B", "C", "D" or "E", depending on the employee's qualifications.

Section 07.05 SERVICE. The word "service," as used in this Agreement shall be defined to mean continuous, full-time service in the employee's present classification, service in a higher classification, or service in a classification allocated to the same salary range and having generally similar duties and requirements. A lapse of service by an employee for a period of time longer than thirty (30) calendar days by reason of resignation or discharge shall serve to eliminate the accumulated length of service time of such employees for the purpose of this Agreement. Such employees reentering the service of the City shall be considered as a new employee, except that the

employee may be re-employed within one (1) year and placed in the same salary step in the appropriate compensation range as the employee was at the time of the termination of employment, at the discretion of the employee's department head and approved by the City Manager.

Section 07.06 ADVANCEMENT WITHIN SCHEDULE. The following regulations shall govern salary advancement within ranges:

a. Service Advancement. After the salary of a represented unit member has been first established and fixed under this plan, such employee may be advanced from Step "A" to Step "B" effective the first day of the next pay period following the date of successful completion of the evaluation period, provided service during such initial six (6) month period has been above standard.

b. Merit Advancement. An employee shall be considered for advancement from one step to the next highest step upon completion of the minimum length of service as required, pursuant to procedures in the City's Personnel Rules and Regulations. If it is determined that an employee is eligible for a merit advancement, the effective date of the merit advancement shall be the first payroll period following the date the employee is entitled to the merit review as provided for in Section 07.07. Advancement from Step "B" to any step may be granted if an employee demonstrates above standard ability and proficiency in the performance of his/her duties. Such merit advancement shall require the following:

   1. The employee's department head shall file with the Personnel Department a written statement recommending the grant or denial of the merit increase and supporting such recommendation with specific reasons therefore. The Personnel Department shall submit a recommendation attached thereto to the City Manager.

   2. If the recommendation is approved by the City Manager, the City Manager shall forward the approved recommendation to the Personnel Department to effect a change in payroll status.

c. Outstanding Merit Advancement. In such cases as may occur wherein an employee shall demonstrate exceptional ability and proficiency in the performance of such employee's duties, the employee's department head may recommend in accordance with Section 07.06 (b) (1) above, that such employee be advanced to a higher step without regard to the minimum length of service provisions contained in this Agreement or be advanced to more than the next highest step in the salary range. The City Manager may, on the basis of the employee's department head's written recommendation, approve or deny such an advancement, and forward such approval to the Finance Department to effect a change in payroll status.

d. Length of Service Required When Advancement is Denied. When an employee has not been approved for advancement to a higher salary step, such employee may be reconsidered for such advancement at any subsequent time. This reconsideration

shall follow the same steps and shall be subject to the same actions as provided in Section 07.06 (b) above.

e. "Y" Rating. When, due to a reorganization of duties or of City department structure, an employee is reclassified to a new position which is compensated at a lesser rate than the employee's current rate, such employee shall be "Y" rated. "Y" rating means that such employee will continue to receive compensation at the former rate of pay until such time as compensation of the new position most nearly equals or exceeds the "Y" rate. At that time, such employee will begin to receive increases applied to the new range. Step "Y" will follow Step "E" of the new classification.

Section 07.07 SCHEDULE FOR CONSIDERATION FOR ADVANCEMENTS. All newly hired or promoted employees who begin at the minimum salary step of a given salary range shall receive a salary increase based on merit, as recommended by the employee's department head and approved by the City Manager, in accordance with the steps and corresponding time periods specified below:

SALARY STEP	EMPLOYEE ELIGIBLE FOR:
A	Newly hired employee.
B	After six (6) months of full-time employment and an above standard initial evaluation.
B	After one (1) year of full-time employment employee may be released from probation with an above standard evaluation.
C	After one and one-half (1 1/2) years of full-time employment.
D	After two and one-half (2 1/2) years of full-time employment.
E	After three and one-half (3 1/2) years of full-time employment.

Notwithstanding the time periods specified above, a newly hired or promoted employee entering a range on a step higher than Step "A" will be eligible for review and salary increase one (1) year from date of hire or promotion, and at future yearly intervals based upon the employee's anniversary date.

An employee shall be considered for advancement from one step to the next highest step upon completion of the minimum length of service as required by this Agreement and pursuant to procedures outlined in the City's Personnel Rules and Regulations. Advancements to any step may be granted if an employee demonstrates above standard ability and proficiency in the performance of his/her duties. Such merit advancement shall require the following:

a. The employee's department head shall file with the Personnel Department a statement recommending the grant or denial of the merit increase and supporting such recommendation with specific reasons therefore. The Personnel Department shall submit a recommendation attached thereto to the City Manager.

b. If the recommendation is approved by the City Manager, the City Manager shall forward the approved recommendation to the Finance Department to effect a change in payroll status.

In such cases as may occur wherein an employee shall demonstrate exceptional ability and proficiency in the performance of the employee's duties, the employee's department head may recommend to the City Manager that said employee be advanced to a higher step without regard to this Agreement or be advanced to more than the next highest step in the salary range. The City Manager may, on the basis of the employee's department head's written recommendation, approve or deny such advancement.

All merit step salary increases will become effective on the first day of the pay period in which the employee's anniversary date occurs, unless there is a postponement. In the event of a postponement, the effective date of the step increase will be the first day of the pay period in which the increase is authorized.

Section 07.08 REDUCTION IN SALARY STEPS. An employee who is being paid on a salary step higher than Step "A" may be reduced by one or more steps upon the recommendation of the employee's department head with the approval of the City Manager. Procedures for review and recommendation for such reduction shall be the same as outlined for merit advancements in Section 07.06, and such employee may be considered for re-advancement under the provisions as contained in subsection (b) of Section 07.06.

Section 07.09 COMPENSATION INCREASES FOR PROMOTIONS. Any full-time employee promoted to a higher classification shall receive an increase in compensation, which is at least five percent (5%) higher than the employee's last salary. The date of promotion shall then be considered the new anniversary date for purposes of eligibility for further compensation increases, except that no merit advancement shall be considered until after six (6) months in the higher classification regardless of the requirement for a probationary period.

Any part-time employee promoted to a full-time position within the classified service shall receive compensation at the minimum step for the classification range, unless otherwise determined by the City Manager. The schedule for eligibility for increases as stated in Section 07.07 of this Article shall apply for such employees.

Section 07.10 COMPENSATION ON DEMOTION. When an employee is demoted, the employee shall retain the same step as the employee held in the previous salary range. Increases in compensation shall thenceforth be in accordance with the procedures and schedule set forth in Sections 07.06 and 07.07 of this Article as if the employee was originally employed in the new classification range.

Section 07.11 COMPENSATION ON TRANSFER. When an employee is transferred within a department or between departments, or from one position to another position in the same class with

similar duties and qualifications, the employee shall remain at his/her same Step and level of compensation. If necessary, the employee shall be "Y" rated as provided for in Section 07.06 (e).

Section 07.12 COMPENSATION ON LAYOFF. Personnel Rule 3.55 is clarified with regard to pay for part-time employees laid off given less than two weeks notice. In such circumstances, the City shall calculate pay for the difference between the date of layoff and two (2) weeks notice as follows. Part-time employees working on average 20 or less hours a week over the preceding three months shall be paid four (4) hours for each day's difference between the date of layoff and two weeks notice. Part-time employees working less than 30 but greater than 20 hours a week on average over the preceding three months shall be paid six (6) hours for each day's difference between the date of layoff and two weeks notice. Part-time employees working on average 30 or more hours over the preceding three months shall be paid eight (8) hours for each day's difference between the date of layoff and two weeks notice.

Section 07.13 LONGEVITY PAY. Any represented members having completed five (5) full years of service with the City shall receive an annual lump sum payment of one hundred and fifty dollars ($150), which shall be paid on the first Payroll following the employee's anniversary date. Any represented members having completed ten (10) full years of service with the City shall receive an annual lump sum payment of four hundred dollars ($400.00), which shall be paid on the first Payroll following the employee's anniversary date.

Section 07.14 BILINGUAL PAY. The City Council shall offer bilingual pay of an additional forty-five dollars ($45) per pay period to those full-time employees whom prove proficient in either Spanish or American Sign Language, and are required to use such languages during the course of city business. Any part-time employee receiving bilingual pay prior to July 1, 2006 shall continue to be eligible to receive this bonus pay.

Section 07.15 SHIFT DIFFERENTIAL. Any City employee with his/her regular work schedule being assigned between the hours of 5:00 p.m. and 6:00 a.m. shall be eligible for shift differential pay to be paid in addition to the employee's regular salary. Said shift differential shall be equal to five percent (5%) of the employee's regular hourly rate for only those actual hours worked between 5:00 p.m. and 6:00 a.m. per work period. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 07.16 ACTING PAY. An employee appointed by the City Manager to serve in an "acting" position for a classification other than such employee's regular classification for a period exceeding fifteen (15) consecutive working days as a result of authorized leave by another employee, or exceeding ten (10) consecutive working days resulting from a vacancy due to separation, shall receive a compensation that is the greater of either five percent (5%) of the employee's current compensation, or Step "A" of the acting classification.

Section 07.17 FLEXTIME. In order to meet special work schedule requirements, a flextime schedule may be worked for any given day or consecutive work days, with the prior mutual concurrence of the employee, the employee's department head and the City Manager. Such flextime shall allow for differing work days and/or arrival and departure times on given work days provided that the employee works not less than forty (40) hours within their defined workweek. Any hours worked beyond forty (40) in an employee's workweek shall be considered over-time, and be

compensated accordingly. Any long-term schedule change to meet extraordinary conditions shall be placed in writing and signed by the employee, the department head, and the City Manager. This Section may be modified and superseded by the requirements of specific work schedules, including the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 07.18 WORK SCHEDULES. For all employees covered by this Agreement, it is expected that they work a scheduled forty (40) hours within their defined workweek, which constitutes their work schedule for that workweek. The City has adopted several work schedules, including a standard 5/40 (5 days/40 hours) schedule, a 9/80 (9 days/80 hours) schedule, and a temporary 4/10 (4 days/40 hours) work schedule, which remains under review. These work schedules shall be subject to change upon the required meet and confer between the parties. The specific components of the 4/10 work schedule are set forth in Attachment "C" hereto.

The 9/80 work schedule consists of an eighty (80) work hour period, with nine (9) work days in fourteen (14) consecutive calendar days. The work schedule is comprised of four nine (9) hour days per week and one eight (8) hour work day every other week. Employees working the 9/80 alternative work schedule shall have a thirty (30) minute unpaid lunch period to the work day. The workweek shall be defined (for FLSA purposes) as beginning four (4) hours into the employee's eight (8) hour shift (i.e. halfway through shift) on the same day of the week as their alternating regular day off, in such a manner that the workweek does not exceed 40 hours. For example, a unit employee working a 9/80 work schedule whose regular day off is Friday, and who works a schedule from 6:30 a.m. to 3:00 p.m. on Friday (with thirty (30) minutes for lunch) shall have a workweek which shall begin at 10:30:00 a.m. on Fridays and end at 10:29:59 a.m. on the following Friday.

Employees are required to take the same alternating day off for the length of the 9/80 alternative work schedule to remain in compliance with the definition of a workweek under the FLSA (Fair Labor Standards Act) guidelines. (For example, if an employee's regular alternative day off is Friday, the employee cannot switch the alternate day off to Thursday or any other day). Specific components of the 9/80 alternative work schedule are set forth in Attachment "D".

For work schedules other than the 9/80 schedule, the work week shall remain as defined in Personnel Rule 6.05, which is beginning at 12:01 a.m. Monday morning and ending at 12:00 a.m. Sunday evening.

Section 07.19 MEAL BREAKS AND REST PERIODS. The City will provide a one-hour (1) meal break, without pay, and two paid fifteen (15) minute rest periods per work shift except as modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto. The scheduling of rest periods shall be at the discretion of the employee's supervisor; no compensation will be provided for rest periods not taken, nor can rest periods be combined with meal breaks or other rest periods.

Section 07.20 MEAL BREAKS AND REST PERIODS- PART TIME EMPLOYEES. The City will provide part-time employees meal breaks and rest periods in the following amounts, based on the number of hours worked in a single day:

- 3 hours or less – no rest break.

- 4 hours – one 10-minute rest break.

- 5 hours – one 15 rest minute break.

- 6 hours – two 10-minute rest breaks.

- 7 – 8 hours – two 10-minute rest breaks plus an unpaid meal break of 1/2 (one half) hour.

All breaks must be taken on-site, with the exception of the unpaid meal break.

Section 07.21 ECONOMIC LAY OFF. If the City Manager determines that a reduction in personnel is necessary for economic reasons, then the order of layoff shall observe the "seniority rule" in putting the reduction into effect. (Government Code § 45100.) It is agreed by the City and the Majority Representative Employee Organization that the seniority rule shall mean that when any classification having two or more employees is subject to less than a complete lay off, then the employees shall be laid off in order of reverse seniority based upon first service time in class and then on cumulative City service time as defined in Personnel Rule 3.55.15. Reductions in work force for reasons other than solely economic reasons shall continue to observe the order of layoff set forth in Personnel Rule 3.55.10. Notwithstanding Personnel Rule 3.55.05, it is further agreed by the City and the Majority Representative Employee Organization that where the City Manager determines that a reduction in personnel is necessary for economic reasons, employees shall have "bumping" rights based upon service time in class and then on cumulative City service time as defined in Personnel Rule 3.55.15. Any employee serving in a higher classification in a classification family will be credited for time served in the higher classification when bumped to a lower classification for determination of bumping rights.

Section 07.22 DIRECT DEPOSIT. Employees shall receive their bi-weekly compensation through the City's direct deposit program. Employees are encouraged to utilize the City's ability to "direct deposit" paychecks to the bank or credit union of the employee's choice.

ARTICLE 08
OTHER WAGE AND HOURLY BENEFITS

Section 08.01 OVERTIME WORKED. All time worked by a represented unit member beyond his/her regular work day or beyond the forty (40) hours in the employee's workweek, shall be compensated, at the election of the represented unit member, with cash payment based on one and one-half (1-1/2) times the regular rate of pay or by the accumulation of compensatory time as provided in Section 08.02 below. Overtime shall not include hours not actually worked, including vacation, sick leave, jury duty, floating holiday, compensatory time off; overtime of ten (10) minutes or less; or voluntary early reporting. All overtime worked by non-exempt employees must be pre-approved and reported to the City. Non-exempt employees are not permitted to work uncompensated overtime, and supervisors are not permitted to allow non-exempt employees to work uncompensated overtime. Any unapproved overtime worked will be paid but the employee and/or supervisor may be subject to discipline for working overtime without the required approval.

Section 08.02 COMPENSATORY TIME. As an alternative to overtime compensation specified in Section 08.01 above, represented unit members shall be eligible to earn compensatory time off

at the rate of one and one-half (1-1/2) hours for each hour worked beyond his/her regular work period as specified in Section 07.18 above. The amount of outstanding compensatory time earned shall not exceed one hundred fifty (150) hours at any given time. When a represented unit member has reached the maximum of one hundred fifty (150) hours of compensatory time earned, all overtime worked subsequent thereto time shall be paid in cash at the overtime rate of pay until such time as the outstanding balance shall fall below one hundred fifty (150) hours.

Upon termination of employment, a represented unit member shall be paid for accrued compensatory time at his/her hourly rate of pay at the time of termination. Said payment shall be made within thirty (30) days of termination.

The dates of compensatory time leave may be selected by the employee, but shall be subject to prior approval of the employee's department head, who shall consider whether the request unduly disrupts the operations of that department. All compensatory time shall be taken in minimums of at least one-half (1/2) hour increments whenever possible.

Section 08.03 CALL BACK COMPENSATION. Represented unit members called back to work, outside their normal working hours, shall be paid a minimum of two (2) hour's compensation at the overtime rate. Call back is considered an employee's unexpected return to work due to an unanticipated work requirement resulting from an order to report/ return to work. A represented unit member shall be deemed to have been called back if the employee has been released by the Department Head as having completed the employee's assigned duties at the end of his/her work shift, and having left his/her work location. Call back shall not apply to situations where an employee is called in to start a work shift early or asked to stay after their normal shift ends.

Section 08.04 FLSA EXEMPT STATUS. The City continues to designate the following classifications as exempt from overtime for purposed of the Fair Labor Standards Act ("FLSA"). The City shall comply with all applicable state and federal standards, regulations and laws relative to its designations of these employees as exempt from overtime for FLSA purposes. The parties acknowledge and agree that the following classifications shall be exempt from overtime:

a. City Engineer

b. Community Development Manager

c. Community Services Manager

d. Municipal Services Manager

Section 08.05 AFTER HOUR CALLS. Employees who may receive and respond to calls after work hours, shall log the time spent on each call and submit the signed log with their timesheets to their immediate supervisor for review and processing.

ARTICLE 09
CAREER DEVELOPMENT PROGRAM

Section 09.01 TUITION REIMBURSEMENT PLAN. Permanent employees receiving prior written approval from the employee's department head and the City Manager shall be eligible to

receive tuition reimbursement pursuant to this Agreement for course work leading to or as a prerequisite for a degree or certification which is directly related to the employee's position and duties with the City.

The City shall reimburse a represented unit member's costs for required school fees such as tuition, registration fees, books, and parking fees, subject to the limits set forth in this Article. Other fees such as mileage, activity cards and other optional fees and lab fees shall not be reimbursed. The following rules shall apply for reimbursement:

a. Courses, degrees and certifications must relate to the employee's present job or be directly related to the employee's potential development with the City.

b. Course work taken at recognized and accredited institutions shall be considered for reimbursement. Correspondence courses shall not be eligible. Reimbursement for course work taken at a non-accredited institution shall be subject to approval for reimbursement at the sole and unfettered discretion of the City Manager.

c. Employees shall not receive tuition reimbursement if they fail to satisfactorily complete the approved course and/or fail to receive a grade of "C" or better.

d. In the event an employee receives assistance under federal or state government legislation or other student aid program for education charges for an approved course, only the difference, if any, between such assistance and the education charges an employee actually incurs, shall be eligible for reimbursement under this program.

e. Upon completion of each course, the employee shall be responsible for reporting grades received to the Personnel Department for recording purposes and for supplying a copy of the grade receipt for the employee's personnel file.

Reimbursement for books and registration fees shall be paid upon proof of payment by the employee. Tuition costs shall be reimbursed following completion of the course and submittal of proof for the successful completion of the course as required by this Article. If the City requires the employee to withdraw from the course, the City shall reimburse the employee for the cost of tuition. All payments shall be made as part of the regular City warrant.

Failure on the part of an employee to provide any information required to determine eligibility for reimbursement, or providing false information for reimbursement requests, shall result in the employee being ineligible for any future tuition reimbursements, and may result in disciplinary action.

Section 09.02 LIMITATIONS ON TUITION REIMBURSEMENT. No employee shall be reimbursed for an individual course in an amount greater than Nine Hundred Dollars ($900.00) per semester. In no case shall the total amount of tuition reimbursement for individual courses to an employee in a given fiscal year exceed One Thousand Eight Hundred Dollars ($1,800.00).

ARTICLE 10
TRAVEL AND MEETING ALLOWANCE

Section 10.01 AUTOMOBILE ALLOWANCE. The City shall create a pool of City vehicles to be available for use by City employees in the course of city business. In the case of an employee needing to use a private vehicle during the course of city business, mileage incurred during such travel shall be reimbursed by the city. Expense claims for the use of private automobiles on City business must be submitted to the City Manager via the Finance Director. Such use, if approved, in writing, will be reimbursed at the rate established by the Internal Revenue Service for the calendar year immediately preceding the calendar year in which the rate is to be in effect.

Section 10.02 REGISTRATION AND LODGING. The City shall pay the registration fee for conferences, workshops and meetings approved in the annual budget. Said fee shall be paid directly by the City on the appropriate registration form.

The City shall pay the cost of lodging for approved conferences and workshops which are located at such a distance as to make commuting impractical, and which are approved in the annual budget. The City may provide advance payment for lodging, payable to the hotel, upon presentation of a confirmed registration and the room rate. The employee shall be required to submit a receipt for the lodging payment and either a refund to the City or an additional payment to the employee shall be made based on final receipts.

Section 10.03 MEALS. The City shall provide payment for the cost of meals at conferences, workshops and meetings approved in the annual budget. For all represented unit members the per diem for meals shall not exceed the per diem amounts pursuant to the City's Travel Policy No. 42-97. Employees may receive an advance for per diem costs. Receipts shall be provided by the employee indicating the actual cost of meals and either a refund to the City or an additional payment to the employee shall be made based on final receipts.

Section 10.04 REIMBURSEMENTS. All reimbursements for travel and meeting expenses shall be made on the City's regular Warrant Resolution and shall be made only one (1) time per month.

ARTICLE 11
UNIFORMS

Section 11.01 UNIFORMS PROVIDED.

a. All represented unit members required to wear a uniform or specific work outfit as a condition of their employment shall have such uniforms or work clothes provided and maintained by the City.

b. Employees must remember that they represent the image of the City to the public. Employees are expected to groom and dress in appropriate work attire, in a reasonably clean and neat manner, which will enable them to perform their job duties and represent the City. [See the City's Dress Code and Appearance Policy]

Section 11.02 **SAFETY SHOES**. Employees required to wear approved safety shoes to carry out the duties of their position shall be eligible to receive a $270 voucher once a year to be used at a City approved vendor to purchase such shoes. In no case shall the total annual voucher amount for a single employee exceed $270 in a calendar year.

ARTICLE 12
VACATION BENEFIT

Section 12.01 **ACCRUAL INCREMENTS**. All increments for accrual and use of vacation leave time shall be in hours or portions thereof. All full-time employees shall be eligible to accrue paid vacation leave upon hire. No part-time, provisional or temporary employees shall be eligible for any vacation accrual.

Section 12.02 **VACATION ACCRUAL**. Each permanent full-time probationary employee shall accrue vacation leave in accordance with the following formula:

a. 6.7 hours for each month during the first (1st) year of employment (80.4 hours annually).

b. 10.0 hours for each month during the second (2nd) through fifth (5th) year of employment following the probationary period (120.0 hours annually).

c. 13.3 hours for each month during the sixth (6th) through ninth (9th) year of employment following the probationary period (159.6 hours annually).

d. 15.0 hours for each month beginning with the tenth (10th) year of employment following the probationary period (180.8 Hours annually).

Vacation leave shall be deemed to have been accrued by the employee only at the end of the month in which the employee was in service of the City. If employment begins prior to the sixteenth (16th) of the month, vacation leave shall be accrued for that month. If employment begins on or after the sixteenth (16th) of the month vacation leave shall be accrued beginning with the first (1st) day of the following month. If termination occurs prior to the sixteenth (16th) day of the month no vacation leave shall be accrued for that month.

Accrual at the next highest incremental rate shall begin on the employee's anniversary date of original employment with the City, regardless of any promotions or demotions. If the anniversary date is prior to the sixteenth (16th) day of the month the higher rate shall be credited for that month. If the anniversary date after the sixteenth (16th) day of the month the higher rate shall begin with the first (1st) day of the following month.

Section 12.03 **MAXIMUM VACATION ACCRUAL**. An employee's available vacation hours shall not exceed the following maximum amounts:

a. 292.0 hours for the first through fifth year of employment.

b. 384.0 hours for the sixth through ninth year of employment.

c. 432.0 hours beginning with the tenth year of employment.

The City Manager shall be empowered to authorize an employee to accrue vacation leave in excess of the maximum established herein if special circumstances, as determined by the City Manager, so warrant.

Section 12.04 USE OF VACATION. The dates of vacation leave may be selected by the employee, but shall be subject to prior approval of the employee's department head, who shall consider the wishes of the employee and the needs of the City.

All vacation time shall be taken in minimums of one (1) hour increments.

A probationary employee shall be eligible to utilize vacation leave during the first (12) months of initial full-time employment with the City, so long as the leave has been accrued, and with the prior approval of the employee's department head. While in a probationary period following a promotion, the probationary period may be extended an equivalent time spent on vacation at the discretion of the employee's department head with the approval of the City Manager.

With the approval of the employee's department head and the City Manager and based upon their belief that, an unforeseeable financial emergency exists, an employee may exchange accrued vacation leave time for cash payment at the employee's regular hourly rate of pay at the time of the approval, provided that the employee shall continue to maintain at least forty (40) hours of accrued vacation leave time following the exchange. An unforeseeable financial emergency is defined as: an unanticipated financial emergency caused by an event beyond the employee's control (for example an unexpected health expenses, unanticipated funeral expenses or expenses incurred due to an accident or illness not covered by insurance), which would result in serious financial hardship if the cash payment were not made. The amount of the cash payment will not exceed the amount necessary to meet the emergency. Such cash payment shall be made as part of the next regular payroll.

Section 12.05 VACATION PAYMENT AT TERMINATION. Permanent employees voluntarily or involuntarily terminating employment with the City shall be paid in a lump sum for all accrued vacation leave earned to the effective date of the termination, up to the maximums as prescribed in Section 12.03 of this Article. Payment shall be at the same hourly rate of pay as was authorized for the employee at the time of submittal of termination notice. Notwithstanding the forgoing, in the event an employee voluntarily or involuntarily terminates employment with the City, while serving in an Acting Status, payment of the lump sum accrued vacation leave shall be paid at the same hourly rate of pay as was authorized for the employee prior to the time the employee commenced employment in the Acting Status.

Employees dismissed by the City or voluntarily resigning prior to the completion of the initial hire probationary period shall be entitled to payment of accrued vacation leave to the effective date of termination, at the hourly rate as was authorized for the initial employment. There shall be no proration of vacation time for partial months of employment.

When termination is caused by the death of a represented unit member, said payment for unused vacation shall be paid to the beneficiary designated by such employee. Such designation shall have

been in writing, signed by such employee and filed with the Personnel Department. In the event such employee has not designated a beneficiary, the payment shall be made to the estate of such employee.

Payment for accrued vacation leave shall be made on a regular City payroll within thirty (30) days following the final date of employment with the City, except for involuntary separations where payment for accrued vacation leave shall be made on the effective date of the separation.

ARTICLE 13
HOLIDAY BENEFIT

Section 13.01 HOLIDAY DATES. All full-time represented unit members covered by the terms of this Agreement shall have the following legal holidays:

New Year's Day
Martin Luther King Day
President's Day
Memorial Day
Juneteenth National Independence Day (June 19)
Fourth of July
Labor Day
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving (except for 4/10 work schedules)
Christmas Eve
Christmas Day
New Year's Eve
One Floating Holiday per calendar year (except for 4/10 work schedules).

This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 13.02 HOLIDAYS WORKED. If a full-time employee is assigned to work on a regular scheduled holiday, in addition to his/her regular pay, he/she shall be paid one-half (1/2) time for all hours worked; thus, totaling time and one-half (1½) pay for all hours worked. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Part-Time Employees shall receive pay at the rate of time and a half for working on Thanksgiving Day and Independence Day.

Section 13.03 HOLIDAY ON VACATION DAY. Should one of the regular scheduled holidays fall during a represented unit member's vacation period, or while an employee is lawfully absent with pay, such employee shall be credited for the holiday and no charge shall be made against such employee's accrued vacation or other authorized leave time. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 13.04 HOLIDAY ON WEEKENDS. Should one of the regular scheduled holidays listed in Section 13.01 fall on a Saturday, the preceding Friday shall be observed as the holiday. Should one of the regular scheduled holidays listed in Section 13.01 fall on a Sunday, the following Monday shall be observed as the holiday. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 13.05 HOLIDAY ON REGULAR DAY OFF. When a holiday falls on a regular day off, represented unit members shall be entitled to equivalent time off in lieu of the holiday. Determination of when such time off may be taken shall be made by the City Manager, in his or her sole discretion. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 13.06 ELIGIBILITY. In order to be eligible to receive holiday pay, a represented unit member must have worked, or be deemed to have worked because of lawful absence, such employee's regular scheduled day before and regular scheduled day after the holiday.

Section 13.07 HOLIDAY PAY. Full-time represented unit members shall receive holiday pay based on the number of hours he/she is regularly scheduled to work on the day the holiday is observed. (For example, employees working a 4/10 schedule shall receive holiday pay for an observed holiday based on a 10 hour work day.)

Section 13.08 FLOATING HOLIDAY ACCRUAL. Employees are encouraged to use floating holidays in the same calendar year in which they are accrued. Floating holidays shall accrue to a maximum of 48 hours and may only be cashed out upon separation (no cash out allowed prior to separation).

ARTICLE 14
OTHER LEAVES

Section 14.01 FAMILY LEAVE OF ABSENCE. The City will grant represented unit members leave in accordance with the provisions of the Family and Medical Leave Act of 1993, P.L 103-3 and/or Government Code Section 12945.2, as applicable.

Section 14.02 AUTHORIZED LEAVE OF ABSENCE WITHOUT PAY. Upon written recommendation from the employee's department head, and with the approval of the City Manager, a permanent, full-time employee may be granted a leave of absence without pay in cases of personal emergency or necessity, or where such absence would not be contrary to the best interests of the City, for a period not to exceed ninety (90) calendar days. The request for and the approval of such leave shall be in writing and a copy placed in the employee's personnel file.

At the expiration of the approved leave, or within a reasonable period of time after notice to return to duty, the employee shall be reinstated to the position held at the time leave was granted. Failure on the part of the employee on leave to report promptly at such leave's expiration, or within a reasonable time after receiving a notice to return to duty, shall be cause for discharge. The depositing in the United States Postal Service mail of a first class letter postage paid, addressed to the employee's last known place of residence, shall meet the requirements of reasonable notice.

During any authorized leave of absence without pay, an employee shall not be eligible to accumulate or receive benefits except as specifically provided for in this Agreement. The City shall contribute to the employee's medical health plan, dental and vision insurance plan, and life insurance plan for the first thirty (30) calendar days of the employee's authorized leave of absence. Thereafter, the City shall have no obligation to contribute to an employee's medical health plan, dental and visions or life insurance plan until the employee is reinstated in a permanent position. In no event shall the City contribute toward the employee's dependent health, dental and vision plans. Vacation and sick leave shall not be accrued during an absence without pay.

For any absence without pay beyond thirty (30) calendar days, the employee's anniversary date for any accrual or incremental eligibility contained in this Agreement shall be extended by like amount of time.

Section 14.03 LEAVE OF ABSENCE. Upon written request of the employee and approval of the City Manager, the City Council or City Manager may grant an extended leave of absence with or without pay for a period not to exceed one (1) year.

All provisions of Section 14.01 of this Article shall apply to extended leave of absence unless specifically authorized otherwise by the City Council.

Section 14.04 MILITARY LEAVE OF ABSENCE. Military leave shall be granted in accordance with the provisions of state and federal law. All employees entitled to military leave shall give the department head an opportunity, within the limits of applicable laws, to determine when such leave shall be taken. Whenever possible, the employee involved shall notify his/her department head of such leave at least ten (10) working days in advance of the beginning of such leave.

Any employee in a reserve status, when called into active military duty under orders of the President of the United States, shall be granted leave for a period not to exceed three (3) years and retain rights to the same employment classification as at the time called to such active duty. Said employee shall be entitled such rights and privileges they would have received in their employment with the City had they not been called to duty. The City shall supplement an employee's pay in an amount equal to the loss in pay between the employee's military pay and the employee's base salary paid by the City (evidence must be shown as to current rate of military pay), as well as contribute to such employee's medical health plan, dental and vision insurance plan, and life insurance plan for the first thirty (30) calendar days of the employee's active duty.

Section 14.05 JURY DUTY. Any permanent or probationary full-time employee who is required to serve as a juror in any court of judicial action of this State or of the United States shall be entitled to a leave of absence with pay during such period of jury duty. Jury service required on an employee's off-duty day or beyond his/her forty (40) hour work week is not compensable by the City. Jury duty time shall not be considered work time and does not count toward hours worked for the calculation of overtime except that an employee that is called to work outside of his/her normally scheduled work week and after completing jury service may be eligible for overtime pay. The employee must notify his/her department head of the dates of the jury duty upon receipt of the court notice. The employee shall be required to report to work and perform their assigned duties if the jury pool is dismissed and more than three (3) hours remain in the employee's regular scheduled

work day. The employee shall be required to pay over to the City any amount he/she receives for jury duty, exclusive of approved travel and subsistence. Upon completion of jury service, the employee shall be responsible for providing proof of jury service upon his/her return to work. This Section may be modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto.

Section 14.06 WITNESS IN COURT. Any represented unit member of the City subpoenaed to appear as a witness in any court of judicial action of this State or of the United States, or before any administrative board or tribunal, on a matter directly related to his/her officially assigned duties with the City, shall be granted leave with pay during such time as appearing as a witness. The employee must notify his/her department head of the date on which the employee is to serve as a witness upon receipt of a subpoena. The employee shall be required to pay over to the City any amount received for serving as a witness.

Section 14.07 BEREAVEMENT LEAVE. On the death of a member of a represented unit member's immediate family; meaning spouse, domestic partner, natural or adopted child, step child, grandchild, brother, sister, parent, grandparent, parent-in-law, brother or sister-in-law, step-parent, step-brother, step-sister, great- grandparent, or great-grand-child, such employee shall be granted bereavement leave of up to forty (40) hours.

The City Manager may permit such employee to use paid bereavement leave for other relative living in the same household. The City Manger's decision regarding any request submitted under this paragraph shall not be subject to the grievance or appeal procedures contained m the City's Personnel Rules and Regulations or m this Agreement.

Section 14.08 MANAGEMENT LEAVE. The parties agree that the following exempt classifications shall be granted eighty nine (89) hours of Management Leave with pay each fiscal year (July 1 to June 30): City Engineer, Community Development Manager, Community Services Manager, and Municipal Services Manager.

Employees hired during the fiscal year period shall have management leave credited as a pro-rated amount equal to 7.416 hours per month commencing with the first month of employment. An Affected Employee shall be allowed to accrue and carry-over management leave up to a maximum of one hundred fifty two (152) hours.

ARTICLE 15
SICK LEAVE

Section 15.01 ELIGIBILITY. Each full-time permanent and probationary full-time employee shall be eligible to accrue sick leave with pay as provided for in this Article. Sick leave shall be utilized solely for illness or medical appointments of a represented unit member or his/her immediate family, meaning spouse, natural or adopted child, brother, sister, parent, step-parent, step-brother or step-sister.

The City Manager may permit an employee to use sick leave for the illness or medical appointment of an individual not included in the above definition of immediate family. The City Manager's

decision regarding any request submitted under this paragraph shall not be subject to the grievance and appeal procedures contained in the City's personnel rules and regulations.

Nothing in this Article shall prohibit an employee from using his/her other accrued leave time for purposes of illness or medical appointment.

Section 15.02 ACCRUAL. Employees subject to this Agreement shall accrue eight (8) hours of sick leave on the first day of each month except as modified and superseded by the 4/10 work schedule and implementation plan set forth in Attachment "C" hereto. There shall be no limitation on accrual.

Newly hired employees in a permanent full-time classification, shall be eligible to begin the monthly accrual provided for herein beginning on the first day of employment at the rate of eight (8) hours of sick leave per month.

Employees leaving the employment with the City for any reason, who have received an advance accrual of sick leave time and who have used said sick leave time at a rate greater than the accrual shall have the amount of sick leave time off used in excess of such rate of accrual deducted from the employee's final payroll on an hour for hour basis at the employee's hourly salary rate at the time of separation.

Section 15.03 REPORTING OF SICK LEAVE. At the sole discretion of the City and upon reasonable cause, an employee shall submit a "Leave Request" form to his/her immediate supervisor no less than twenty-four (24) hours prior to taking sick leave for pre-scheduled medical appointments.

An employee unable to report to work due to illness shall inform his/her immediate supervisor or other supervisor in the department of his/her absence no later than one-half (1/2) hour after the regular start of the employee's workday. Failure to report the intended absence may result in disciplinary action.

An employee who has been absent from work due to illness shall complete a "Leave Request" form on the day he/she returns to work indicating the date, times and nature of illness.

At the sole discretion of the City, an employee may be required to submit a doctor's verification of an employee's illness and inability to perform assigned duties prior to approving sick leave with pay.

Section 15.04 CONVERSION OF ACCRUED SICK LEAVE. After two (2) years of full-time employment with the City, an employee may convert sick leave to compensation in compliance with the Department of Treasury, Internal Revenue Service (IRS) Section 1.451-1(a), as provided for herein. A maximum of sixty (60) hours of accrued sick leave may be converted to compensation at such employee's then current rate of pay provided, however, that the employee qualifies for this benefit as follows:

Allowable conversion	Criteria for benefit conversion
100% (60 hours)	Less than or equal to 30 hours of Sick Leave used during a Fiscal Year
50% (30 hours)	Less than or equal to 60 hours of Sick Leave used during a Fiscal Year
25% (15 hours)	Less than or equal to 90 hours of Sick Leave used during a Fiscal Year
0% (not eligible)	Greater than 90 hours of Sick Leave used during a Fiscal Year

1. Any sick leave conversion request must be made in writing using the form provided by Human Resources and must be received by Human Resources no later than December 15th of the calendar year prior to the calendar year in which the employee wish to convert such sick leave.

2. All sick leave conversion elections are irrevocable and cannot be changed or amended unless rescinded and received in writing by Human Resources no later than December 15th of the year calendar prior to the conversion.

3. Employees who submit an election to not participate in the sick leave conversion or who fail to submit an election by December 15th of the calendar year prior to the conversion are deemed to have permanently elected to not participate and will not have such sick leave converted to cash or reported as income for that calendar year.

4. All sick leave conversion requests, except upon separation of employment, will apply only to sick leave hours that will be earned in the calendar year following the year of the request.

5. Employees must maintain a current balance of ninety-six (96) hours of sick leave prior to submitting a conversion request.

6. Payments for accrued sick leave conversion to cash shall be made on the first regular payroll in October.

7. A represented unit member having accrued more than 576 hours of sick leave may convert one-third (1/3) of the sick leave hours in excess of 576 hours to vacation leave, rounded to the nearest whole hour. It shall be the responsibility of the employee to notify the Personnel Officer of the desire to convert such hours by December 15th of the calendar year prior to the conversion.

8. Employees hired prior to September 3, 2019 shall continue to participate in this benefit as long as there is available funding. Employees hired on or after September 3, 2019 shall not be eligible for this sick leave conversion benefit.

Section 15.05 SICK LEAVE ON RESIGNATION. Represented unit members with more than five (5) years of full-time employment with the City shall be permitted, at the time of his/her voluntary resignation or layoff from service with the City to convert one half (1/2) of his/her accrued sick leave, up to a maximum of two-hundred and eighty-eight (288) hours, to vacation leave and be compensated for such in accordance with Section 12.05, except that an employee hired after July 1, 1993, may convert one half (1/2) of his/her accrued sick leave, up to a maximum of two-hundred and fifty (250) hours, to vacation leave and be compensated for such in accordance with Section 12.05. Notwithstanding the forgoing, in the event an employee voluntarily or involuntarily terminates employment with the City while serving in an acting status, payment of the lump sum accrued sick leave converted to vacation leave shall be compensated at the same hourly rate of pay as was authorized for the employee prior to the time the employee commenced serving in the acting status.

Section 15.06 CONVERSION OF UNCOMPENSATED/UNUSED SICK LEAVE AT RETIREMENT. Upon voluntary retirement and after a minimum of ten (10) years service, a represented unit member may convert remaining uncompensated or unused sick leave towards retirement time credit. Said credit shall equate to the number of hours of such leave remaining, and a represented unit member may take said hours as paid leave before the effective date of retirement.

ARTICLE 16
INSURANCE AND RELATED BENEFITS

Section 16.01 MEDICAL BENEFITS. Medical benefits shall be under the CalPERS medical program.

Section 16.02 FLEXIBLE BENEFITS PLAN. The City shall implement a flexible benefit plan as follows:

a. The Flexible Benefit Contribution per month per full time employee shall be One Thousand Eighty Dollars and Thirty-six Cents ($1,080.36). Employees hired prior to or on the date of City Council approval and adoption of this successor MOU or Tentative Agreement regarding same or June 30, 2018, whichever is later, who do not take medical, dental or vision insurance through the program offered by the City shall receive the cash equivalent to the Flexible Benefit Contribution in lieu of the flexible benefits contribution. As a condition of receiving such amount, the employee must provide evidence, satisfactory to the City, that he/she has medical insurance coverage comparable to coverage available through the City program. Employees hired after the City Council approval and adoption of this successor MOU or Tentative Agreement regarding same or June 30, 2018, whichever is later, shall not receive cash in lieu of medical, dental or vision insurance.

b. The Flexible Benefits Contribution consists of discretionary allocations which may be applied to City sponsored programs. Discretionary allocations are to be made in accordance with program/City requirements including restrictions as to the time when changes may be made in allocations to the respective programs. Employees may allocate any remaining amount of their flexible benefits among the following City sponsored programs:

1. Dependent Insurance
2. Additional Life Insurance
3. Section 125 Program - Flexible Spending Account

c. Should a State or Federal agency (such as the IRS or DOL) or court of competent jurisdiction A) issue new guidelines to clarify the amounts of cash in lieu allowable for "qualified" cafeteria plans, or B) specifically rule or advise on the "qualified" or "Bona Fide" status of the City's Flexible Benefit plan or its cash-in-lieu/opt out provisions fail to meet the "incidental" criteria under a cafeteria plan, then the parties shall promptly meet and confer as a reopener to the contract over any changes to this Section required by such ruling in order to maintain the "qualified" status of the Plan or meet the "incidental" criteria.

The City shall continue to contribute the full amount of the premium in addition to the Flexible Benefits Plan as follows:

a. The City shall contribute the full amount of the premium for employee for a $50,000 term life insurance.

b. The City shall contribute the full amount of the premium for employee for Long-Term Disability insurance.

c. The City shall contribute the full amount of the premium for employee for an Employee Assistance Program.

Section 16.03 SECTION 125 PROGRAM. (Allows benefits to be paid from pre-tax dollars.) The Section 125 Program will be in full force and effect unless changed by mutual agreement of the City and the Majority Representative Employee Organization. The Section 125 Program shall be administered through a mutually agreed upon vendor provided that the City retains the right to change administrators for cause. Participation in the Section 125 Program is voluntary and such costs as may attend participation are to be paid by the employee.

Section 16.04 DEFERRED COMPENSATION. The City shall make available to all represented unit members deferred compensation programs under the International City Management Association Retirement Corporation or the Public Employees Benefit Services Corporation. Said programs shall be for voluntary contributions by the employee.

Section 16.05 RETIREE PARTICIPATION. Effective July 1, 1991 retirees, who have retired under a CalPERS retirement program after a minimum of five (5) years of full-time employment with the City, shall be eligible to participate in the CalPERS medical program, as provided to represented unit members. The City shall pay the retired employee's premium for the medical

program. The retired employee shall be eligible to carry dependent coverage at the retired employee's sole expense.

On the date an amendment to the CalPERS contract has been finalized and approved by Council resolution, retirees who have retired under a CalPERS retirement program after a minimum of ten (10) years of full-time employment with the City, shall be eligible to participate in the CalPERS medical program, as provided to represented unit members. The City shall pay the retired employee's premium for the medical program. The retired employee shall be eligible to carry dependent coverage at the retired employee's sole expense.

Employees retired prior to July 1, 1991 who were covered under the CalPERS medical program shall be entitled to continue participation regardless of years of service.

Section 16.06 INJURED ON DUTY INSURANCE CONTRIBUTION CONTINUATION. If a full-time employee who has been employed by the City for five (5) or more years suffers a work related injury and is absent from work, the City shall continue to make medical insurance contributions in accordance with Section 16-02a for a maximum of six (6) months. The employee may only continue to participate in the same type of benefit plan and level of benefits (employee, employee plus one, or employee plus two or more) that the employee participated in immediately prior to his/her work related injury.

Section 16.07 INJURED ON DUTY PAY STATUS. Any employee claiming a work related injury or illness while at his/her work place shall be required to report the injury or illness to the employee's supervisor as soon as possible.

a. If the injury is an emergency occurring after 5:00 p.m. and before 8:00 a.m., Monday through Friday, or on Saturday, Sunday or legal holidays, the employee should be taken to the City's designated medical provider.

b. If the injury occurs during normal business hours, the Personnel Officer should be contacted immediately to arrange for the proper medical attention for the employee in non-emergency cases. The employee or Department Head should not arrange for a doctor's appointment.

The Personnel Officer shall require the employee to be examined by a City-designated physician who shall make a report to the City as to the employee's ability to perform the duties and responsibilities of his/her position.

Such employee will receive workers' compensation disability payments while on temporary disability according to the amounts set by the State of California. During the first three (3) days of time off due to injury, an employee may elect to use accumulated sick leave during this time. An employee unable to work for more than fourteen (14) days due to job related injury will be compensated during the initial three-day "waiting period" according to amounts set by the State of California. Where the employee has elected to use accumulated sick leave during the three- (3) day waiting period, the amount reimbursed by the State for these three (3) days shall be remitted to the City.

An employee may elect to take accumulated hours of sick leave or vacation leave such that, together with the disability pay, total compensation received would equal not more than their regular salary.

Any period of time during which an employee is required to be absent from his/her position by reason of work-related injury or illness for which they are entitled to receive compensation under Division 4 (commencing with Section 3201) of the State Labor Code, will not be considered a break in their continuous service for the purpose of salary adjustments, sick leave, vacation leave or seniority.

Section 16.08 MEDICAL BENEFITS TO PART-TIME EMPLOYEES. Part-time employees shall not be eligible to receive medical benefits. Any part-time employees employed with the City prior to July 1, 2006 who have worked more than 1000 hours in a fiscal year shall be eligible for a One-Hundred Seventy-Five Dollar ($175) monthly contribution towards health benefit costs Said contribution shall be available as a credit towards total costs, and only if a represented unit member selects any health plan available through the City's programs. Additionally, any Part-time employee who works in excess of seventy (70) hours in a two week period and who selects a health plan from the City's program, shall receive an additional Thirty Dollar ($30) credit per month towards the cost of said medical insurance coverage.

Section 16.09 WELLNESS PROGRAM. Full-time employees may be eligible to receive reimbursement of up to One-Hundred Dollars ($100) annually based upon fiscal year for participation in a qualified program. Qualified program may include, but not be limited to, for example – "Weight Watchers", "Jenny Craig", "Nutrisystem", etc., or membership to a gymnasium or fitness program like "Curves". Reimbursement will be made upon receipt of proof of participation - a requirement satisfied by showing enrollment form and payment receipt.

ARTICLE 17
RETIREMENT BENEFIT

Section 17.01 CalPERS MEMBERSHIP. The City is a contract member of the California Public Employees' Retirement System ("CalPERS"). Such membership shall be maintained and employee eligibility, classification, contributions, and benefits are as prescribed in the contract between the City and the California Public Employees' Retirement System heretofore approved by the City Council. The City does not elect and shall not be required to pay any part of employee member contributions known informally as Employer Paid Member Contributions (EPMC) as allowed under Government Code Section 20691. Accordingly, each represented unit member shall pay the entire member contribution required under the City's benefit formula as set forth below.

For employees hired prior to January 1, 2013, and for those employees hired after that date but determined by CalPERS to be "classic members" as defined by CalPERS, the City shall maintain its current program, which includes the following:

a. Section 21354: 2% at 55 retirement- Full Formula

b. Section 21574: Fourth Level of 1959 Survivors Program

c. Section 21042: Military Service as Public Service

d. Section 20037: Three Years Final compensation. Any affected unit members that have retired prior to City Council and CalPERS' approval of using the highest average annual compensation earnable by a member during three consecutive years of employment are not subject to this change, and shall remain at their current benefit level.

For new employees that are non-classic members, hired after January 1, 2013, the City will provide a pension through CalPERS using the "2% @ 62" formula, pursuant to the contract between the City and CalPERS and pursuant to the California Public Employees' Pension Reform Act of 2012 ("PEPRA"). Retirement compensation for non-classic members shall be computed on the employee's three (3) highest years of service.

ARTICLE 18
GRIEVANCES

Section 18.01 MATTERS SUBJECT TO GRIEVANCE PROCEDURES. A "grievance" is a job-related complaint by an employee regarding the terms and conditions of employment which arise out of a specific fact, situation, or transaction, other than discipline, that results in an alleged violation of existing ordinances, rules, regulations, or policies administered by the employee's Department Director or designated authority concerning wages, hours, or other terms and conditions of employment. The solution of any such grievance must be wholly or partially within the province of the City to rectify.

Section 18.02 MATTERS NOT SUBJECT TO GRIEVANCE PROCEDURES. The following matters are not subject to the grievance procedure:

Employee discipline.

Employee performance evaluations, including denial of a step increase, performance pay increase, and other merit or performance pay issues.

Management of the City generally and issues of City or Department policy.

Necessity and organization of any service or activity conducted by the City including the expansion or reduction of services or work force.

Determination of the nature, manner, means, technology and extent of services to be provided to the public.

Types of equipment or technology to be used.

Determination of and/or change in facilities, methods, technology, means and size of the work force by which City operations are to be conducted.

Determination of and change in the location, number of locations, relocations and types of operations, processes and materials to be used in carrying out City functions.

Work assignments and schedules in accordance with requirements as determined by the City.

Establishment, implementation and modification of productivity and performance programs and standards.

Reductions in force or layoffs for lack of work or other non-disciplinary reasons.

Establishment and approved modifications of job classifications.

Determination of standards, policies and procedures for selection, training and promotion of employees.

Establishment, implementation and modification of Departmental organization, supervisory assignments, chains of command and reporting responsibilities.

Levels of compensation, pay and benefits based upon budgetary and fiscal considerations.

Section 18.03 FREEDOM FROM REPRISAL. No employee shall be subject to coercion or disciplinary action for discussing a request or complaint with his/her immediate supervisor, or for filing or participating in a grievance petition.

Section 18.04 RESOLUTION. Any grievance petitions resolved at any step of the grievance procedure shall be considered conclusive. Any grievance shall be considered resolved if it is not brought forward by the grievant through the grievance steps in the time frame prescribed.

Section 18.05 WITHDRAWAL. Any grievance petition may be withdrawn by the grievant at any time, without prejudice.

Section 18.06 RESUBMISSION. Upon consent of the person hearing the grievance petition and the grievant, a petition may be resubmitted to a lower step in the grievance procedure for reconsideration.

Section 18.07 EMPLOYEE REPRESENTATION. If requested, an employee may have representation in the preparation and presentation of the grievance at any step in the formal grievance procedure, except that no supervisor or Department Director shall be represented by an employee whom the employee may supervise, and no employee shall be represented by a supervisor or Department Director.

The employee(s) and one employee representative are entitled to be released from work for a reasonable period of time in order to present the grievance.

Section 18.08 OBEY NOW-GRIEVE LATER. If an employee is given a legitimate order that he/she wishes to grieve, the employee must first complete the assignment and file a grievance later unless the assignment endangers the health or safety of the employee or others, or if the requested assignment violates the employee's constitutional rights.

Section 18.09 INITIATION OF GRIEVANCE PROCEDURE. An employee must initiate the grievance procedure (formal or informal) within fifteen (15) working days of the occurrence of the

event giving rise to the grievance or within fifteen (15) working days after the grievant should, with reasonable diligence have had knowledge of such occurrence, whichever is later.

Section 18.10 INFORMAL GRIEVANCE PROCEDURE. Every effort should be made to resolve a grievance through discussion between the employee and the employee's immediate supervisor, unless extenuating circumstances exist.

The employee's immediate supervisor shall provide a decision within five (5) days of the discussion with the employee, or it shall be deemed that the grievance is informally rejected, and that the employee shall have the right to file a formal grievance petition. If the employee is not satisfied with the decision reached through the informal discussion, or if extenuating circumstances exist, the employee shall have the right to file a formal grievance petition.

Section 18.11 FORMAL GRIEVANCE PROCEDURE.

Step I: If the employee is not in agreement with the decision rendered in the informal grievance procedure, an employee shall have the right to present a formal written grievance to the Department Director within fifteen (15) working days after the occurrence of the incident causing the grievance, if applicable. Otherwise, the right to file a grievance petition shall be waived. Copies of any grievances filed at this Step shall be sent to the President of the Majority Representative Employee Organization that represents the employee. If the grievance is against the Department Director, then the employee may proceed directly to Step II.

All grievances shall be submitted in the format prescribed by the Personnel Officer, and no grievance petition shall be accepted until the form is complete. [See Attachment F hereto for agreed upon form.]The written grievance shall contain a clear, concise statement of the grievance and facts upon which it is based, rule, regulation or policy allegedly violated, and the specific remedies sought.

The Department Director shall meet with the employee and/or the employee's representative to discuss the grievance and may require the employee's supervisor to be present for the meeting. The Department Director will thereafter render a written decision within ten (10) working days after conclusion of the meeting unless the parties agree that further investigation is necessary and establish a new response date.

Step II: If the grievance is not satisfactorily resolved in Step I, the employee shall have the right to submit the written grievance to the Personnel Officer within ten (10) working days after the Department Director's decision is received by the employee. The Personnel Officer shall meet with the employee and/or the employee's representative to discuss the grievance and will thereafter render a written decision within ten (10) working days after conclusion of the meeting unless the parties agree that further investigation is necessary and establish a new response date. If the grievance is against the Personnel Officer, then the employee may proceed directly to Step III.

Step III: If the grievance has not been satisfactorily resolved in the Step II, it may be appealed to the City Manager within ten (10) workings days after Personnel Officer's decision is received by the employee. The City Manager shall meet with the employee and/or the employee's representative to discuss the grievance and may require the employee's supervisor and/or Department Director to

be present for the meeting. The City Manager will thereafter render a written decision within ten (10) working days after conclusion of the meeting unless the parties agree that further investigation is necessary and establish a new response date. The decision of the City Manager shall be final and conclusive.

If a grievance is against the City Manager, then the employee shall file the grievance directly with the City Attorney. The City Attorney shall meet with the employee and/or the employee's representative to discuss the grievance. The City Attorney shall also meet with the City Manager to discuss the grievance. The City Attorney shall then consult with the City Council in closed session regarding the grievance and thereafter render a written decision. The decision of the City Attorney shall be final and conclusive.

Section 18.12 TIME LIMITS. Grievance petitions shall be processed from one step to the next within the time limit indicated for each step. Time limits shall be strictly enforced. Any time limits established in this procedure may be waived or extended by mutual agreement, confirmed in writing. Any grievance petition not carried to the next step by the grievant, within the prescribed time limits, shall be deemed resolved upon the basis of the previous disposition. Any lack of written response by the City, at any stage, will result in the grievance automatically advancing to the next step.

ARTICLE 19
FULL UNDERSTANDING AND WAIVER OF BARGAINING DURING THE TERM OF THIS AGREEMENT

Section 19.01 FULL UNDERSTANDING. This Agreement sets forth the full and entire understanding of the parties regarding the matters contained herein, and any other prior or existing understandings or agreements by the parties, whether formal or informal, regarding any such matters are hereby superseded or terminated in their entirety. All provisions of existing City rules and regulations, resolutions, ordinances and policies not specifically contained in, or referred to by this Agreement shall remain in full force and effect, and are specifically not superseded or otherwise affected by this Agreement.

ARTICLE 20
EMERGENCY WAIVER PROVISION

Section 20.01 WAIVER GRANTED. In the event of circumstances beyond the control of the City, such as acts of God, fire, flood, earthquake, insurrection, civil disorder, national emergency, or similar circumstances, provisions of this Agreement or the Personnel Rules and Regulations of the City, which restrict the City ability to respond to these emergencies, shall be suspended for the duration of such emergency. After the emergency is declared over, this Agreement will be reinstated immediately. Majority Representative Employee Organization shall have the right to meet and confer with the City regarding the impact on employees of the suspension of provisions in the Agreement during the course of the emergency. Any rights and benefits suspended by virtue of the emergency shall be restored as soon as practicable at the conclusion of the emergency.

ARTICLE 21
SEVERABILITY PROVISION

Section 21.01 SEVERABILITY DECLARED. Should any provisions of this Agreement be found to be inoperative, void or invalid by a court of competent jurisdiction, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement. The parties shall meet and confer over a new provision to replace any such provision stricken by law.

ARTICLE 22
TERM OF AGREEMENT

Section 22.01 TERM ESTABLISHED. The term of this Agreement shall commence on July 1, 2020 and shall continue in full force and effect until June 30, 2023.

ARTICLE 23
RATIFICATION AND EXECUTION

Section 23.01 RECOMMENDATION TO COUNCIL AND ADOPTION. The City's representatives and the Majority Representative Employee Organization have reached an understanding as to certain recommendations to be presented to the City Council for the City of Lawndale for determination and have agreed that the parties hereto will jointly urge said Council to adopt a new wage and benefit resolution which will provide for the changes contained in said joint recommendation. The Majority Representative Employee Organization also represents and affirms that on January 25, 2022, its members voted to ratify the Tentative Agreement which contains the deal points of this Agreement. The City and the Majority Representative Employee Organization acknowledge that this Agreement shall not be in full force and effect until adoption by the City Council of the City.

ARTICLE 24
POLYGRAPHS

Section 24.01 PROHIBITION ON POLYGRAPHS. The City and the Majority Representative Employee Organization agree that the use of polygraphs on members of the LPMME Unit or LCE Unit is prohibited.

ARTICLE 25
RE-OPENERS

The parties do specifically agree to reopen the meet and confer process during the term of this MOU only as regards the following issues:

a. Changes and/or revisions to the City's Personnel Rules and Regulations;

b. Changes and/or revisions to the City's Employer-Employee Relations Resolution(s).

c. In accordance with 07.02.d, meet and confer in good faith, within two weeks from the City's receipt of direction from the City Council following completion of the classification and compensation study ("Study.") process regarding the City's implementation of the results and recommendations of Study.

d. Following adoption of the fiscal year 2021-2022 budget, meet and confer regarding impacts of any classification and compensation recommendations.

The parties specifically acknowledge that implementation of the re-openers as described in this MOU does not mandate the reaching of an agreement or the changing of any matters within the scope of representation.

ARTICLE 26
SICK LEAVE FOR PART-TIME EMPLOYEES

The purpose of this Article 26 is to establish a paid sick leave policy, in conformance with the requirements of the Healthy Workplace Healthy Family Act of 2014 (the "Act," which added Labor Code Sections 245-249 and amended Labor Code Section 2810.5) applicable to all qualifying part-time City employees, who are not otherwise eligible for paid sick leave under Article 15 of this Agreement.

Section 26.01 ELIGIBILITY. Part-time employees who have worked for 30 or more days for the City within a year shall be eligible to accrue and use paid sick leave in accordance with the requirements of the Act, codified as Labor Code Sections 245-249 and 2810.5, and as provided for in this Article. Regular, benefited employees are eligible for paid sick leave under Article 15 of this Agreement and the City's Personnel Rules and Regulations and shall not be eligible for additional sick leave as described in this Article.

Section 26.02 ACCRUAL. Paid sick leave for all qualifying part-time employees shall be credited at the beginning of each fiscal year on July 1 at the rate of twenty- four (24) hours for the fiscal year. New part-time employees shall be credited twenty- four (24) hours sick leave upon eligibility to use accrued paid sick time, provided that in no event shall an employee be entitled to accrue more than twenty-hour (24) hours of sick leave in a single fiscal year. An employee shall be eligible to use accrued paid sick time beginning on the 90th day of employment, defined as the number of days worked. Although not required pursuant to Labor Code § 246(d), accrued sick leave shall carry over to the following fiscal year, with a maximum accrual cap of 48 hours. In the event a part-time employee's work schedule is such that three (3) work days would exceed twenty-four hours, such employee shall be provided with three (3) days paid sick leave as required by the Act.

Section 26.03 USAGE.

a. In accordance with the Act, a part-time employee may use accrued paid sick leave in a 12-month period for one of the following reasons:

- For the employee's own diagnosis, care, or treatment of an existing health

condition or preventative care.

- For the diagnosis, care, or treatment of an existing health condition or preventative care of an employee's family member, including:

    - Child (including a biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis.)
    - Spouse or Registered Domestic Partner
    - Parent (including biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child.)
    - Grandparent
    - Grandchild.
    - Sibling.

- To obtain any relief or services related to being a victim of domestic violence, sexual assault, or stalking including the following:

    - A temporary restraining order or restraining order.
    - Other injunctive relief to help ensure the health, safety or welfare of themselves or their children.
    - To seek medical attention for injuries caused by domestic violence, sexual assault, or stalking.
    - To obtain services from a domestic violence shelter, program, or rape crisis center as a result of domestic violence, sexual assault, or stalking.
    - To obtain psychological counseling related to an experience of domestic violence, sexual assault, or stalking.
    - To participate in safety planning and take other actions to increase safety from future domestic violence, sexual assault, or stalking, including temporary or permanent relocation.

b. A part-time employee shall provide reasonable advance notification of their need to use accrued paid sick leave to their supervisor if the need for paid sick leave use is foreseeable (e.g., doctor's appointment scheduled in advance). If the need for paid sick leave use is unforeseeable, the employee shall provide notice of the need for the leave to their supervisor as soon as is practicable.

c. A part-time employee who uses paid sick leave must do so with a minimum increment of two hours of sick leave.

Section 26.04 NO SICK LEAVE CASHOUT. A part-time employee will not receive compensation for unused accrued paid sick leave upon termination, resignation, retirement or other separation from employment from the City. Paid sick leave will not be considered hours worked for purposes of overtime calculation.

Section 26.05 CARRYOVER UPON APPOINTMENT TO FULL TIME POSITION. Notwithstanding Section 26.04 above, in the event a part-time employee is appointed to a full-time position with the City, that employee shall be entitled to carry over to the full-time position any accrued sick leave, up to the maximum accrual cap of 48 hours.

Section 26.06 SEPARATION AND RE-HIRE. If a part-time employee separates from City employment and is re-hired by the City within one year of the date of separation, previously accrued and unused paid sick leave hours shall be reinstated to the extent required by the Act. However, if a re-hired part-time employee had not yet worked the requisite 90 days of employment to use paid sick leave at the time of separation, the employee must still satisfy the 90 days of employment requirement collectively over the periods of employment with the City before any paid sick leave can be used. In no event shall a re-hired part-time employee be eligible to accrue more than 24 hours of sick leave in a single fiscal year.

CITY OF LAWNDALE

Katy Suttorp, Chief Negotiator

Raylette Felton, Human Resources Director

MAJORITY REPRESENTATIVE
EMPLOYEE ORGANIZATION
AFSCME LOCAL 1895, AFL-CIO

Bob Adams, Chief Negotiator, Council 36

Jamie Rodriguez, President

Jack Martin, Vice President

Grace Huizar, Bargaining Committee

Jared Chavez, Bargaining Committee

ATTACHMENT A

CITY OF LAWNDALE 2021 -2022 Salary Schedule (2% effective 07/01/2021) MID-MANAGEMENT UNIT (MM)						
POSITION	Range	Step A Mon	Step B Mon	Step C Mon	Step D Mon	Step E Mon
Deputy City Clerk	160	5,492	5,767	6,055	6,358	6,676
Administrative Analyst	165	5,791	6,082	6,386	6,705	7,040
Assistant Planner	165	5,791	6,082	6,386	6,705	7,040
Grant/Economic Dev Coordinator	169	6,002	6,302	6,617	6,948	7,295
Community Services Supervisor	170	6,073	6,377	6,696	7,030	7,382
Assistant Engineer	173	6,245	6,557	6,886	7,230	7,591
Municipal Services Supervisor	175	6,372	6,690	7,025	7,376	7,744
Maintenance Supervisor	180	6,714	7,049	7,402	7,772	8,160
Associate Planner	185	7,039	7,391	7,761	8,149	8,556
Associate Engineer	190	7,400	7,769	8,158	8,566	8,994
Cable Television Supervisor	190	7,400	7,769	8,158	8,566	8,994
Senior Planner	192	7,547	7,925	8,322	8,737	9,174
Accounting Manager	196	7,853	8,246	8,657	9,091	9,545
Community Development Manager	203	8,419	8,839	9,282	9,746	10,233
Community Services Manager	210	9,167	9,625	10,107	10,612	11,143
Municipal Services Manager	210	9,167	9,625	10,107	10,612	11,143
City Engineer	219	9,872	10,365	10,883	11,427	11,999

CITY OF LAWNDALE 2022-23 Salary Schedule (1% effective 07/01/2022) MID-MANAGEMENT UNIT						
POSITION	Range	Step A Mon	Step B Mon	Step C Mon	Step D Mon	Step E Mon
Deputy City Clerk	160	5,547	5,825	6,116	6,422	6,743
Administrative Analyst	165	5,849	6,142	6,450	6,772	7,111
Assistant Planner	165	5,849	6,142	6,450	6,772	7,111
Grant/Economic Dev Coordinator	169	6,062	6,365	6,683	7,017	7,368
Community Services Supervisor	170	6,133	6,441	6,763	7,101	7,456
Assistant Engineer	173	6,307	6,623	6,955	7,302	7,667
Municipal Services Supervisor	175	6,435	6,757	7,095	7,449	7,821
Maintenance Supervisor	180	6,781	7,119	7,476	7,849	8,241
Associate Planner	185	7,109	7,465	7,838	8,230	8,641
Associate Engineer	190	7,474	7,847	8,239	8,651	9,084
Cable Television Supervisor	190	7,474	7,847	8,239	8,651	9,084
Senior Planner	192	7,623	8,005	8,405	8,825	9,266
Accounting Manager	196	7,932	8,328	8,744	9,182	9,641
Community Development Manager	203	8,503	8,928	9,375	9,844	10,335
Community Services Manager	210	9,259	9,721	10,208	10,718	11,254
Municipal Services Manager	210	9,259	9,721	10,208	10,718	11,254
City Engineer	219	9,971	10,469	10,992	11,542	12,119

ATTACHMENT B

CITY OF LAWNDALE

2021 -2022 Salary Schedule (2% effective 07/01/2021)

CLASSIFIED UNIT (CL)

POSITION	Range	Step A Mon	Step B Mon	Step C Mon	Step D Mon	Step E Mon
Senior Nutrition Specialist	85	2,785	2,924	3,069	3,223	3,384
Office /Personnel Assistant	115	3,518	3,693	3,878	4,072	4,276
Maintenance Worker I	125	3,876	4,071	4,274	4,488	4,711
Municipal Services Officer I	125	3,876	4,071	4,274	4,488	4,711
Transit Operator	125	3,876	4,071	4,274	4,488	4,711
Accounting Specialist	135	4,299	4,514	4,739	4,976	5,226
Maintenance Worker II	135	4,299	4,514	4,739	4,976	5,226
Municipal Services Officer II	135	4,299	4,514	4,739	4,976	5,226
Accounting / Payroll Specialist	140	4,500	4,725	4,961	5,209	5,469
Administrative Assistant II	140	4,500	4,725	4,961	5,209	5,469
Building Permit Specialist	140	4,500	4,725	4,961	5,209	5,469
Assistant Public Works Inspector	145	4,740	4,977	5,227	5,488	5,763
Community Services Coordinator	145	4,740	4,977	5,227	5,488	5,763
Maintenance Worker III	145	4,740	4,977	5,227	5,488	5,763
Recreation Coordinator	145	4,740	4,977	5,227	5,488	5,763
Executive Assistant	155	5,221	5,483	5,757	6,044	6,346
Public Works Inspector	155	5,221	5,483	5,757	6,044	6,346
Engineering Technician	160	5,492	5,767	6,055	6,358	6,676
Code Enforcement Officer I	160	5,492	5,767	6,055	6,358	6,676
Code Enforcement Officer II	165	5,791	6,082	6,386	6,705	7,040

PART-TIME EMPLOYEES HOURLY (PT)

POSITION		Step A Hourly	Step B Hourly	Step C Hourly	Step D Hourly	Step E Hourly
Recreation Leader						15.30
Senior Recreation Leader		16.07	16.87	17.71	18.59	19.52
Delivery Worker		15.18	15.94	16.74	17.57	18.45
Office Assistant		18.77	19.70	20.69	21.72	22.80
CATV Production Assistant		20.67	21.71	22.79	23.92	25.11
Maintenance Worker I		20.67	21.71	22.79	23.92	25.11
Municipal Services Officer I		20.67	21.71	22.79	23.92	25.11
Municipal Services Officer II		22.92	24.08	25.28	26.54	27.87
Transit Operator		22.37	23.48	24.65	25.89	26.41
CATV Production Assistant II		21.73	22.81	23.95	25.15	27.18
Emergency Preparedness Coordinator		24.03	25.23	26.50	27.82	29.20
Code Enforcement Officer I		29.30	30.76	32.30	33.92	35.61
Associate Planner		37.95	39.86	41.84	43.93	46.12

CITY OF LAWNDALE

2022-23 Salary Schedule (1% effective 07/01/2022)

CLASSIFIED UNIT						
POSITION	Range	Step A Mon	Step B Mon	Step C Mon	Step D Mon	Step E Mon
Senior Nutrition Specialist	85	2,812	2,954	3,100	3,255	3,418
Office /Personnel Assistant	115	3,553	3,730	3,916	4,112	4,318
Maintenance Worker I	125	3,915	4,111	4,316	4,532	4,759
Municipal Services Officer I	125	3,915	4,111	4,316	4,532	4,759
Transit Operator	125	3,915	4,111	4,316	4,532	4,759
Accounting Specialist	135	4,342	4,559	4,786	5,026	5,278
Maintenance Worker II	135	4,342	4,559	4,786	5,026	5,278
Municipal Services Officer II	135	4,342	4,559	4,786	5,026	5,278
Accounting / Payroll Specialist	140	4,545	4,772	5,010	5,261	5,524
Administrative Assistant II	140	4,545	4,772	5,010	5,261	5,524
Building Permit Specialist	140	4,545	4,772	5,010	5,261	5,524
Assistant Public Works Inspector	145	4,788	5,027	5,279	5,543	5,820
Community Services Coordinator	145	4,788	5,027	5,279	5,543	5,820
Maintenance Worker III	145	4,788	5,027	5,279	5,543	5,820
Recreation Coordinator	145	4,788	5,027	5,279	5,543	5,820
Executive Assistant	155	5,273	5,537	5,815	6,104	6,410
Public Works Inspector	155	5,273	5,537	5,815	6,104	6,410
Engineering Technician	160	5,547	5,825	6,116	6,422	6,743
Code Enforcement Officer I	160	5,547	5,825	6,116	6,422	6,743
Code Enforcement Officer II	165	5,849	6,142	6,450	6,772	7,111

PART-TIME EMPLOYEES HOURLY (PT)						
POSITION		Step A Hourly	Step B Hourly	Step C Hourly	Step D Hourly	Step E Hourly
Recreation Leader						15.45
Senior Recreation Leader		16.23	17.04	17.88	18.78	19.72
Delivery Worker		15.33	16.10	16.91	17.75	18.64
Office Assistant		18.96	19.89	20.89	21.93	23.02
CATV Production Assistant		20.87	21.92	23.01	24.16	25.36
Maintenance Worker I		20.87	21.92	23.01	24.16	25.36
Municipal Services Officer I		20.87	21.92	23.01	24.16	25.36
Municipal Services Officer II		23.15	24.32	25.53	26.81	28.15
Transit Operator		22.59	23.72	24.90	26.15	26.67
CATV Production Assistant II		21.94	23.04	24.19	25.40	27.45
Emergency Preparedness Coordinator		24.27	25.49	26.76	28.09	29.49
Code Enforcement Officer I		29.60	31.07	32.63	34.25	35.96
Associate Planner		38.33	40.26	42.26	44.37	46.59

ATTACHMENT C

ATTACHMENT "C"

4/10 Work Schedule

Components of the 4/10 Work Program are as follows:

- Workdays –Monday through Thursday; Closed every Friday.
- Standard Hours: 7:00 a.m. to 6:00 p.m.
- One-(1) hour unpaid lunch and three (3) paid fifteen (15) minute breaks which cannot be combined with each other or with the lunch period to extend either the break or the lunch period.
- The work period for unit employees, for the purposes of the Fair Labor Standards Act (FLSA), shall be a fixed and regularly recurring period of time consisting of one-hundred and sixty-eight (168) consecutive hours consisting of seven (7) consecutive twenty-four (24) hour periods.
- Municipal Services Department: Code Enforcement, Parking and Animal Control services provide coverage 7 days per week, with full-time employees working staggered 4 day weeks (some with flexed hours) and part-time employees working primarily, weekends and hours outside the 7 a.m. to 6 p.m. standard day. Additional flex scheduling may be needed to accommodate supervision of shifts, and will be determined by the department director. The department director to provide a detailed schedule.
- Public Works Department: The City shall modify and apply the 4/10 work schedule to the Public Works Department (Maintenance Field Operations and Inspection staff) on a six (6) month trial basis, from _____ through_____ while the City reviews the effectiveness of the 4/10 schedule in comparison to the current 9/80 schedule, in compliance the terms set forth in Attachment G. The 4/10 Work Schedule will expire on _____ automatically at the end of the six (6) month period and staff will return to the current 9/80 Work Schedule in accordance with attachment "D" on _____ unless the City and Majority Representative Employee Organization reach mutual agreement prior to _____ to continue a 4/10 schedule thereafter.
- Overtime will be all hours worked in excess of ten (10) hours a day or forty (40) hours per week, unless an employee is working a flex schedule, as defined in Section 07.18 above, at which point, overtime will be all hours worked in excess of forty (40) hours in a week.
- Vacation is earned based on years of employment, as outline in Section 12.02).
- Sick Leave is earned in 10-hour increments.
- If a Lawndale Classified Employee Unit member's regular work schedule is between 6:00

p.m. and 6:00 a.m., then he/she is eligible for shift differential pay to be paid in addition to the regular salary at a rate of 5% of the regular hourly rate for those hours worked between these hours.

- Employees on the 4/10 schedule shall have the following holidays: New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Eve, Christmas Day, and New Year's Eve.

- Unlike those employees on a 5/40 schedule or 9/80 schedule, employees on the 4/10 schedule do not receive as a holiday the Friday after Thanksgiving and the single Floating Holiday as set forth in Section 13.01.

- Observance of Holidays: If a City holiday falls on a Friday, the preceding Thursday is *observed* as a paid holiday. If a City holiday falls on a Sunday, the following Monday is observed as a paid holiday.

- Holidays are earned/accrued in 10-hour increments.

- If a City holiday falls on a regularly scheduled day off for an employee working a 4/10 schedule only, and that holiday is not observed as a paid holiday Monday through Thursday, then he or she is credited with a floating holiday.

- Use of floating holidays is subject to the approval of the department director and to be coordinated within each department to ensure adequate staffing at all times.

- When a represented unit member is assigned to jury service requiring the employee report on a Friday, or regularly scheduled day off, the employee and department head may implement a flex scheduling program, to ensure that jury service is completed appropriately, that the employee is compensated according to Section 14.05 above, and to ensure that the employee has worked 40 hours in a week. This flexible schedule may include, but not be limited to, working 5/40 type schedules.

ATTACHMENT D

ATTACHMENT "D"

9/80 ALTERNATIVE WORK SCHEDULE

All employees are expected to work a scheduled forty (40) hours within their defined workweek, which constitutes their work schedule for that workweek. The work period for unit employees, for the purposes of the Fair Labor Standards Act (FLSA), shall be a fixed and regularly recurring period of time consisting of one-hundred and sixty-eight (168) consecutive hours consisting of seven (7) consecutive twenty-four (24) hour periods.

The City has adopted several work schedules, including a 9/80 (9 days/80 hours) schedule. The specific components of the 9/80 alternative work schedules are set forth as follows:

1. The work schedule consists of an eighty (80) work hour period, with nine (9) work days in fourteen (14) consecutive calendar days. The work schedule is comprised of four (4) nine (9) hour days per week and one (1) eight (8) hour work day every other week.

2. Employees working the 9/80 alternative work schedule shall have a thirty (30) minute unpaid lunch period added to the work day.

3. The workweek shall be defined (for FLSA purposes) as beginning four (4) hours into the employee's eight (8) hour shift (i.e. halfway through shift) on the same day of week as their alternating regular day off, in such a manner that the workweek does not exceed 40 hours.

   For example, a unit employee working a 9/80 work schedule whose regular day off is Friday, and who works a schedule from 6:30 a.m. to 3:00 p.m. on alternating Fridays (with one thirty (30) minute break for lunch) shall have a workweek which shall begin at 10:30:00 a.m. on Fridays and end at 10:29:59 a.m. on the following Friday.

   A sample depiction of a 9/80 work schedule is as follows:

	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	
Wk 1	OFF	OFF	OFF	9 hrs.	9 hrs.	9 hrs.	9 hrs.	*4 hrs.	40 hrs.
Wk 2	*4 hrs.	OFF	OFF	9 hrs.	9 hrs.	9 hrs.	9 hrs.	OFF	40 hrs.

*Note: hours worked in the morning at the end of the first week and those worked in the afternoon at the beginning of the next work week are the same day, Friday.

4. Employees are required to take the same alternating day off for the length of the 9/80 alternative work schedule to remain in compliance with the definition of a workweek under the FLSA (Fair Labor Standards Act) guidelines. (For example, if an employee's regular

alternative day off is Friday, the employee cannot switch the alternate date off to Thursday or any other day).

5. Sick leave and holidays are earned in 9 hour increments.

6. Observance of Holidays: If a City holiday falls on a Saturday, then the proceeding Friday is observed as a paid holiday. If a City holiday falls on a Sunday, then the following Monday is observed as a paid holiday. If a City holiday falls on an off-Friday, then the proceeding Thursday is generally observed as a paid holiday.

7. If a City holiday falls on a regularly scheduled day off, and that holiday is not observed on an employee's regular workday, then the employee shall be credited with a floating holiday. (For example, for a 9/80 employee, if a City holiday falls on a Saturday during the week of an off-Friday, then the employee shall be credited with a floating holiday. If a City holiday falls on a Friday that is worked, then that day shall be given as the holiday.

8. Overtime will be all hours worked in excess of employee's regular work day or beyond forty (40) hours in the workweek, in compliance with Section 08.01. Time shall be reported to Payroll based on the regular two-week pay period. Overtime worked will be reported in the pay period in which it is worked.

9. If a Lawndale Classified Employee Unit member's regular work schedule is between 6:00 p.m. and 6:00 a.m., then he/she is eligible for shift differential pay to be paid in addition to the regular salary at a rate of 5% of the regular hourly rate for those hours worked between these hours.

10. With the exception of the six-month trial period set forth in Attachment "G," and any mutually agreed period continuing a 4/10 schedule thereafter, standard hours for Public Works Maintenance Workers shall be 6:00 a.m. to 3:30 p.m. Monday – Thursday, and 6:30 AM – 3:00 PM on alternating Fridays (with 1/2 hour unpaid lunch). Public Works Maintenance Workers shall observe a forty-five (45) minute unpaid lunch, and are entitled to one (1) fifteen (15) minute paid rest period per work shift. The scheduling of rest periods shall be at the discretion of the employee's supervisor; no compensation will be provided for rest periods not taken, nor can rest periods be combined with lunch breaks or other rest periods. A part-time Maintenance Worker shall conduct graffiti removal on weekends.

11. Community Services Department: senior nutrition, exercise, senior dial-a-ride and meals-on-wheels services continue coverage 5 days per week. Parks, facility rental, senior services programs, etc. will continue to be open 7 days per week, staffed by both full-time and part-time employees, working various work schedules. Additional flex scheduling may be needed to accommodate supervision of shifts, and will be determined by the department director. The department director to provide a detailed schedule.

ATTACHMENT E

Union Information Form

The City is required by law to provide exclusive employee organizations, and/or any labor organization seeking representation rights, with the name, job title, department, work location, work phone, home phone, personal cell phone, personal email address and home address of newly hired employees within 30 days of hire or by the first pay period of the month, and for all employees in the bargaining unit at least every 120 days. (Gov. Code § 3555 to 3559)

Union/ Association: _____

EMPLOYEE EMPLOYMENT INFORMATION

Name: _____

Position/Title _____

Department/ Division: _____

Work Phone: _____

EMPLOYEE PERSONAL CONTACT INFORMATION

Home Address: _____

Home Phone: _____ Personal Cell Phone: _____

Personal Email: _____ Date of Birth _____

An employee may request in writing that certain information (home address, home telephone number, personal cell phone, personal email address, or birth date) not be disclosed, observing an employee's right to privacy in compliance with California Public Records Act. (Gov. Code §6253.2 and 6254.3) If you wish to opt out of the disclosure as described, please indicate so by omitting the information above.

Employee Signature: _____

Date: _____

HR009242018

ATTACHMENT F

CITY OF LAWNDALE
FORMAL GRIEVANCE FORM

GRIEVANCE LEVEL	DECISION DATE
STEP I – DEPT. HEAD	
STEP II – PERS. OFFICER	
STEP III – CITY MANAGER	

STEP I- FORMAL WRITTEN GRIEVANCE

EMPLOYEE NAME: _____ **CLASSIFICATION:** _____

DEPARTMENT: _____ **IMMEDIATE SUPERVISOR:** _____

EMPLOYEE ORGANIZATION: _____ **DATE:** _____

STATEMENT OF GRIEVANCE/ FACTS:
CITE SPECIFIC SECTION OF MOU, RESOLUTION, RULES, REGULATION OR POLICY ALLEGED TO HAVE BEEN VIOLATED:
REMEDY REQUESTED:

Did you present grievance to your immediate supervisor through informal grievance process? ☐ **YES** ☐ **NO**

If so, when? _____ **Was the response acceptable?** _____

_____

_____ _____

EMPLOYEE'S SIGNATURE **DATE**

_____ _____

EMPLOYEE'S REPRESENTATIVE (if applicable) **DATE**

THIS SECTION TO BE COMPLETED BY DEPARTMENT HEAD

RECEIVED BY: _____ **DATE:** _____

DEPARTMENT HEAD'S RESPONSE:

_____ _____

DEPARTMENT HEAD SIGNATURE DATE

Copies: Employee
Employee Representative
Department Head
Administrative Services/ Human Resources Department

PAGE 1

CITY OF LAWNDALE
FORMAL GRIEVANCE FORM

GRIEVANCE LEVEL	DECISION DATE
STEP I – DEPT. HEAD	
STEP II – PERS. OFFICER.	
STEP III – CITY MANAGER	

STEP II- FORMAL GRIEVANCE

THIS SECTION TO BE COMPLETED BY PERSONNEL OFFICER

RECEIVED BY: _____ DATE: _____

PERSONNEL OFFICER RESPONSE:

_____ _____
PERSONNEL OFFICER SIGNATURE DATE

STEP III- FORMAL GRIEVANCE

THIS SECTION TO BE COMPLETED BY CITY MANAGER OR DESIGNEE

RECEIVED BY: _____ DATE: _____

CITY MANAGER RESPONSE:

_____ _____
CITY MANAGER SIGNATURE DATE

Copies: Employee
Employee Representative
Department Head
Administrative Services/ Human Resources Department

ATTACHMENT G

4/10 Alternative Work Program Terms for Public Works Department
(Maintenance Field Operations and Inspection staff)

The City and AFSCME Local 1895 representatives have met and conferred in good faith regarding the 4/10 Alternative Work Program temporary trial period for the Public Works Department (Maintenance Field Operations and Inspection staff). Accordingly, the Parties have agreed to the following terms:

1. 4/10 Alternative Work Program (Attachment C) shall be modified to apply to the Public Works Department (Maintenance Field Operations and Inspection staff) on a six (6) month trial period while the City assess the departmental operations, productivity in the service delivery, proper staffing level, operational cost, etc.

2. Full-time Public Works Maintenance and Inspection staff will work a staggered four (4) day work week, five (5) days per week (Monday through Friday), standard work hours of 6:00 am to 4:30 pm, with a half hour unpaid lunch break. Additional flex schedules and/or shifts may be needed to accommodate the work assignment and/or supervision of shifts, and will be determined by Department Director.

3. Full-time Maintenance Worker assigned to the Community Center will continue to work the 5/40 work schedule. Part-time weekend Maintenance Workers assigned to graffiti removal and Community Center schedules will remain the same.

4. Request for Time off on days of reduced staffing (i.e., Mondays, Fridays, year-end holidays, etc.) will be monitored to ensure adequate coverage is maintained and do not fall below a minimum of three (3) Maintenance Workers on duty on the days of reduced staffing

   a. Department Director will monitor scheduled and unscheduled absences, establish staffing parameters based on the work schedule, and may disapprove leave requests based on operational needs.
      i. For an example, Department Director may establish leave request restriction as follows:
         1. Employees must submit requests for time in advance, providing as much advance notice as possible; however, not less than 3 days before requested time off.
         2. Maximum of one staff on scheduled leave taking just the reduced staff day.
         3. Maximum of one staff approved to take multi-day including the reduced staff day

5. During the trial period, work day, after hour and weekend coverage will need to be maintained in case of emergencies by reintroducing the Standby Pay provision, as follows:

a. STAND-BY PAY. Employees authorized by the City Manager, department director or designee to be available for return to work on an on-call basis during non-work hours will receive $175 per week, for seven (7) consecutive days of standby. If an employee assigned to standby fails to respond when contacted, then the employee may be removed from the Standby List. Standby is not considered time worked and not subject to overtime under FLSA.

Employees on Standby status shall be required to carry a functioning cell phone and be available to answer all standby calls or return such calls within thirty (30) minutes. If it is determined that the employee must report to work, the employee must respond on scene within one hour of completion of the call. Employees on standby, when ordered to return to work, will be covered by Section 08.03 – Call Back Compensation and receive appropriate hourly rate of pay. Employees assigned to standby shifts must document their standby week and actual time worked on the appropriate over-time forms and submit completed forms, with their timesheets, to their immediate supervisor for review and approval.

The City will follow the previously established Standby Emergency Overtime Procedures when assigning standby assignments. However, should it be determined that an insufficient number of employees have voluntarily signed up for the standby assignment, the Department Director shall have the ability to assign standby duty on a rotating bases. The City has the right in its sole discretion to establish, modify, assign, order and eliminate standby assignments based on operational needs.

6. During the six (6) month trial period, the City will review and evaluate all factors related to 4/10 schedule in comparison to the current 9/80 schedule (productivity in the service delivery, proper staffing level, feedback from community, operational cost, etc.)

7. After the first four (4) months, the City will evaluate data received as it relates to the 4/10 schedule during the 5th month and report such findings to the City Council for determination as to whether the program should continue.

8. The 4/10 Work Schedule will automatically expire at the end of the six (6) month period and staff will return to the current 9/80 Work Schedule unless the City and AFSCME mutually agree to continue schedule thereafter.

ATTACHMENT 2

Resolution No. CC-2202-007

Adopting City-wide Salary and Pay Schedule for Fiscal Year 2021-2022

RESOLUTION NO. CC-2202-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA APPROVING AND ADOPTING THE PUBLICLY AVAILABLE CITY-WIDE SALARY AND PAY SCHEDULE AS REQUIRED BY CALPERS FOR FISCAL YEAR 2021-2022

WHEREAS, the City of Lawndale ("City") contracts with the California Public Employees' Retirement System ("CalPERS") to provide retirement benefits for its employees; and

WHEREAS, California Code of Regulations, Title 2, Section 570.5 requires governing bodies of local agencies contracting with CalPERS to approve and adopt a publicly available pay schedule in accordance with public meeting laws; and

WHEREAS, the pay schedule must identify each position by title, the individual pay rate amount or ranges for that position, and the time base upon which the amounts are based; and

WHEREAS, the City Council of the City now desires to adopt an updated pay schedule in accordance with the requirements of California Code of Regulations, Title 2, Section 570.5 to reflect changes made to certain salaries.

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

SECTION 1. That the City-wide Salary and Pay Schedule contained in Exhibit "A", attached hereto and made a part hereof, is hereby amended and adopted in accordance with the requirements of California Code of Regulations, Title 2, Section 570.5 effective upon the City Council's adoption of the 2020-2023 Memorandum of Understanding between the City of Lawndale ("City") and the American Federation of State, County, And Municipal Employees Union, Council 36, Local 1895.

SECTION 2. That this City-wide Salary and Pay Schedule will be made available for public viewing via the City website for no less than five (5) years.

PASSED, APPROVED AND ADOPTED this 7th day of February, 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-2202-007 at a regular meeting of said Council held on the 7th day of February, 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					
Sirley Cuevas					
Bernadette Suarez					
Pat Kearney					

_____
Erica Harbison, City Clerk

APPROVED AS TO FORM:

_____
Gregory M. Murphy, City Attorney

EXHIBIT "A"

CITY OF LAWNDALE CITY-WIDE SALARY/ PAY SCHEDULE

CITY OF LAWNDALE
CITY-WIDE SALARY/PAY SCHEDULE
FY- 2021-2022

CENTRAL MANAGEMENT EMPLOYEES (CMT)

POSITION	Range	Step A		Step B		Step C		Step D		Step E	
		Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual
City Manager											206,264
Assistant City Clerk		8,987	107,844	9,437	113,244	9,909	118,908	10,404	124,848	10,924	131,088
Assistant to the City Manager/HR Director		8,987	107,844	9,437	113,244	9,909	118,908	10,404	124,848	10,924	131,088
Director of Community Services		8,987	107,844	9,437	113,244	9,909	118,908	10,404	124,848	10,924	131,088
Director of Municipal Services		8,987	107,844	9,437	113,244	9,909	118,908	10,404	124,848	10,924	131,088
Director of Community Development		10,405	124,860	10,925	131,100	11,471	137,652	12,044	144,528	12,646	151,752
Director of Finance/City Treasurer		10,922	131,064	11,468	137,616	12,041	144,492	12,643	151,716	13,275	159,300
Director of Public Works		10,405	124,860	10,925	131,100	11,471	137,652	12,044	144,528	12,646	151,752

AFSCME MID-MANAGEMENT UNIT (MM) - 2% effective July 1, 2021

POSITION	Range	Step A		Step B		Step C		Step D		Step E	
		Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual
Deputy City Clerk	160	5,492	65,910	5,767	69,206	6,055	72,661	6,358	76,301	6,676	80,114
Administrative Analyst	165	5,791	69,497	6,082	72,979	6,386	76,632	6,705	80,458	7,040	84,482
Assistant Planner	165	5,791	69,497	6,082	72,979	6,386	76,632	6,705	80,458	7,040	84,482
Grant/Economic Dev Coordinator	169	6,002	72,026	6,302	75,626	6,617	79,399	6,948	83,370	7,295	87,540
Community Services Supervisor	170	6,073	72,873	6,377	76,526	6,696	80,352	7,030	84,363	7,382	88,586
Assistant Engineer	173	6,245	74,938	6,557	78,684	6,886	82,629	7,230	86,759	7,591	91,088
Municipal Services Supervisor	175	6,372	76,460	6,690	80,286	7,025	84,297	7,376	88,506	7,744	92,928
Maintenance Supervisor	180	6,714	80,564	7,049	84,588	7,402	88,824	7,772	93,259	8,160	97,918
Associate Planner	185	7,039	84,469	7,391	88,692	7,761	93,126	8,149	97,786	8,556	102,671
Associate Engineer	190	7,400	88,798	7,769	93,232	8,158	97,892	8,566	102,790	8,994	107,926
Cable Television Supervisor	190	7,400	88,798	7,769	93,232	8,158	97,892	8,566	102,790	8,994	107,926
Senior Planner	192	7,547	90,568	7,925	95,105	8,322	99,860	8,737	104,847	9,174	110,090
Accounting Manager	196	7,853	94,238	8,246	98,951	8,657	103,888	9,091	109,091	9,545	114,545
Community Development Manager	203	8,419	101,029	8,839	106,073	9,282	111,381	9,746	116,954	10,233	122,792
Community Services Manager	210	9,167	110,004	9,625	115,498	10,107	121,283	10,612	127,345	11,143	133,713
Municipal Services Manager	210	9,167	110,004	9,625	115,498	10,107	121,283	10,612	127,345	11,143	133,713
City Engineer	219	9,872	118,463	10,365	124,380	10,883	130,602	11,427	137,128	11,999	143,985

AFSCME CLASSIFIED UNIT (CL) - 2% effective July 1, 2021

POSITION	Range	Step A		Step B		Step C		Step D		Step E	
		Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual	Mon	Annual
Senior Nutrition Specialist	85	2,785	33,415	2,924	35,091	3,069	36,831	3,223	38,677	3,384	40,607
Office /Personnel Assistant	115	3,518	42,215	3,693	44,319	3,878	46,530	4,072	48,860	4,276	51,309
Maintenance Worker I	125	3,876	46,517	4,071	48,847	4,274	51,282	4,488	53,850	4,711	56,538
Municipal Services Officer I	125	3,876	46,517	4,071	48,847	4,274	51,282	4,488	53,850	4,711	56,538
Transit Operator	125	3,876	46,517	4,071	48,847	4,274	51,282	4,488	53,850	4,711	56,538
Accounting Specialist	135	4,299	51,587	4,514	54,168	4,739	56,869	4,976	59,715	5,226	62,706
Maintenance Worker II	135	4,299	51,587	4,514	54,168	4,739	56,869	4,976	59,715	5,226	62,706
Municipal Services Officer II	135	4,299	51,587	4,514	54,168	4,739	56,869	4,976	59,715	5,226	62,706
Accounting / Payroll Specialist	140	4,500	53,996	4,725	56,696	4,961	59,529	5,209	62,508	5,469	65,632
Administrative Assistant II	140	4,500	53,996	4,725	56,696	4,961	59,529	5,209	62,508	5,469	65,632
Building Permit Specialist	140	4,500	53,996	4,725	56,696	4,961	59,529	5,209	62,508	5,469	65,632
Assistant Public Works Inspector	145	4,740	56,882	4,977	59,728	5,227	62,720	5,488	65,857	5,763	69,153
Community Services Coordinator	145	4,740	56,882	4,977	59,728	5,227	62,720	5,488	65,857	5,763	69,153
Maintenance Worker III	145	4,740	56,882	4,977	59,728	5,227	62,720	5,488	65,857	5,763	69,153
Recreation Coordinator	145	4,740	56,882	4,977	59,728	5,227	62,720	5,488	65,857	5,763	69,153
Executive Assistant	155	5,221	62,653	5,483	65,791	5,757	69,087	6,044	72,529	6,346	76,156
Public Works Inspector	155	5,221	62,653	5,483	65,791	5,757	69,087	6,044	72,529	6,346	76,156
Engineering Technician	160	5,492	65,910	5,767	69,206	6,055	72,661	6,358	76,301	6,676	80,114
Code Enforcement Officer I	160	5,492	65,910	5,767	69,206	6,055	72,661	6,358	76,301	6,676	80,114
Code Enforcement Officer II	165	5,791	69,497	6,082	72,979	6,386	76,632	6,705	80,458	7,040	84,482

PART-TIME EMPLOYEES HOURLY (PT) - 2% effective July 1, 2021

POSITION	Step A	Step B	Step C	Step D	Step E
	Hourly	Hourly	Hourly	Hourly	Hourly
Recreation Leader					15.30
Senior Recreation Leader	16.07	16.87	17.71	18.59	19.52
Delivery Worker	15.18	15.94	16.74	17.57	18.45
Office Assistant	18.77	19.70	20.69	21.72	22.80
CATV Production Assistant	20.67	21.71	22.79	23.92	25.11
Maintenance Worker I	20.67	21.71	22.79	23.92	25.11
Municipal Services Officer I	20.67	21.71	22.79	23.92	25.11
Municipal Services Officer II	22.92	24.08	25.28	26.54	27.87
Transit Operator	22.37	23.48	24.65	25.89	26.41
CATV Production Assistant II	21.73	22.81	23.95	25.15	27.18
Emergency Preparedness Coordinator	24.03	25.23	26.50	27.82	29.20
Code Enforcement Officer I	29.30	30.76	32.30	33.92	35.61
Associate Planner	37.95	39.86	41.84	43.93	46.12

Back to Agenda

CITY OF LAWNDALE

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

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

SUBJECT: **Approve Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program and Adoption of Resolution No. CC-2202-008 Supporting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy**

BACKGROUND

In April 2020, the City of Lawndale and the Los Angeles County Department of Public Works participated in partnership with the City of Redondo Beach to submit an application for the Metro Active Transport (MAT) Program Cycle 1 through the Los Angeles County Metropolitan Transportation Authority (Metro).

The Cities of Redondo Beach and Lawndale along with the Los Angeles County Department of Public Works proposed to install improved and new Bike and Pedestrian Facilities along Redondo Beach Boulevard/Ripley Avenue from Flagler Lane on the west to the Dominguez Channel Greenway on the east. The total length of this segment is 3.3 miles. The improvements will include a series of access, safety, and infrastructure enhancements for walking and biking. This project will provide a cohesive network that will encourage active transportation modes and allow users to connect to transit facilities, educational facilities, parks, retail stores, job centers and residential neighborhoods. The project supports the goals of the Metro's Active Transportation Strategic Plan and will enhance safety by implementing pedestrian improvements by removing barriers to access and correct unsafe conditions by reconstructing curb ramps and sidewalks to meet ADA requirements.

Furthermore, the portion of Redondo Beach Boulevard in the public right-of-way jurisdiction has been identified as an opportunity for improving bicycle facility in the County's Bicycle Master Plan. This project will create a connection to Alondra Park and the Dominguez Channel, which have existing bike paths. Enhancements for the Alondra Park and Dominguez Channel Bike Paths are programmed in the South Bay Sub Region's Measure M Multi-year Sub Regional Program.

STAFF REVIEW

In January 2021, the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors approved $6,600,000 in Measure M Metro Active Transport (MAT) Funds over five years for the design and construction of Redondo Beach Boulevard Active Transportation Project, Metro Project No. D1104 (Project).

The Metro Board action included $351,900 in funding for Early Planning; Environmental/Planning; and Plans, Specifications and Estimates (PS&E) (up to 15%-level design). Metro has agreed to lead the implementation of the first phase of the Project. The City has no financial obligations for this phase and the Metro Cooperative Agreement addresses the roles and responsibilities of the Co-Sponsors. The final design of the Project and construction bidding and delivery may be led by Metro or by one of the Co-Sponsors, individually or collectively and will be addressed in a future funding agreements and/or cooperative agreements.

In order for the project to move forward, all Co-Sponsors, including the City of Lawndale, City of Redondo Beach, and Los Angeles County Department of Public Works, must all enter into a Metro Cooperative Agreement and adopt a resolution supporting the Metro Complete Streets Policy. However, if the City decided to not sign the cooperative agreement with Metro, the City will not be able to continue to participate in the MAT Program Cycle 1, as a co-sponsor with the City of Redondo Beach and Los Angeles County Department of Public Works and will no longer be able to apply for future MAT related grant funds. Furthermore, the City would lose its competitiveness when applying for future grant opportunities from the Metro and the California Department of Transportation (Caltrans). Therefore, staff is recommending the City Council to approve the Metro Cooperative Agreement and adopt a resolution supporting the Metro Complete Street Policy.

LEGAL REVIEW

The Metro Cooperative Agreement has been coordinated with the City of Redondo Beach, the Los Angeles County Department of Public Work, and Metro. The City Attorney has reviewed both Metro Measure M Cooperative Agreement Project No. D1104 and Resolution No. CC-2202-008 and approved the documents as to form.

FISCAL IMPACT

Measure M Metro Active Transport (MAT) Funds amount of $6,600,000 have been approved for the Project over five years. Initial funding of $351,900 is available for Early Planning; Environmental/Planning; and Plans, Specifications and Estimates (PS&E) (up to 15%-level design). Initial funds will be distributed to Metro as the lead for the first phase of the Project. Future funding agreements will be established with each of the participating entities at the time of final design and construction.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program;

2. Adopt Resolution No. CC-2202-008 - A Resolution of the City Council of the City of Lawndale, California, Adopting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy and the Support of Complete Streets; and

3. Authorize the City Manager and Director of Public Works/City Engineer to execute Metro Active Transport (MAT) funded program, other documents, certifications, and related approvals for Metro administered projects.

ATTACHMENTS

1. Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program
2. Resolution No. CC-2202-008
3. Project Location Map

ATTACHMENT 1

Metro Measure M Cooperative Agreement
Project No. D1104 for Metro Active Transport
(MAT) Program

MEASURE M COOPERATIVE AGREEMENT
METRO ACTIVE TRANSPORT (MAT) PROGRAM

This Cooperative Agreement ("CA") is made and entered into effect as of August 19, 2021 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority (hereinafter, "LACMTA") and City of Redondo Beach, Los Angeles County Department of Public Works (LACDPW), and City of Lawndale (hereinafter, "PROJECT CO-SPONSORS") for the Redondo Beach Boulevard Active Transportation Project for Early Planning; Environmental/Planning; and Plans, Specifications and Estimates (PS&E) (up to 15%-level design), LACMTA Project ID# D1104, (hereinafter referred to as the "PROJECT"). This Project is eligible for funding under Line 47 of the Measure M Expenditure Plan.

RECITALS:

WHEREAS, LACMTA adopted Ordinance #16-01, the Los Angeles County Traffic Improvement Plan, on June 23, 2016 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 8, 2016 as "Measure M" and became effective on July 1, 2017; and

WHEREAS, the LACMTA Board, at its January 28, 2021 meeting, programmed $351,900, in Measure M Funds to LACMTA for Early Planning; Environmental/Planning; and PS&E (up to 15%-level design), subject to the terms and conditions contained in this CA; and

WHEREAS, the PROJECT CO-SPONSORS requested LACMTA to lead the implementation of the PROJECT; and

WHEREAS, LACMTA will enter into a contract to complete the PROJECT at the request of, and on behalf of, the PROJECT CO-SPONSORS; and

WHEREAS, this CA defines the specific terms, conditions, and responsibilities between LACMTA and PROJECT CO-SPONSORS for the implementation of the PROJECT; and

WHEREAS, the Funds are currently programmed as follows: $351,900 in Measure M Funds in Fiscal Years (FY) FY 2021-22, and FY 2022-23. The total designated for Early Planning; Environmental/Planning; and PS&E (up to 15%-level design) of the Redondo Beach Boulevard Active Transportation Project is $351,900.

NOW, THEREFORE, LACMTA and PROJECT CO-SPONSORS (hereinafter referred to as "PARTIES") hereby agree as follows:

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

1. Part I – Specific Terms of the CA
2. Part II – General Terms of the CA
3. Attachment A – Project Funding
4. Attachment B – Intentionally Omitted

5. Attachment C – Scope of Work
6. Attachment D – Bond Requirements
7. Attachment E – Complete Streets Policy Self Certification
8. 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 CA and any attachments and the Specific Terms of the CA shall prevail over the General Terms of the CA.

IN WITNESS WHEREOF, the PARTIES have caused this CA 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: 9/14/2021

Deputy

PROJECT CO-SPONSORS:

City of Redondo Beach

By: _____ Date: 10/8/21

William C. Brand
Mayor

APPROVED AS TO FORM:

By: _____ Date: 10/6/2021

Michael W. Webb
City Attorney

ATTEST:

_____
Eleanor Manzano, City Clerk

Subregion ID: South Bay

Project#: D1104
CA# 9200000000MATD1104

Los Angeles County Department of Public Works

By: _____ Date: 10/12/2021

David MacGregor
Deputy Director

City of Lawndale

By: _____ Date: _____

Robert Pullen-Miles
Mayor

APPROVED AS TO FORM:

By: _____ Date: _____

Burke, Williams & Sorensen, LLP
City Attorney

PART I
SPECIFIC TERMS OF THE CA

1. Title of the PROJECT: Redondo Beach Boulevard Active Transportation Project –Early Planning; Environmental/Planning; and Plans, Specifications and Estimates (PS&E) (up to 15%-level design). LACMTA Project ID# D1104.

2. Programmed Funds:

   2.1 Programmed Funds for this Project consist of Measure M Funds.

   2.2 To the extent the Measure M Funds are available; LACMTA shall program the Measure M funds in the amount of $351,900 (the "Fund") for the PROJECT. LACMTA Board of Directors' action of January 28, 2021 programmed the Measure M Funds for the Project. The Funds are programmed over two years for Fiscal Years (FY) FY 2021-22 and FY 2022-23.

3. **Attachment A** the "Project Funding" documents all sources of funds programmed for the PROJECT as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the PROJECT CO-SPONSORS Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the PROJECT are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.

4. **Attachment C** is the "Scope of Work". LACMTA shall complete the PROJECT as described in the Scope of Work. This Scope of Work shall include a detailed description of the PROJECT and the work to be completed,. No later than December 31 of each year, LACMTA shall notify PROJECT CO-SPONSORS if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work.

5. If PROJECT CO-SPONSORS fails to demonstrate timely use of funds or perform its obligations set forth in Part II, Section 9, LACMTA will have the option to suspend or terminate the CA for default as described in Part II, Section 10 herein below.

6. No changes to this CA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original CA, approved and signed by both PARTIES.

7. 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 (collectively, the "Bonds") to provide at least a portion of its funding commitments under this Agreement to PROJECT CO-SPONSORS. PROJECT CO-SPONSORS shall ensure that the expenditure of the Funds disbursed to PROJECT CO-SPONSORS does not jeopardize the tax-exemption of the interest, as specified in the Bond Requirements attached as **Attachment D** to this Agreement. PROJECT CO-SPONSORS 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, PROJECT CO-SPONSORS 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.

8. PROJECT CO-SPONSORS shall comply with the Metro Complete Streets Policy, adopted October 2014. PROJECT CO-SPONSORS must have an adopted Complete Streets Policy, an adopted City/County Resolution supporting Complete Streets, or an adopted General Plan consistent with the California Complete Streets Act of 2008. This shall be demonstrated through completion of the Complete Streets Self-Certification form attached as **Attachment E**.

9. No changes to the (i) Programming amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this CA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and PROJECT CO-SPONSORS. Modifications that do not materially affect the terms of this CA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by PROJECT CO-SPONSORS and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

10. LACMTA's Address:

    Los Angeles County Metropolitan Transportation Authority
    One Gateway Plaza
    Los Angeles, CA 90012
    Attention: Carolyn Mamaradlo
    LACMTA Project Manager
    Mail Stop: 99-22-6
    Phone: (213) 922-5529
    Email: MamaradloC@metro.net

11. PROJECT CO-SPONSORS' Address:

    City of Redondo Beach
    415 Diamond St, Redondo Beach, CA 90277
    Brad Lindahl
    Phone: (310) 318-0661
    Email: Brad.Lindahl@redondo.org

Los Angeles County Department of Public Works (LACDPW)
900 S. Fremont Ave, Alhambra, CA 91803
Andrew Ross
Phone: (626) 300-4586
Email: AROSS@dpw.lacounty.gov

City of Lawndale
4722 Manhattan Beach Blvd, Lawndale, CA 90260
Julian Lee
Phone: (310) 973-3260
Email: jlee@lawndalecity.org

PART II
GENERAL TERMS OF THE CA

1. TERM

The term of this CA shall commence on the Effective Date of this CA and shall terminate upon the completion of the agreed upon Scope of Work, unless terminated earlier as provided herein.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure M Funds available for the PROJECT, LACMTA may suspend or terminate this CA by giving written notice to PROJECT CO-SPONSORS at least thirty (30) days in advance of the effective date of such suspension or termination. If PROJECT is suspended or terminated pursuant to this section, LACMTA will not program funds to the PROJECT.

3. SCOPE OF AGREEMENT

This CA specifies the roles and responsibilities of both of the PARTIES as they pertain the PROJECT addressed herein. LACMTA and PROJECT CO-SPONSORS agree that each will cooperate and coordinate with the other in all activities covered by this CA.

4. RESPONSIBILITIES OF LACMTA

LACMTA agrees to the following responsibilities for funding and implementation of the PROJECT:

4.1 LACMTA shall serve as the implementing agency for PROJECT, responsible for managing the scope, cost, schedule, and quality of the work activities and products of the PROJECT as stated herein.

4.2 LACMTA shall manage and implement the PROJECT pursuant to the approved Scope of Work in Attachment C.

4.3 LACMTA shall procure all necessary consultants and subconsultants for the PROJECT.

4.4 LACMTA shall review and approve final deliverables submitted by consultants and subconsultants.

4.5 LACMTA shall lead and facilitate regularly scheduled meetings, conference calls, workshops, and planning sessions.

4.6 LACMTA shall facilitate ongoing coordination with all parties involved in or impacted by the PROJECT.

4.7 LACMTA shall lead all communications, marketing and branding efforts for the PROJECT.

4.8 LACMTA shall assure adherence to the schedule of the PROJECT.

4.9 LACMTA shall develop a review process for deliverables that establishes a timeline and specifies the number of rounds of review to address any comments and finalize products.

5. RESPONSIBILITIES OF PROJECT CO-SPONSORS

PROJECT CO-SPONSORS agrees to the following responsibilities for implementation of the PROJECT:

5.1 PROJECT CO-SPONSORS shall each identify and commit a specific project liaison/coordinator responsible for coordinating among functional departments or groups within the jurisdiction and serves as a single point of contact for LACMTA.

5.2 Each PROJECT CO-SPONSORS liaison/coordinator shall participate as a member of the project team in regularly scheduled meetings, conference calls, workshops, and planning sessions as part of the team.

5.3 PROJECT CO-SPONSORS shall notify LACMTA in writing of any personnel changes.

5.4 PROJECT CO-SPONSORS shall hereby authorize LACMTA to be the lead for the PROJECT, to procure and manage all necessary consultants and subconsultants, and implement the PROJECT pursuant to the approved Scope of Work in Attachment C.

5.5 PROJECT CO-SPONSORS shall waive all fees associated with local agency permits that may be required of consultants, subconsultants, and/or service or equipment providers in the performance of the PROJECT.

5.6 PROJECT CO-SPONSORS shall provide all local information pertinent to the PROJECT in a timely manner to allow for efficient PROJECT delivery.

5.7 PROJECT CO-SPONSORS shall have 21 Working Days to review and provide comments on major milestone deliverables for the PROJECT such as planning documents, environmental documents, and construction documents and their associated incremental design development plan sets. If no comment on a deliverable is provided to LACMTA in that time period, LACMTA shall determine no comment on that given deliverable.

5.8 PROJECT CO-SPONSORS hereby agree that LACMTA shall have ultimate authority to make decisions regarding deliverables under the contract.

5.9 PROJECT CO-SPONSORS shall defer to LACMTA for all communications, marketing, and branding efforts for the PROJECT.

5.10 PROJECT CO-SPONSORS shall be responsible for other program requirements as specified in this agreement and in the MAT Program Cycle 1 solicitation including but not limited to development of the Public Participation Plan, certification of compliance with the LACMTA Complete Streets Policy, and performance evaluation.

5.11 PROJECT CO-SPONSORS herby agree to provide PROJECT reports to the LACMTA Project Manager according to the schedule and process.

6. RESPONSIBILITES OF ALL PARTIES

6.1 PARTIES shall attend meetings on major milestone deliverables and community engagement for the PROJECT and related, concurrent projects, as necessary.

6.2 PARTIES shall agree upon a set of standards and/or best practices for engineering, design and permit submittal format.

6.3 PARTIES shall discuss, draft, and execute an agreement addressing the ownership, operations and maintenance of the PROJECT. Such an agreement shall include but not be limited to such elements as recitals, responsibilities, indemnity, funding, invoicing, audit provisions and general conditions.

6.4 PARTIES shall work together to arrive at final deliverables for the PROJECT (project phase).

6.5 PARTIES agree to review all deliverables related to the PROJECT.

6.6 PARTIES agree to collaborate to develop and agree to a detailed schedule for the PROJECT that will delineate activity and deliverable timelines and review periods.

6.7 PARTIES agree to collaborate on complimentary activities (leverage) not funded through the MAT Program to the extent committed as part of the Letter of Interest or specified in the scope of work, if any.

6.8 PARTIES agree to collaborate on meetings and activities related to PROJECT that may result in other responsibilities in which PARTIES will take on by mutual agreement, such as community engagement and outreach.

7. PROGRAMMING OF FUNDS

This is a one-time only programming of the Measure M Funds subject to the terms and conditions agreed to herein. Programming does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to program 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 as anticipated from Measure M Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the PROJECT, unless otherwise agreed to in writing by LACMTA.

8.2 PROJECT CO-SPONSORS shall fully fund and contribute the PROJECT CO-SPONSORS Funding Commitment, if any is 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, PROJECT CO-SPONSORS agree to secure and provide such additional non-LACMTA programmed funds necessary to complete the PROJECT.

8.3 PROJECT CO-SPONSORS shall be eligible for the Funds up to the program amount specified in Part I, Section 2 of this CA subject to the terms and conditions contained herein.

8.4 If PROJECT CO-SPONSORS receive outside funding for the PROJECT in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this CA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the PROJECT (including the Funds, PROJECT CO-SPONSORS 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 CA as specified in the Project Funding and both the Funds and PROJECT CO-SPONSORS 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 within the subregion in accordance with the Ordinance, the Guidelines and the Metro Active Transport Program Administrative Procedures.

9. TIMELY USE OF FUNDS

9.1 PROJECT CO-SPONSORS must demonstrate timely use of funds by:

(i) Executing this CA within **(60) days** of receiving formal transmittal of the CA from LACMTA, or by December 31 of the first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) Meeting the PROJECT CO-SPONSORS responsibilities for the PROJECT pursuant to Section 5 and 6.

9.2 In the event that the timely use of funds is not demonstrated as described in Part II, Section 9.1 of this CA, the PROJECT will be reevaluated by LACMTA as part of its Annual Update process and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance, the Guidelines and the Metro Active Transport Program Administrative Procedures. In the event that all the Funds are reprogrammed, this CA shall automatically terminate.

10. DEFAULT

A Default under this CA is defined as any one or more of the following: (i) PROJECT CO-SPONSORS fail to comply with the terms and conditions contained herein; and/or (ii) PROJECT CO-SPONSORS fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a default by either PARTY, the complainant PARTY shall provide written notice of such default and the defaulting PARTY shall provide a corrective action plan to the complainant PARTY with a 30-day period to cure the default. In the event that the defaulting PARTY fails to cure the default or commit to cure the default and commence the corrective action plan within such 30-day period and to the satisfaction of the other party, the complainant PARTY may terminate this CA.

11.2 Effective upon receipt of written notice of termination from the complainant PARTY, the defaulting PARTY shall not undertake any new work or obligation with respect to this Agreement unless so approved by the complainant PARTY in writing.

11.3 The remedies described herein are non-exclusive. Either PARTY shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law.

12. COMMUNICATIONS

12.1 PROJECT CO-SPONSORS 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 online at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. PROJECT CO-SPONSORS 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.

12.2 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.

12.3 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.

12.4 PROJECT CO-SPONSORS 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.

12.5 The LACMTA Project Manager shall be responsible for monitoring PROJECT CO-SPONSORS' compliance with the terms and conditions of this Section. PROJECT CO-SPONSORS'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.

13. PROJECT COMPLETION

Notwithstanding paragraph 14.5 below, upon completion of the Project, PROJECT CO-SPONSORS shall be solely responsible for implementation of any future project phases, including Plans, Specifications and Estimates (PS&E), Construction, Operations, and Maintenance. LACMTA shall have no obligation to fund or implement future project phases. Upon completion of the Project, PROJECT CO-SPONSORS hereby agrees to indemnify and hold LACMTA harmless in perpetuity for any and all third party claims for damages, including any claims arising during future project phases (e.g. construction, operations, maintenance, and use of the facilities). Such claims include, but are not limited to, personal injury or property damage claims arising out of the acts or omissions of the PROJECT CO-SPONSORS,

its consultants, contractors, subcontractors, or anyone acting on PROJECT CO-SPONSORS's behalf.

14. OTHER TERMS AND CONDITIONS

14.1 This CA, along with its Attachments, constitutes the entire understanding between the PARTIES, with respect to the subject matter herein. The CA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the PARTIES who agreed to the original CA 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.

14.2 PROJECT CO-SPONSORS is obligated to continue using the PROJECT dedicated to the public transportation purposes for which the PROJECT was initially approved. The PROJECT right-of-way, the PROJECT facilities constructed or reconstructed on the PROJECT site, and/or PROJECT property purchased, excluding construction easements and excess property, shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this CA. Equipment acquired as part of the PROJECT, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

14.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the PARTIES to enforce or interpret this CA, 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.

14.4 Neither LACMTA nor its respective officers or employees thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by PROJECT CO-SPONSORS or its respective officers or employees under or in connection with the CA. PROJECT CO-SPONSORS and its respective officers or employees shall fully indemnify, defend and hold LACMTA, its subsidiaries and its respective officers, agents and employees harmless, individually and collectively, to the maximum extent allowed by law, from and against any liability, claims, losses, actions, and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of use of property (including property of either LACMTA or PROJECT CO-SPONSORS), any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of or resulting from; (i) breach by PROJECT CO-SPONSORS, or its respective officers or employees' obligations under this CA; or (ii) the acts or omissions, by PROJECT CO-SPONSORS or those of their respective officers, agents, employees, contractors or sub-contractors in the

performance CA or the provision of the services, unless caused solely by the negligence or willful misconduct of LACMTA.

14.5 During the term of the Project, neither PROJECT CO-SPONSORS nor its respective officers or employees thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by LACMTA or its respective officers or employees under or in connection with the CA. LACMTA and its respective officers or employees shall fully indemnify, defend and hold the PROJECT CO-SPONSORS, its subsidiaries and its respective officers, agents and employees harmless, individually and collectively, to the maximum extent allowed by law, from and against any liability, claims, losses, actions, and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of use of property (including property of either LACMTA or PROJECT CO-SPONSORS), any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of or resulting from; (i) breach by LACMTA, or its respective officers or employees' obligations under this CA; or (ii) the acts or omissions, by LACMTA or those of their respective officers, agents, employees, contractors or sub-contractors in the performance CA or the provision of the services, unless caused solely by the negligence or willful misconduct of PROJECT CO-SPONSORS.

14.6 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 CA.

14.7 PROJECT CO-SPONSORS shall not assign this CA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by PROJECT CO-SPONSORS without said prior consent by LACMTA shall be void and unenforceable.

14.8 This CA shall be governed by California law. If any provision of this CA 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.

14.9 The covenants and agreements of this CA shall inure to the benefit of, and shall be binding upon, each of the PARTIES and their respective successors and assigns.

14.10 PROJECT CO-SPONSORS will advise LACMTA prior to any key PROJECT staffing changes. Notice will be given to the PARTIES at the address specified

in Part I, unless otherwise notified in writing of change of address or contact person.

14.11 PROJECT CO-SPONSORS, in the performance of the work described in this CA, are not a contractor nor an agent or employee of LACMTA. PROJECT CO-SPONSORS attest 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. PROJECT CO-SPONSORS shall not represent themselves as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A -PROJECT FUNDING

Measure M MAT - Active Transportation Corridors Program - Funding Agreement Projects - CA.9200000000MATD1104

Project Title: Redondo Beach Boulevard Active Transportation Project Project#: D1104

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY 2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING									
MEASURE M MAT FUNDS			$ 33,000	$ 318,900				$ 351,900	
SUM PROG LACMTA FUNDS	$ -	$ -	$ 33,000	$ 318,900				$ 351,900	100%
OTHER NON LACMTA FUNDING:									
LOCAL:								$ -	0%
STATE:								$ -	0%
FEDERAL:								$ -	0%
PRIVATE OR OTHER:								$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -			$ -	0
TOTAL PROJECT FUNDS	$ -	$ -	$ 33,000	$ 318,900	$ -	$ -	$ -	$ 351,900	100%

Use Actual $$$

Metro Active Transport (MAT) Program
Attachment C - Scope of Services

The **City of Redondo Beach, Los Angeles Department of Public Works (LACDPW), and City of Lawndale** have elected to designate the Los Angeles County Metropolitan Transportation Authority (LA Metro) to act as the implementing agency to carry out the initial phases including **Environmental/Planning, ROW, and PS&E (15%-level design)** of the following MAT-awarded project: **Redondo Beach Boulevard**, as detailed in **COOPERATIVE AGREEMENT #920000000MATD1104.** The following Scope of Services establishes the work to be contracted and managed by LA Metro, in coordination with **City of Redondo Beach, LACDPW, and City of Lawndale** pursuant to the agreement. As such, LA Metro will seek a qualified active transportation planning and design firm to assist in the following tasks: **existing conditions and planning analysis, conceptual design, community engagement, environmental review/documentation, and right-of-way permitting.**

Project Background

Measure M establishes the Metro Active Transport, Transit and First/Last Mile (MAT) Program, which over the course of 40 years, is anticipated to fund more than $857 million (in 2015 dollars) in active transportation infrastructure projects throughout the region. This is a competitive discretionary program available to municipalities in Los Angeles County and will fund projects to improve and grow the active transportation network and expand the reach of transit. The solicitation for MAT Cycle 1 was issued in February 2020, and project selection was approved by the LA Metro Board in January 2021.

Project Summary

The Cities of Redondo Beach and Lawndale along with LACDPW propose to install improved and new bike and pedestrian facilities along Redondo Beach Blvd/Ripley Ave from Flagler Ln on the west to the Dominguez Channel Greenway on the east. The total length of this segment is 3.3 miles. The improvements will include a series of access, safety, and infrastructure enhancements for walking and biking. This project will provide a cohesive network that will encourage active transportation modes and allow users to connect to transit facilities, educational facilities, parks, retail stores, job centers and residential neighborhoods. The project supports the goals of the ATSP and will enhance safety by implementing pedestrian improvements by removing barriers to access and correct unsafe conditions by reconstructing curb ramps and sidewalks to meet ADA requirements.

Project Schedule

Milestone	Start	Completion
Start of Work	Upon task order execution (TOE)	
Project Kickoff & Project Management Plan	Within 2 weeks of TOE	
Existing Conditions Analysis	Within 2 weeks of TOE	Within 9 months of TOE
Purpose & Need	Within 2 weeks of TOE	Within 9 months of TOE
Design Concepts	Within 3 months of TOE	Within 9 months of TOE
Proposed Project	Within 3 months of TOE	Within 9 months of TOE
Conceptual Engineering	Within 12 months of TOE	Within 24 months of TOE
Environmental Review and Documentation	Within 9 months of TOE	Within 21 months of TOE

TASK 1: PROJECT MANAGEMENT

The Contractor shall provide management, and any necessary staff as needed, to plan, organize, direct, supervise, control and coordinate the administrative aspects of the project, including contract and subcontract administration, accounting/invoicing, office services, and personnel administration. The Contractor shall develop a Project Management Plan that shall provide the basis by which the project status will be measured and shall include methods to identify potential cost overruns and maintain project budget. Additionally, the Contractor is responsible for overseeing quality assurance/control to ensure efficient review/comment processes and facilitate meaningful input from the project team.

TASK 2: PLANNING ANALYSIS

The Contractor is to conduct planning analysis in coordination with the Metro team, project sponsor, and any project partners per the following steps. Robust community engagement shall inform each step of the planning analysis, requiring the Contractor to coordinate with and reference the community engagement process recommendations. Responsibilities shall include the following:

- Analyze existing conditions
- Evaluate alternative parallel/perpendicular facilities and Metro C Line connections
- Establish project purpose & need
- Develop design concepts
- Recommend proposed project

TASK 3: CONCEPTUAL ENGINEERING (15%-LEVEL DESIGN)

The Contractor shall consider the existing conditions and design challenges assessed in Task 2 to develop Conceptual Engineering. The Conceptual Engineering & Design package shall be designed to the latest applicable Federal, State, and Local codes and standards. Responsibilities shall include the following:

- Identify design challenges
- Develop conceptual engineering
- Determine easement/right-of-way requirements
- Develop capital cost estimates

TASK 4: ENVIRONMENTAL REVIEW AND DOCUMENTATION

Contractor shall complete environmental review, studies, and documentation to support the Project Sponsor in environmentally clearing the project. Prepare the Category Exclusion/Category Exemption, Statutory Exemption (per SB 288 and expiring on January 1, 2023), or higher level of environmental document if required. Provide support to complete the environmental phase with CEQA approvals.

TASK 5: COMMUNITY ENGAGEMENT

Contractor is to assist Project Team with development and implementation of a Public Participation Plan (PPP) that entails an inclusive and extensive outreach process. Responsibilities shall include the following:

- Develop outreach materials and exhibits
- Promote project with culturally and linguistically appropriate communications
- Perform meeting administration
- Conduct community events such as street audits and design workshops

ATTACHMENT D
BOND REQUIREMENTS

The provisions of this Attachment D apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

PROJECT CO-SPONSORS acknowledge that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. PROJECT CO-SPONSORS further acknowledge their 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 PROJECT CO-SPONSORS 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 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. PROJECT CO-SPONSORS 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 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 LACMTA in consultation with its bond counsel.

PROJECT CO-SPONSORS will each designate one or more persons that will be responsible for compliance with the obligations described in this Attachment D and notify LACMTA of such designations.

ATTACHMENT E
COMPLETE STREETS SELF CERTIFICATION FORM
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

The Los Angeles County Metropolitan Transportation Authority requires that by the execution of this Cooperative Agreement, applicants shall have an adopted local Complete Streets policy, an adopted City Council Resolution in support of Complete Streets, or an adopted General Plan consistent with the state's Complete Streets Act of 2008 in order to be eligible for the next cycle of Metro capital grant funding programs. This Los Angeles County Complete Streets policy self-certification form should be completed and executed for all Measure M Metro Active Transport (MAT) funded projects.

1. Name of Project Sponsor (City/County): City of Redondo Beach
2. Contact Name: Brad Lindahl
3. Contact Phone: 310-318-0661
4. Contact Email: Brad.Lindahl@redondo.org
5. Project Description:
   The Cities of Redondo Beach and Lawndale along with the Los Angeles County Public Works propose to install improved and new Bike and Pedestrian Facilities along Redondo Beach Boulevard/Ripley Avenue from Flagler Lane on the west to the Dominguez Channel Greenway on the east. The total length of this segment is 3.3 miles. The improvements will include a series of access, safety, and infrastructure enhancements for walking and biking. This project will provide a cohesive network that will encourage active transportation modes and allow users to connect to transit facilities, educational facilities, parks, retail stores, job centers and residential neighborhoods. The project supports the goals of the Active Transportation Strategic Plan and will enhance safety by implementing pedestrian improvements by removing barriers to access and correct unsafe conditions by reconstructing curb ramps and sidewalks to meet ADA requirements.
6. Identify participating agencies roles and responsibilities.
   City of Redondo Beach – Sponsor Agency
   City of Lawndale – Co-sponsor Agency
   County of Los Angeles Department of Public Works – Co-sponsor Agency
7. Insert adopted local Complete Streets policy, adopted City Council Resolution in support of Complete Streets, or adopted General Plan consistent with the state's Complete Streets Act of 2008.
   See attachment

By signing and self-certifying this form, the agency commits to the Metro Complete Streets Policy and confirms the adoption of a local Complete Streets policy, a City Council Resolution in support of Complete Streets, or a General Plan consistent with the state's Complete Streets Act of 2008.

Subregion ID: South Bay

Project#: D1104
CA# 9200000000MATD1104

Signature:

Agency Representative

7/1/2021
Date

RESOLUTION NO. 1310-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA ADOPTING ADMINISTRATIVE POLICY NO. 12.02, LIVING STREETS GUIDELINES AND POLICY FOR THE CITY OF REDONDO BEACH

WHEREAS, the City of Redondo Beach ("City") desires to improve access and connectivity, and to integrate the streets for all users and transportation modes; and

WHEREAS, Assembly Bill 1358 ("AB 1358"), the California Complete Streets Act of 2008, requires cities to include Complete Streets language into their policies as part of their general plans; and

WHEREAS, Complete Streets language provides that all public roads in California shall be designed and operated to accommodate all roadway users, including bicyclists, pedestrians, transit riders, motorists, and pedestrians of all ages and abilities; and

WHEREAS, on October 18, 2011, the City Council adopted the Healthways/ Blue Zones Vitality City: Beach Cities Livability Plan (the "Plan"); and

WHEREAS, the Plan recommends adopting Complete Streets language into the City planning documents to comply with AB 1358; and

WHEREAS, the Living Streets Guidelines and Policy will incorporate Complete Streets language into the City planning documents and assist the City in complying with AB 1358 by establishing guiding principles and practices for transportation related projects.

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

SECTION 1. That the City of Redondo Beach adopts Administrative Policy No. 12.02, Living Streets Guidelines and Policy, as described in Attachment "A", to incorporate Complete Streets language into the City planning documents and establish guiding principles and practices for transportation related projects.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 8th day of October, 2013.

Steve Aspel, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-1310-095 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 1st day of October, 2013, by the following roll call vote:

AYES: GINSBURG, AUST, SAMMARCO, KILROY

NOES: NONE

ABSENT: BRAND

ABSTAIN: NONE

Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

ATTACHMENT E
COMPLETE STREETS SELF CERTIFICATION FORM
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

The Los Angeles County Metropolitan Transportation Authority requires that by the execution of this Cooperative Agreement, applicants shall have an adopted local Complete Streets policy, an adopted City Council Resolution in support of Complete Streets, or an adopted General Plan consistent with the state's Complete Streets Act of 2008 in order to be eligible for the next cycle of Metro capital grant funding programs. This Los Angeles County Complete Streets policy self-certification form should be completed and executed for all Measure M Metro Active Transport (MAT) funded projects.

1. Name of Project Co-Sponsor (City/County): Los Angeles County Department of Public Works (LACDPW)
2. Contact Name: Andrew Ross
3. Contact Phone: 626-300-4586
4. Contact Email: AROSS@dpw.lacounty.gov
5. Project Description:
   The Cities of Redondo Beach and Lawndale along with the Los Angeles County Public Works propose to install improved and new Bike and Pedestrian Facilities along Redondo Beach Boulevard/Ripley Avenue from Flagler Lane on the west to the Dominguez Channel Greenway on the east. The total length of this segment is 3.3 miles. The improvements will include a series of access, safety, and infrastructure enhancements for walking and biking. This project will provide a cohesive network that will encourage active transportation modes and allow users to connect to transit facilities, educational facilities, parks, retail stores, job centers and residential neighborhoods. The project supports the goals of the Active Transportation Strategic Plan and will enhance safety by implementing pedestrian improvements by removing barriers to access and correct unsafe conditions by reconstructing curb ramps and sidewalks to meet ADA requirements.
6. Identify participating agencies roles and responsibilities.
   City of Redondo Beach – Sponsor Agency
   City of Lawndale – Co-sponsor Agency
   County of Los Angeles Department of Public Works – Co-sponsor Agency
7. Insert adopted local Complete Streets policy, adopted City Council Resolution in support of Complete Streets, or adopted General Plan consistent with the state's Complete Streets Act of 2008.
   See attachment

By signing and self-certifying this form, the agency commits to the Metro Complete Streets Policy and confirms the adoption of a local Complete Streets policy, a City Council Resolution in support of Complete Streets, or a General Plan consistent with the state's Complete Streets Act of 2008.

Subregion ID: South Bay

Project#: D1104
CA# 9200000000MATD1104

Signature:

Andrew Ross

Agency Representative

10/04/2021

Date

IV. Goals and Policies

Goal M 1: Street designs that incorporate the needs of all users.	
Topic	**Policy**
Complete Streets	Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.
	Policy M 1.2: Ensure that streets are safe for sensitive users, such as seniors and children.
	Policy M 1.3: Utilize industry standard rating systems to assess sustainability and effectiveness of street systems for all users.
Goal M 2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.	
Topic	**Policy**
Active Transportation Design	Policy M 2.1: Provide transportation corridors/networks that accommodate pedestrians, equestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities whenever appropriate and feasible.
	Policy M 2.2: Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following street designs, whenever appropriate and feasible: • Lane width reductions to 10 or 11 feet in low speed environments with a low volume of heavy vehicles. • Wider lanes may still be required for lanes adjacent to the curb, and where buses and trucks are expected. • Low-speed designs. • Access management practices developed through a community-driven process. • Back in angle parking at locations that have available roadway width and bike lanes, where appropriate.

ATTACHMENT E
COMPLETE STREETS SELF CERTIFICATION FORM
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

The Los Angeles County Metropolitan Transportation Authority requires that by the execution of this Cooperative Agreement, applicants shall have an adopted local Complete Streets policy, an adopted City Council Resolution in support of Complete Streets, or an adopted General Plan consistent with the state's Complete Streets Act of 2008 in order to be eligible for the next cycle of Metro capital grant funding programs. This Los Angeles County Complete Streets policy self-certification form should be completed and executed for all Measure M Metro Active Transport (MAT) funded projects.

1. Name of Project Co-Sponsor (City/County): City of Lawndale
2. Contact Name: Julian Lee
3. Contact Phone: (310) 973-3260
4. Contact Email: jlee@lawndalecity.org
5. Project Description:
   The Cities of Redondo Beach and Lawndale along with the Los Angeles County Public Works propose to install improved and new Bike and Pedestrian Facilities along Redondo Beach Boulevard/Ripley Avenue from Flagler Lane on the west to the Dominguez Channel Greenway on the east. The total length of this segment is 3.3 miles. The improvements will include a series of access, safety, and infrastructure enhancements for walking and biking. This project will provide a cohesive network that will encourage active transportation modes and allow users to connect to transit facilities, educational facilities, parks, retail stores, job centers and residential neighborhoods. The project supports the goals of the Active Transportation Strategic Plan and will enhance safety by implementing pedestrian improvements by removing barriers to access and correct unsafe conditions by reconstructing curb ramps and sidewalks to meet ADA requirements.
6. Identify participating agencies roles and responsibilities.
   City of Redondo Beach – Sponsor Agency
   City of Lawndale – Co-sponsor Agency
   County of Los Angeles Department of Public Works – Co-sponsor Agency
7. Insert adopted local Complete Streets policy, adopted City Council Resolution in support of Complete Streets, or adopted General Plan consistent with the state's Complete Streets Act of 2008.
   See attachment

By signing and self-certifying this form, the agency commits to the Metro Complete Streets Policy and confirms the adoption of a local Complete Streets policy, a City Council Resolution in support of Complete Streets, or a General Plan consistent with the state's Complete Streets Act of 2008.

Subregion ID: South Bay

Project#: D1104
CA# 9200000000MATD1104

Signature:

Agency Representative

7/6/2021
Date

ATTACHMENT 2
Resolution CC-2202-008

RESOLUTION NO. CC-2202-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, ADOPTING THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY COMPLETE STREETS POLICY AND THE SUPPORT OF COMPLETE STREETS

WHEREAS, the term "Complete Streets" describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, users and operators of public transit, bicyclists, persons with disabilities, seniors, children, motorists, users of green modes, movers of commercial goods, access by the City of Lawndale transit system known as the Lawndale Beat, access highway corridor to the City of Gardena Municipal Bus Lines Route 3 and to the City of Redondo Beach Transit Line 102, major highway corridor to I-405 freeway, future potential access highway to the Green Line Metro Rail System, and major access highway to nearby beach cities.

WHEREAS, the City of Lawndale recognizes that the planning and coordinated development of Complete Streets infrastructure provides benefits for local governments in the areas of infrastructure cost savings; public health; and environmental sustainability;

WHEREAS, the City of Lawndale acknowledges the benefits and value for the public health and welfare of reducing vehicle miles traveled and increasing transportation by walking, bicycling, and public transportation;

WHEREAS, the State of California has emphasized the importance of Complete Streets by enacting the California Complete Streets Act of 2008 (also known as AB 1358), which requires that when cities or counties make substantive revisions to the circulation elements of their general plans, they identify how they will provide for the mobility needs of all users of the roadways, as well as through Deputy Directive 64, in which the California Department of Transportation explained that it "views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system";

WHEREAS, the California Global Warming Solutions Act of 2006 (known as AB 32) sets a mandate for the reduction of greenhouse gas emissions in California, and the Sustainable Communities and Climate Protection Act of 2008 (known as SB 375) requires emissions reductions through coordinated regional planning that integrates transportation, housing, and land-use policy, and achieving the goals of these laws will require significant increases in travel by public transit, bicycling, and walking;

WHEREAS, numerous California counties, cities, and agencies have adopted Complete Streets policies and legislation in order to further the health, safety, welfare, economic vitality, and environmental well- being of their communities;

WHEREAS, the Los Angeles County Metropolitan Transportation Authority (Metro), through its Metro Complete Streets Policy, requires that all jurisdictions address complete streets policies at the local level through the adoption of a supportive complete streets resolution, complete streets policy, or through a general plan update that complies with the California Complete Streets Act of 2008 to be eligible for Metro Capital Grant funds;

WHEREAS, the City of Lawndale therefore, in light of the foregoing benefits and considerations, wishes to improve its commitment to Complete Streets and desires that its streets form a comprehensive and integrated transportation network promoting safe and convenient travel for all users while preserving flexibility, recognizing community context, and using design guidelines and standards that support best practices;

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

SECTION 1. That the City of Lawndale affirms its commitment to Complete Streets and desires that its streets form a comprehensive, safe and integrated transportation network for all road users.

SECTION 2. That the next substantial revision of the City of Lawndale General Plan circulation element will incorporate complete streets policies and principles consistent with the California Complete Streets Act of 2008 (AB 1358).

PASSED, APPROVED AND ADOPTED this 7th day of February, 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-2202-008 at a regular meeting of said Council held on the 7th day of February, 2022 by the following roll call vote:

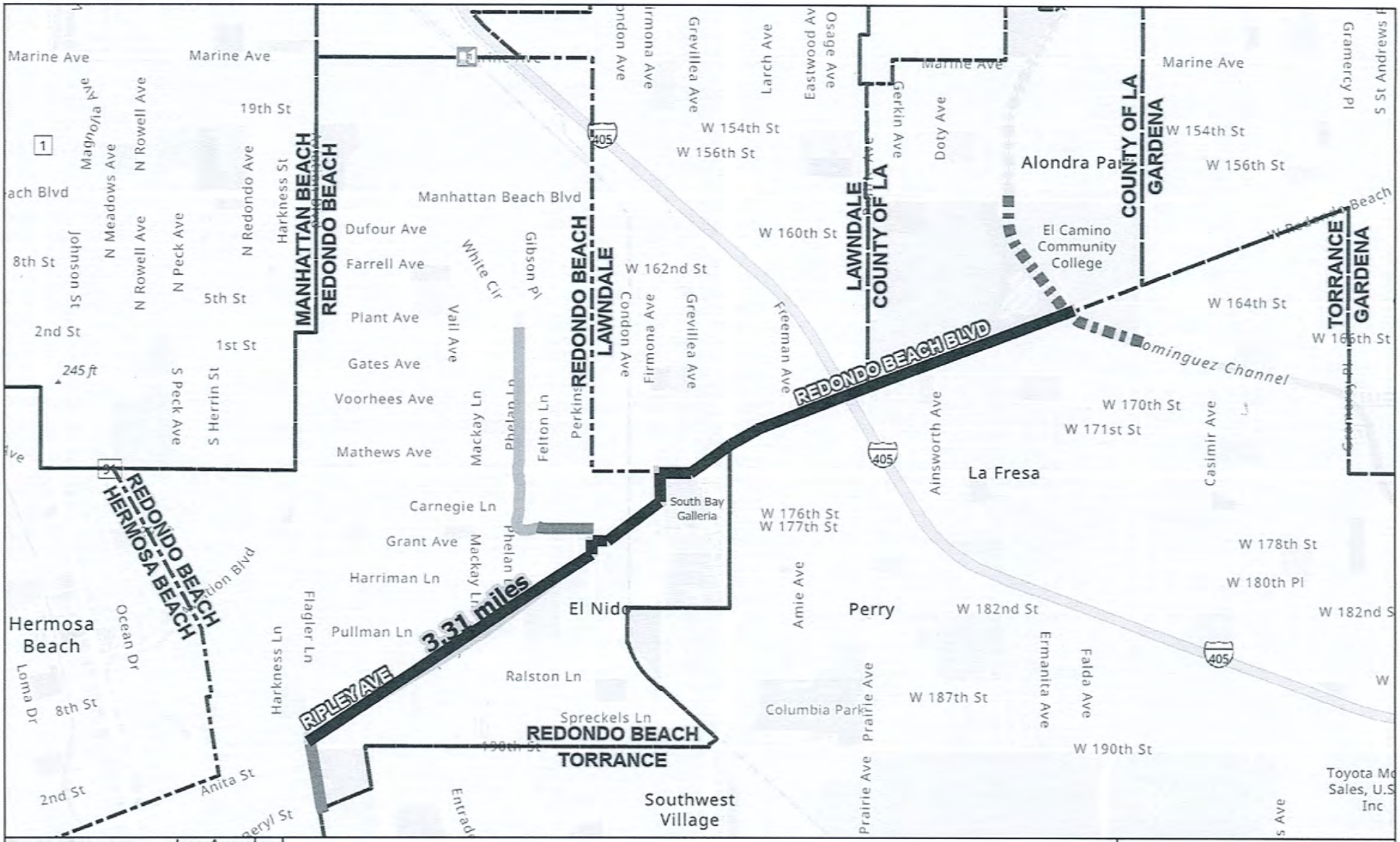
Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Rhonda Hofmann Gorman, Mayor Pro Tem					
Bernadette Suarez					
Pat Kearney					
Sirley Cuevas					

_____
Erica Harbison, City Clerk

APPROVED AS TO FORM:

_____
Gregory M. Murphy, City Attorney

ATTACHMENT 3
Project Location Map



REDONDO BEACH BOULEVARD ACTIVE TRANSPORTATION CORRIDOR

Bikeway & Pedestrian Improvement Corridor
Existing Dominguez Channel Greenway
Dominguez Channel Greenway Extension
Existing Class 1 Bike Path
Proposed Class 1 Bike Path
Existing Class 3 Bike Route
Green Line Station
CityBoundary

N

0 0.25 0.5 Mi

0 0.5 1 Km

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Back to Agenda

CITY OF LAWNDALE

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

February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Diane Parsley, Executive Assistant

SUBJECT: **Southern California Association of Governments Annual General Assembly Appointment of Voting Delegate and Alternate – May 5, 2022**

BACKGROUND

The City Manager's Office received information from the Southern California Association of Governments (SCAG) regarding the City of Lawndale's attendance at the 2022 General Assembly business meeting and the appointment of a voting delegate, and alternate (if desired).

Last year, the conference was held virtually on May 6, 2021, and the City did not incur any cost as there were no travel costs or accommodations required. City Councilmember Bernadette Suarez was selected to participate as the voting delegate and City Councilmember Pat Kearney was selected to participate as the voting alternate for the May 2021 General Assembly.

STAFF REVIEW

Based on information received from SCAG, the daily sessions have not been finalized as of this writing but the date of the event is set to take place from Wednesday, May 4 to Friday, May 6, 2022. The business meeting, where the City's voting delegate or alternate will cast their vote on business items, is scheduled to take place on Thursday, May 5, 2022.

Voting delegates typically consider the annual budget, ratify board officers for the coming year, and may vote on bylaws revisions and resolutions. To have a vote in the general assembly, the City must formally designate a delegate. The City may also designate an alternate in the event the delegate is unable to vote.

Below are estimated costs per person to attend the General Assembly in Palm Desert from May 4-6, 2022.

Estimated Cost Per Person	**Voting Delegate, Voting Alternate, and/or additional City Councilmember attending if not a SCAG Committee Member**
SCAG Registration	Complimentary
Mileage for Personal Vehicle	$ 160.00
Meal Per Diem	90.00
Hotel 1st Night	300.00
Hotel 2nd Night	300.00
Total Each Person:	**$ 850.00**

The City estimates up to $850 will be required for one person to attend the full assembly. The estimate includes complimentary attendance to the general assembly, mileage for a personal vehicle, two nights' hotel accommodations, and meals. A city car could be made available to reduce the travel cost by approximately $160, which is the estimated mileage reimbursement for a personal vehicle.

LEGAL REVIEW

None.

FISCAL IMPACT

In the Fiscal Year 2021-22 budget, funding of $1,000 was approved in the City Council's budget, travel line item for the SCAG General Assembly.

Due to savings in previous travel arrangements to date in Fiscal Year 2021-22, we expect there will be savings to cover the cost of the voting delegate and a voting alternate to attend the General Assembly from May 4-6, 2022.

RECOMMENDATION

Staff recommends that the City Council determine:

(a) who will attend the SCAG annual business meeting
(b) designate the City's voting delegate
(c) designate the City's voting alternate (if desired)
(d) allocate funding from account number 100-110-510.620, City Council Travel/Meetings for the City Delegate, and City Alternate (if desired) @ $850 each
(e) direct the City Clerk's Office to formally confirm the delegate and alternate selection and forward that information to SCAG and the City Manager's Department.

Back to Agenda

CITY OF LAWNDALE

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

February 7, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Mike Estes, Director of Community Services
Michael Reyes, Director of Municipal Services

SUBJECT: **2022 City-wide Special Events Calendar**

BACKGROUND

Traditionally, the City of Lawndale has organized and facilitated a comprehensive special event calendar comprised of approximately 12 events per year for the community to enjoy. The special events in the past have been very well-attended by not only Lawndale residents, but non-residents alike. Some of the larger City-wide special events consistently draw up to 1,000 or more event attendees. The City's special event programs are non-revenue producing and do not require admission nor other fees outside of food and beverage purchases.

STAFF REVIEW

Special Event Budgeting:
The City's fiscal year budget provides monetary support for each of the events, while the City's Parks, Recreation and Social Services Commission (PRSSC) has monetarily supported events in the past such as the annual Lawndale Blues Festival.

Special Event Date Planning:
Most of the City's celebratory special event programs are planned around holidays such as Easter, Halloween, winter holidays, Memorial Day, Veteran's Day, etc. However, other events are planned based upon the event activities and specifics. For example, the City's Health, Safety and Pet Fair typically takes place the second Saturday in June due to the desirable weather, involvement of animals and partner entities such as Los Angeles County Animal Services and a local veterinarian.

In addition, each year there are events that are held on the actual holiday which often provides no leeway when selecting a date, such as the annual Memorial Day Remembrance Ceremony which has always taken place on the actual holiday – the final Monday in May of each year.

California Department of Public Health/LA County Department of Public Health Restrictions:
On January 20th, 2022, Los Angeles County Department of Public Health (LACDPH) aligned with California Department of Public Health (CDPH) and reduced the threshold for attendance at Mega-events held outdoors from 10,000 to 5,000 individuals. However, City of Lawndale special events have never reached this level of participation in the past and we don't expect any of them will in the near future.

This simply means that the City will not be required to follow guidelines for public events such as checking vaccination passports, or requiring a negative polymerase chain reaction (PCR) test within two days for individuals attending such events.

Cancellations Suggested:
Although CDPH and LACDPH both agree that indoor events with fewer than 500 individuals can take place without mandatory checks for vaccination status, or a negative polymerase chain reaction (PCR) test within two days, checking status is strongly recommended by both entities. However, due to the recent surge of COVID-19 and new variants, the City believes it is wise to refrain from planning any indoor special event programs or substantially large outdoor programs where close physical contact is hard to avoid for calendar year 2022.

Therefore, staff is recommending the cancellation of the following two indoor and one significantly large outdoor special event programs: 1) Youth in Government Day; 2) Lawndale Youth Day Parade; and 3) Volunteer and Sponsorship Recognition Dinner.

Both Youth in Government Day and Lawndale Youth Day Parade special events are comprised of students from Centinela Valley Union High School District and Lawndale Elementary School District which significantly diminishes the opportunity to have these events. The City has learned that students are not being released for field trips which eliminates participation for the Youth in Government Day program and significantly diminishes participation for the Lawndale Youth Day Parade.

The third event being suggested for cancellation, Volunteer Sponsorship Recognition Dinner, is an invitational event for the City's volunteers in the Community Services Department. Due to the ongoing COVID-19 pandemic, there have been no programs in which volunteers have been used since prior to the start of the pandemic. In addition, no funds were included in the budget for FY 2021-22.

2022 Proposed Special Events Calendar:
Please see below for the City's proposed special event calendar for 2022 minus the events mentioned above being suggested for cancellation in 2022.

2022 Special Event Calendar (Listed in Chronological Order)

Special Event Program	Type of Event	2022 Potential Event Date	Location	Staff Recommendation
Spring Clean Up Week/Cleanup Day	Outdoor/ Public	March 21 – 25 No Clean Up Day	Public Works Yard	City staff has chosen a modified event on these dates
Easter Egg Hunt	Outdoor/ Public	April 16	William Green Park*	Continue with event as normal or facilitate a modified version
Memorial Day Remembrance	Outdoor/ Public	May 30	Veteran's Memorial Wall	Continue with event as normal or facilitate a virtual program
Health, Safety and Pet Fair	Outdoor/ Public	June 11/18**	Jane Adams Park	Continue with event as normal or facilitate a modified version
National Night Out	Outdoor/ Public	August 2	City Hall Courtyard	Continue with event as normal or facilitate a modified version

2022 Special Event Calendar (Continued) (Listed in Chronological Order)

Lawndale Blues Festival	Outdoor/ Public	Sept. 10	Jane Adams Park	Continue with event as normal or facilitate a modified version
Fall Clean Up Week /Clean Up Day	Outdoor/ Public	Sept. 10 – 18 Sept. 17	Public Works Yard	Continue with event outdoors or facilitate a modified version
Halloween Haunt	Outdoor/ Public	October 31***	Civic Center Plaza	Continue with event outdoors or facilitate a modified version
Field of Honor Flag Display	Outdoor/ Public	November 10 – 13	City Hall Courtyard Lawn	Continue with event as normal or facilitate a modified version
Angel Tree Lighting Event	Outdoor/ Public	December 5	Civic Center Plaza	Continue with event as normal or facilitate a modified version

*=Staff is considering multiple locations to spread out participants
**=Date determined upon availability of veterinarian and Los Angeles County Animal Services Dept.
***=Event is on a Sunday and could be moved to Saturday, October 30 to enhance participation

Future Special Event Program Status:
The status of all future events can be determined based the on the following: 1) increase or decrease in the spread of COVID-19 and new variants; 2) changing CDPH and LACDPH restrictions and guidelines; and 3) whether or not such events can be planned and organized safely for both employees and the general public.

LEGAL REVIEW

None.

FISCAL IMPACT

All Community Services Department special event programs have been included in the FY 2021-22 Budget, Community Events Line Item (277-550-540.720 – 780), with the exception of the Volunteer and Sponsorship Recognition Dinner. In addition, all Municipal Services Department special event programs have been budgeted for the remainder of FY 2021-22.

RECOMMENDATION

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

ATTACHMENT:

LACDPH, COVID-19 Health Officer Order Requirements, FAQ – What Event Operators Need to Know

COVID-19 HEALTH OFFICER ORDER REQUIREMENTS – FAQ
WHAT EVENT OPERATORS NEED TO KNOW

Recent updates: (changes highlighted in yellow)
1/20/22: Updated to reflect recent changes to the County Health Officer Order, including:

- Lowered the definition of Mega Events to align with State Guidance. The definition of a Mega Event has changed from 10,000 attendees for outdoor events to 5,000 and from 1,000 at indoor events to 500. Mega Event rules apply to all events at these lowered thresholds, effective 1/15/22.
- No later than January 17, 2022, employees who work in an indoor setting where they are in close contact with other employees or customers must be provided with and required to wear a well-fitting medical grade mask, surgical mask, or higher-level respirator, such as an N95 face filtering respirator or KN95, at all times while indoors at the worksite or facility. The full cost of purchasing an appropriate face mask must be borne entirely by the employer and not the employee.

This Frequently Asked Questions (FAQ) document is intended to assist Event Operators in complying with the LA County Health Officer Order. This FAQ applies to large events, including Mega Events, which are defined as indoor events that have 500 or more attendees and outdoor events with 5,000 or more attendees. Examples of Mega Events include, but are not limited to: conventions, conferences, expos, concerts, shows, nightclubs, sporting events, live events and entertainment, fairs, festivals, parades, theme parks, amusement parks, water parks, large private events or gatherings, marathons or endurance races, and car shows.

1. What are the requirements in the Health Officer Order and when do they go into effect?

The Health Officer Order requires operators of Mega Events to take additional steps to verify the vaccination status of most of their customers. Below are the requirements that apply to Mega Events and associated operations.

- ✓ Mega Events:
  - ✓ All attendees at Indoor Mega Events (500+) must continue to show proof of full vaccination against COVID-19 or a negative viral test result prior to entry. Children under age 2 are exempt.
    - If providing a negative test result, it must be either:
      - A PCR test taken within 2 days of the event; or
      - An antigen test taken within 1 day of the event.
  - ✓ All attendees ages 5 and over at Outdoor Mega Events (5,000+) must show proof of full vaccination against COVID-19 or a negative viral test result prior to entry. Children under 5 are exempt.
    - If providing a negative test result, it must be either:
      - A PCR test taken within 2 days of the event; or
      - An antigen test taken within 1 day of the event.
  - ✓ Operators of Mega Events must cross-check proof of vaccination or negative COVID-19 viral test result against a photo identification for all attendees who are 18 years or older.
  - ✓ Attestation is no longer sufficient to prove vaccination or test status.
- ✓ See the DPH Business Compliance Toolkit for helpful implementation resources. See the Business COVID-19 Safety Compliance Certificate Program website for training materials.

2. Why do Mega Events present increased risk?

Mega Events are higher risk for COVID-19 transmission because attendees are spending long periods of time physically close to large numbers of people they don't usually interact with, thereby increasing the risk that respiratory particles will be transmitted between attendees if someone attending is infected.

Risk also increases depending on conditions in the environment. Per published reports, factors that increase the risk of infection, including transmission to people more than 6 feet away, include:

- **Enclosed spaces with inadequate ventilation or air handling** that allow for build-up of exhaled respiratory fluids, especially very fine droplets, and aerosol particles, in the air.
- **Increased exhalation of respiratory fluids** that can occur when an infectious person is engaged in physical exertion or raises their voice (e.g., exercising, shouting, singing).
- **Prolonged exposure** to these conditions.

3. Our venue is located in the City of Los Angeles (LA). How does the LA City Vaccination Ordinance impact events that will occur in LA?

Live indoor performance venues including performing arts theaters, music and concert venues, and adult entertainment venues, that are held in the City of Los Angeles are subject to the LA City Vaccination Ordinance.

However, the LA City Ordinance explicitly states that the Ordinance requirements do not apply to "any location that is required by a DPH Order to check proof of COVID-19 vaccination status prior to providing indoor service." This means that Indoor Mega Events (indoor events with more than 500 attendees) that occur in the City of Los Angeles are not subject to the Ordinance and must continue to follow the County Health Officer Order vaccination requirement instead.

All other entertainment venues and events that occur in the City of Los Angeles should review and comply with the LA City Ordinance. More information about the LA City Ordinance is available at SafePass LA and the FAQ page. If you are unsure whether your facility is located in the City of Los Angeles visit https://appcenter.gis.lacounty.gov/districtlocator/ and type in the address where your event will be held.

4. Which Health Officer Order requirements apply to my event?

Risk varies based on the size of an event and whether it occurs indoors or outdoors. Outdoor events and those with lower numbers of attendees pose less of a risk of transmission compared to large, indoor events. Below is a table that describes the different rules that apply based on these two event characteristics.

COVID-19 HEALTH OFFICER ORDER REQUIREMENTS – FAQ
WHAT EVENT OPERATORS NEED TO KNOW

Event Location	Number of attendees	Masking rules	Proof of full vaccination (or negative test)* required for patrons?	Performer requirements?
INDOOR	Under 500	Required for all – vaccinated and unvaccinated Employees in close contact with others must wear a medical grade mask when indoors	Required if venue is located in the City of LA**; otherwise strongly recommended	• Performers may unmask to perform indoors if certain criteria are met. *** • Performers may also unmask outdoors. • Ideally, performers should be at least 12 feet from audience members.
	500 or more (Mega Event)	Required for all – vaccinated and unvaccinated Employees in close contact with others must wear a medical grade mask when indoors	Required	
OUTDOOR	Under 5,000	Recommended but not required	Recommended	
	5000 or more (Mega Event)	Required for all – vaccinated and unvaccinated	Required	

*A person is fully vaccinated for COVID-19: two weeks or more after they have received their second dose in a 2-dose series (Pfizer or Moderna), two weeks or more after they have received a single-dose vaccine (Johnson and Johnson/Janssen), or two weeks after receipt of another vaccine authorized by the World Health Organization. COVID-19 testing must be conducted on a sample taken within 1 day for an antigen test and within 2 days for a PCR test prior to entry into an event. See the Business Compliance Toolkit for helpful resources on implementing a vaccination requirement for your business.

**Indoor events with fewer than 500 attendees that are located in the City of LA must comply with the LA City Vaccination Ordinance. See the SafePass LA website and FAQ page for more information. If you are unsure whether your facility is in the city of Los Angeles visit https://appcenter.gis. lacounty.gov/districtlocator/ and type in the address where your event will be held.

***Performers may unmask during performances only if they are tested regularly. Testing cadence must be as follows:

- Performers that are up to date on their COVID-19 vaccinations (e.g., fully vaccinated and not yet eligible for a booster, or fully vaccinated and, when eligible, have received a booster dose) must be tested once weekly.
- Performers that are fully vaccinated and eligible for a booster dose but have not received one yet must be tested twice weekly.

5. Why is the County Health Officer requiring proof of vaccination to go inside some businesses and to attend Mega events?

The Health Officer is taking this step due to the continued transmission of the more easily spread Omicron variant of the virus that causes COVID-19 and the currently high level of community transmission of the disease in the County. Requiring vaccination for those entering certain higher risk businesses will help to reduce community spread, reduce the risk for workers and patrons in these settings, and further encourage residents at risk of infection to get vaccinated. Vaccines are safe and effective, widely available in the County, and the best way to reduce your personal risk of getting and becoming seriously sick from COVID-19. Learn more about COVID-19 vaccines at the LA County Vaccine webpage.

6. How do businesses verify vaccination status?

Checking for vaccination status applies only to attendees ages 5 years and older. Operators are required to cross-check photo identification and proof of vaccination or negative COVID-19 test results for attendees ages 18 years and older. Businesses subject to the Health Officer Order must check for two things:

- ✓ **Check to see if the name on the vaccination record matches a photo ID of the attendee (if 18+)**, AND
- ✓ **Check proof of COVID-19 vaccination for vaccination type and date(s)**
  - If Johnson & Johnson (J&J), verify single dose with date at least 14 days prior to today.
  - If Pfizer or Moderna, verify two doses with dates. The most recent date must be at least 14 days prior to today.

There are a variety of vaccination records that are acceptable as proof:

- ✓ **Vaccine Record Card or Health Record**
  - ✓ CDC COVID-19 Vaccination Record Card
  - ✓ World Health Organization (WHO) Vaccine Record Card
  - ✓ Documentation of vaccination from the healthcare provider or entity that provided the COVID-19 vaccines
  - ✓ California Immunization Registry (CAIR2) Vaccination Record
- ✓ **Digital Vaccination Record**
  - ✓ Issued by the California Department of Public Health
  - ✓ An approved company such as Healthvana or Carbon Health

See: LA County Visual Guidance Verifying Proof of COVID-19 Vaccination for images and more detailed information.

7. How do businesses verify pre-entry negative COVID-19 (diagnostic) test results?

This applies to all attendees at Indoor Mega Events and attendees ages 5 years and older at Outdoor Mega Events who do not provide proof of full vaccination against COVID-19. Test results must be provided and verified prior to entry. Children under age 2 are exempt from pre-entry testing requirements.

Mega Event Operators must cross-check attendees' photo identification and proof of vaccination or negative COVID-19 test results; this requirement applies only to attendees ages 18 years and older.

Businesses should take the following steps to confirm an attendee's negative COVID-19 (diagnostic) test results:

- ✓ Confirm the person's name and, if listed, birthdate on the test result matches their photo ID (if 18+), AND the documentation of the COVID-19 (diagnostic) test result must show that:
  - ✓ The test result is negative, AND
  - ✓ The test was taken within the last 2 days (if PCR/NAAT) or 1 day (if antigen), AND
  - ✓ The type of test is COVID-19 or SARS-CoV-2 antigen (Ag) or PCR/NAAT, AND
  - ✓ The result is from a laboratory or healthcare or test provider or patient platform for the healthcare provider (e.g., Healthvana).

See: LA County Visual Guidance Verifying Proof of a Negative COVID-19 Test for images and more detailed information.

8. Will employees need to keep an attendee's record of vaccine or negative test status or a record of the verification process?

No. By allowing each patron to be seated, receive services, or participate in activities at the facility, the facility owner/management is attesting that the facility has appropriately verified each attendee's vaccination or negative test status prior to entry. The business will be subject to any penalties for noncompliance if it is found that it did not adhere to the proper vaccine verification process.

9. How should attendance be calculated to determine Mega Event status?

Risk of spread at an event increases as the number of people attending increases, with increased close contact between attendees, and as the duration of the event gets longer. Event operators should calculate their event size based on their total number of attendees expected within the event facility or defined event space at any given time. For short duration events (3 hours in duration or less), event operators should count the total number of attendees that are expected at the event with the assumption that all attendees are expected to attend for the entire event duration. For longer duration events, such as events that last 1 or more days, event organizers should base their attendance assessment on the number of people that are expected to attend the event at its peak time. If the anticipated attendance at the event approaches Mega Event size for any given time during the duration of the event, the Event Operator is required to follow Mega Event rules and verify the vaccination status of attendees.

Event Operators seeking to stay under the Mega Event limit for longer duration events should consider implementing timed ticketing to spread out attendance across the event's duration and deploying staff to monitor areas for crowding and help attendees move through the event.

10. What will happen if a facility is found not verifying vaccination status of patrons and/or staff?

County health inspectors will be visiting and observing the operations of these facilities during normal business hours. Should a health inspector determine that a business is not complying with the Health Officer Order, (such as not verifying vaccination status of all patrons) during the initial visit, the health inspector will document the violation on an inspection report and issue a compliance date by which the violations need to be corrected. If upon a follow-up inspection there is still noncompliance, an Administrative Citation in the amount of $500 will be issued to the facility, and Public Health will continue to inspect for compliance.

11. Are masks still required indoors after vaccine verification?

Yes, masks are still required indoors even if vaccinated. Masks may be removed while actively eating and drinking. Patrons, customers, or guests must be seated at a table or positioned at a stationary counter, ticketed seat, or place while actively eating or drinking. It is recommended that physical distancing between different parties be implemented to reduce the risk of spread in areas where patrons are permitted to actively eat or drink.

No later than January 17, 2022, employees who work in an indoor setting where they are in close contact with other employees or customers must be provided with and required to wear a well-fitting medical grade mask, surgical mask, or higher-level respirator, such as an N95 face filtering respirator or KN95, at all times while indoors at the worksite or facility. **The full cost of purchasing an appropriate face mask must be borne entirely by the employer and not the employee.** For a review of mask options, please visit this page.

12. Do you have official signage stating that vaccine or test verification is legally required?

DPH signage can be found on the Best Practices to Prevent COVID-19, Guidance for Businesses and Employers page.

Back to Agenda

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

DATE: February 7, 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.

Back to Agenda

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

DATE: February 7, 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, the city attorney and the City's negotiators, regarding labor negotiations with Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees.

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

Back to Agenda

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DATE: February 7, 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.

Back to Agenda

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

DATE: February 7, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II

SUBJECT: Public Employee Appointment – City Manager

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