



# **CITY OF HAWAIIAN GARDENS**

## **AGENDA PACKET**

### **CITY COUNCIL PHA\***

<b>JESSE ALVARADO</b>	<b>MAYOR / CHAIRMEMBER</b>
<b>LUIS ROA</b>	<b>MAYOR PRO TEM / VICE CHAIRMEMBER</b>
<b>VICTOR FARFAN</b>	<b>COUNCILMEMBER / DIRECTOR</b>
<b>MYRA MARAVILLA</b>	<b>COUNCILMEMBER / DIRECTOR</b>
<b>HANK TRIMBLE</b>	<b>COUNCILMEMBER / DIRECTOR</b>
<b>CARMELLA MAHAR</b>	<b>PHA DIRECTOR</b>
<b>RICHARD PRIETO</b>	<b>PHA DIRECTOR</b>

### **REGULAR MEETINGS**

**TUESDAY, FEBRUARY 25, 2020**

**\*5:30 PM & 6:00 PM**

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## AGENDA

AMENDED

### CITY OF HAWAIIAN GARDENS CITY COUNCIL

#### REGULAR MEETING

**TUESDAY, FEBRUARY 25, 2020 AT 6:00 PM**

**Meeting Location:** City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**ADA Information:** The City of Hawaiian Gardens complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the City Clerk's Department at **(562) 420-2641**, at least one (1) business day prior to the meeting so that we may accommodate you.

**Bilingual Information:** Anyone needing a Spanish bilingual interpreter for **ORAL COMMUNICATION ONLY**, please contact the City Clerk's Department at **(562) 420-2641**, at least one (1) business day prior to the meeting so that we may accommodate you.

**PLEASE TURN OFF CELL PHONES DURING THE MEETING.**

**CALL TO ORDER**

**INVOCATION**

**FLAG SALUTE**

**ROLL CALL**

<b>MAYOR</b>	<b>JESSE ALVARADO</b>
<b>MAYOR PRO TEM</b>	<b>LUIS ROA</b>
<b>COUNCILMEMBER</b>	<b>VICTOR FARFAN</b>
<b>COUNCILMEMBER</b>	<b>MYRA MARAVILLA</b>
<b>COUNCILMEMBER</b>	<b>HANK TRIMBLE</b>

#### **PROCLAMATIONS AND CERTIFICATES**

**PRESENTATION OF CERTIFICATES OF RECOGNITION TO THE FEDDE ACADEMY STUDENT GOVERNMENT DAY 2020 PARTICIPANTS.**

**ORAL PRESENTATION BY THE ABCUSD RELATING TO FUNDING THE DISTRICT FOR HOMELESSNESS**

**PRESENTATION OF PROCLAMATION DECLARING MARCH 2020 AS SAFE COMMUNITIES MONTH IN THE CITY OF HAWAIIAN GARDENS.**

## **PRESENTATIONS**

ORAL PRESENTATION AND UPDATE BY THE HAWAIIAN GARDENS LIBRARIAN.

CITY OF HAWAIIAN GARDENS VIDEO PRESENTATION OF CITY EVENT(S).

## **PUBLIC COMMENTS – GENERAL OR ITEMS ON THE AGENDA**

During each regular meeting, the Council shall provide members of the public the opportunity to address the City Council on any issue within the subject matter jurisdiction of the Council or to speak on items on the agenda, except for public hearing items. Each speaker shall be limited to three (3) minutes of public comment at each regular meeting. The City Council shall not discuss or take action relative to any public comment unless authorized by California Government Code Section 54954.2(b).

## **AGENDA ORGANIZATION**

This is the time for the City Council to discuss any changes in the order of agenda items.

### **A. PUBLIC HEARING(S) / HEARING(S)**

### **B. CONSENT CALENDAR**

Items listed on the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item may be removed from the Consent Calendar and will be considered separately.

The City Council, upon approval of the Consent Calendar will waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

1. ORDINANCE NO. 589  
CONDUCT SECOND READING AND ADOPT THIS ORDINANCE TO AMEND THE HAWAIIAN GARDENS MUNICIPAL CODE (HGMC) SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS.

COUNCIL ACTION: Conduct second reading, read by title only, waive further reading and adopt Ordinance No. 589.

2. ORDINANCE NO. 590  
CONDUCT SECOND READING AND ADOPT THIS ORDINANCE APPROVING CASE PLNG2019-0055 - ZONE CHANGE, TO RE-ZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL) / CASINO OVERLAY, FOR THE DEVELOPMENT OF A 9-UNIT PRIVATE HOTEL LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

COUNCIL ACTION: Conduct second reading, read by title only, waive further reading and adopt Ordinance No. 590.

**B. CONSENT CALENDAR (CONTINUED)**

**3. ORDINANCE NO. 591**

CONDUCT SECOND READING AND ADOPT THIS ORDINANCE APPROVING CASE PLNG2019-0080 - ZONE CODE TEXT AMENDMENT, A MODIFICATION TO THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.20.30 (DEFINITIONS) TO ALLOW HOTELS TO HAVE A KITCHEN IN GUEST'S ROOMS. THE DEFINITION OF "HOTEL" UNDER SECTION 18.20.30 SHALL NOT APPLY TO STRUCTURES LOCATED IN THE C-4/SPACE CASINO OVERLAY ZONE.

COUNCIL ACTION: Conduct second reading, read by title only, waive further reading and adopt Ordinance No. 591.

**4. PRESENTATION FROM THE FINANCE DEPARTMENT OF WARRANTS PROCESSED DURING THE PERIOD OF FEBRUARY 1, 2020 THROUGH FEBRUARY 14, 2020.**

COUNCIL ACTION: Receive and File.

**5. PRESENTATION OF VARIOUS COMMISSION MINUTES AND COMMITTEE REPORTS:**

- PLANNING COMMISSION
  - January 22, 2020
- PUBLIC SAFETY COMMISSION
  - January 15, 2020
- RECREATION AND PARKS COMMISSION
  - December 18, 2019
- SPECIAL EVENTS COMMITTEE
  - January 23, 2020
  - February 6, 2020

COUNCIL ACTION: Receive and File.

**6. COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING AND SAFETY DIVISION - MONTHLY REPORT FOR JANUARY 2020.**

COUNCIL ACTION: Receive and file.

**7. COMMUNITY DEVELOPMENT DEPARTMENT - CODE ENFORCEMENT DIVISION - MONTHLY REPORT FOR JANUARY 2020.**

COUNCIL ACTION: Receive and file.

**8. COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION PUBLIC WORKS PERMITS- MONTHLY REPORT FOR JANUARY 2020.**

COUNCIL ACTION: Receive and file.

**B. CONSENT CALENDAR (CONTINUED)**

9. COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION - MONTHLY REPORT FOR JANUARY 2020.

COUNCIL ACTION: Receive and file.

10. COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION - MONTHLY REPORT FOR JANUARY 2020.

COUNCIL ACTION: Receive and file.

11. COMMUNITY DEVELOPMENT DEPARTMENT – COMMERCIAL SIGN PROGRAM UPDATE REPORT FOR JANUARY 2020.

COUNCIL ACTION: Receive and file.

12. COMMUNITY DEVELOPMENT DEPARTMENT - WINDOW SECURITY BAR REMOVAL PROGRAM UPDATE REPORT FOR THE MONTH OF JANUARY 2020.

COUNCIL ACTION: Receive and file.

13. FINANCE DEPARTMENT - TREASURER'S REPORT FOR DECEMBER 2019.

COUNCIL ACTION: Receive and file.

14. APPROVAL OF MINUTES AS FOLLOWS:

- FEBRUARY 11, 2020 - REGULAR MEETING;

**C. DISCUSSION ITEM(S)**

15. CONSIDERATION TO APPROVE DONATIONS TO NON-PROFIT ORGANIZATIONS.

COUNCIL ACTION: Provide staff direction.

16. RESOLUTION NO. 012-2020  
DISCUSSION OF PROPOSALS FOR LEGAL SERVICES AND/OR APPROVE A RESOLUTION IDENTIFYING AND APPOINTING A CITY ATTORNEY.

COUNCIL ACTION: Adopt Resolution No. 012-2020.

**C. DISCUSSION (CONTINUED)**

**17. RESOLUTION NO. 013-2020**

AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROGRAM DEVELOPMENT AGREEMENT ("PDA") WITH ENGIE SERVICES, U.S., INC., FOR AN ENERGY CONSERVATION PROJECT DETAILED ASSESSMENT REPORT AND APPLY FOR THE CALIFORNIA ENERGY COMMISSION ("CEC") 1% INTEREST FINANCING LOAN FOR AN ENERGY EFFICIENCY AND RENEWABLE ENERGY PROJECT.

COUNCIL ACTION: Adopt Resolution No. 013-2020.

**D. COMMITTEE REPORT(S)**

**E. NEW BUSINESS**

**F. ORAL STAFF REPORTS**

**G. ORAL COUNCIL REPORTS**

**H. CLOSED SESSION**

**I. ADJOURNMENT**

Adjourn to a Regular City Council meeting to be held on Tuesday, March 10, 2020 at 6:00 PM.

**AGENDA**  
**CITY OF HAWAIIAN GARDENS**  
**PUBLIC HOUSING AUTHORITY**

**REGULAR MEETING**  
**TUESDAY, FEBRUARY 25, 2020 AT 5:30 P.M.**

**Meeting Location:** City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**ADA Information:** The City of Hawaiian Gardens Public Housing Authority complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the City Clerk's Department at **(562) 420-2641**, at least one business day prior to the meeting so that we may accommodate you.

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**PLEASE TURN OFF CELL PHONES DURING THE MEETING.**

**CALL TO ORDER**

**ROLL CALL**

<b>CHAIRMEMBER</b>	<b>JESSE ALVARADO</b>
<b>VICE CHAIRMEMBER</b>	<b>LUIS ROA</b>
<b>DIRECTOR</b>	<b>VICTOR FARFAN</b>
<b>DIRECTOR</b>	<b>MYRA MARAVILLA</b>
<b>DIRECTOR</b>	<b>HANK TRIMBLE</b>
<b>DIRECTOR</b>	<b>CARMELLA MAHAR</b>
<b>DIRECTOR</b>	<b>RICHARD PRIETO*</b>

**ADMINISTER OATH OF OFFICE**

LUCIE COLOMBO, CITY CLERK/PHA SECRETARY, TO ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED PHA RESIDENT DIRECTOR RICHARD PRIETO\*.

**PUBLIC COMMENTS – GENERAL OR ITEMS ON THE AGENDA**

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**AGENDA ORGANIZATION**

This is the time for the Agency to discuss any changes in the order of agenda items.

**A. PUBLIC HEARING(S) – NONE**

**B. CONSENT CALENDAR**

Items listed on the Consent Calendar are considered routine and will be enacted by one motion and one vote, There will be no separate discussion of these items. If discussion is desired, that item may be removed from the Consent Calendar and will be considered separately.

1. SECTION 8 HOUSING ASSISTANCE PROGRAM - MONTHLY STATUS REPORT FOR JANUARY 2020.

BOARD ACTION: Receive and File.

2. BEAUTIFICATION PROGRAM UPDATE REPORT FOR THE MONTH OF JANUARY 2020: FUNDING SOURCE – LOW-MODERATE INCOME HOUSING FUND.

BOARD ACTION: Receive and file.

3. PHA RESOLUTION NO. 2020-005  
APPROVE WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN FOR THE MONTH OF FEBRUARY 2020, IN THE AMOUNT OF \$100,496.76.

BOARD ACTION: Adopt PHA Resolution No. 2020-005.

4. APPROVAL OF PHA MEETING MINUTES AS FOLLOWS:

- JANUARY 28, 2020 – REGULAR MEETING.

BOARD ACTION: Approve the PHA minutes as presented.

**C. DISCUSSION ITEMS**

**D. NEW BUSINESS**

**E. CLOSED SESSION**

**F. ORAL STAFF REPORTS**

**G. ORAL AUTHORITY REPORTS**

**H. ADJOURNMENT**

Adjourn to the next Regular Public Housing Authority meeting to be held on Tuesday, March 24, 2020 at 5:30 PM.



**PHA**



**CITY OF HAWAIIAN GARDENS  
PUBLIC HOUSING AUTHORITY  
STAFF REPORT**

Agenda Item No. B-1City Manager [Signature]

**DATE:** February 25, 2020

**TO:** Honorable Chairperson and Board Members

**FROM:** Ernie Hernandez, Executive Director

**BY:** Joseph Colombo, Community Development Director  
Gloria R. Thomas, Housing Rehab Supervisor

**SUBJECT:** **SECTION 8 HOUSING ASSISTANCE PROGRAM STATUS  
REPORT FOR THE MONTH OF JANUARY 2020**

**SUMMARY:**

The attached Voucher Management System (VMS) Report reflects the current status of the Section 8 assisted households as of January 1, 2020.

**DISCUSSION:**

The attached VMS Report reflects 106 (95 regular vouchers + 11 port outs) units leased to participating households along with reports on demographics on those households.

HUD has notified staff of a disbursement for the month of January 1, 2020 in Housing Assistance Payments (HAP) in the amount of \$95,816 and \$10,510 for Administrative Fees. The current available funding is to assist approximately 115-119 families monthly. Staff is routinely reviewing the waitlist to determine eligibility on additional families and increase leasing efforts.

**WAIT LIST AND PREFERENCES**

The Waiting List Report reflects 841 households on the Waiting List and gives demographics for those households.

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies. The order in which families receive assistance from the waiting list depends on the selection of preferences that the family qualifies for. The source of Housing Choice Voucher (HCV) funding also

# VMS Report

February 13, 2020

Date Range: All  
 VMS Date Range: 1/1/2020...1/31/2020  
 Program: All  
 Payment Type: All  
 Check Numbers: All  
 Direct Deposit: All  
 Check Cleared: All  
 Port Status: Include Port Ins  
 Zero HAPs: Include Zero HAPs  
 Voided Payments: Omit Voided Payments  
 Held Checks: Exclude Held Checks

Grouped by: VMS Month  
 Sorted by: VMS Month

2020/01	2020/01	Unit Count	Expenses
Administrative Expenses for Port Admin Fees		0	\$764.70
Portable Vouchers Paid		11	\$15,496.00
All Other Vouchers		95	\$78,395.00
<b>Voucher Units and HAP Expenses - First of Month</b>		<b>106</b>	<b>\$92,628.00</b>
Number of Vouchers Under Lease on the Last Day of the Month		106	
Number of Hard to House Families Leased			
Number of PHA-Owned Units Leased		0	
Number of PBVs Under HAP And Leased		0	
Number of PBVs Under HAP And Not Leased with Vacancy Payment and Associated HAP Expense		0	\$0.00

# Head of Household Based on Gender and BR Size

Report Find Criteria (360 Family Member Records Found):  
Family Members::Member Relation Code = H

E	M	
<b>Family Members:Member Sex = &lt;blank&gt;</b>		<b>3</b>
Tenants:Bedrooms = ?		3
<b>Family Members:Member Sex = F</b>		<b>299</b>
Tenants:Bedrooms = ?		299
<b>Family Members:Member Sex = M</b>		<b>58</b>
Tenants:Bedrooms = ?		58

# Household Members by Ethnicity

Report Find Criteria (217 Family Member Records Found):  
Family Members::Member Relation Code > 0  
AND Tenants::Tenant Status = Active

<u>Family Members:Member</u> <u>Ethnicity Code</u>	<u>Ethnicity Code</u> <u>(See Key)</u>
1	104
2	226

# All Household Members by Race

Report Find Criteria (219 Family Member Records Found):

Tenants::Tenant Status = Active

<u>Family Members:Member Race</u>	<u>Member Race</u>	
<u>Code Display Text</u>	<u>Code Display</u>	
<blank>		9
Asian		9
Asian Native Hawaiian/Other		49
Black/African American		1
Black/African American		44
Native Hawaiian/Other Pacific		1
White		1
White		114
White Native Hawaiian/Other		1

# Statistics Report

Agency: 1 - City of Hawaiian Gardens  
 Waiting List: 1 - Voucher Waiting List  
 Status: Active  
 Income: Below 30

## TOTALS

Applicants on the Voucher Waiting List List	841	
Families with Children	473	56.24%
Elderly Families	171	20.33%
Families with Disabilities	168	19.98%

## TOTALS BY INCOME PERCENTAGE

Extremely Low Income	841	100.00%
Very Low Income	0	0.00%
Low Income	0	0.00%
Over Income Limit	0	0.00%
Incomplete Income Data	0	0.00%

## TOTALS BY ETHNICITY

Hispanic	188	22.35%
Non-Hispanic	562	66.83%

## TOTALS BY RACIAL GROUP

Amer. Indian/Alaska Native	29	3.45%	Native Hawaiian/Pac. Island	4	0.48%
Asian	71	8.44%	White	132	15.70%
Black/African American	476	56.60%			

## TOTALS BY PREFERENCE

Targeted Preference	216	Fourth Preference	38
First Preference	47	Fifth Preference	10
Second Preference	8	Sixth Preference	462
Third Preference	186	Seventh Preference	145

## TOTALS BY BEDROOM SIZE

### ALL APPLICANTS

1 BR	552
2 BR	219
3 BR	55
4 BR	8
5/+ BR	1
0 BR	0

### ELDERLY APPLICANTS

1 BR	151
2 BR	14
3 BR	4
4 BR	1
5/+ BR	0
0 BR	0

## AVERAGE WAIT FOR SELECTED APPLICATIONS

Average Days	Applicants
2908	841

of Hawaiian Gardens Housing Authority (HGHA) has established local preferences to give priority to serving families that meet those criteria.

The following are the HGHA's local preferences:

- (1) The Public Housing Authority (PHA) will offer a preference to any Hawaiian Gardens' resident family that has been terminated from its HCV program due to insufficient program funding.
- (2) Residents of Hawaiian Gardens (without regard to any minimum period of duration). Families with a member who works in or has been hired to work in Hawaiian Gardens shall also be treated as residents and given a preference in selection among applicants.
- (3) Families of service-connected disabled veterans or servicemen who contribute to the household income.
- (4) Families of all other veterans or servicemen with honorable discharge who contribute to the household income.
- (5) The PHA will give preference to: A family whose single member is an involuntarily displaced person, or whose head of household or spouse or single member is an elderly person or disabled or handicapped person over a single person, who is not elderly, disabled, handicapped or involuntarily displaced.

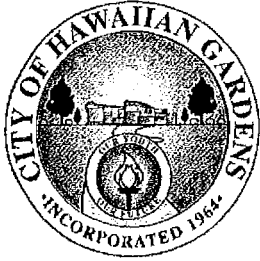
**AGENCY ACTION:**

Receive and file the attached Program Status Report.

**Attachments (Demographic Reports):**

1. VMS Report of Households Leased
2. Head of Household Based on Gender and BR Size
3. Household Members by Ethnicity
4. All Household Members by Race
5. Voucher Waiting List Report- Statistics Report





**CITY OF HAWAIIAN GARDENS  
PUBLIC HOUSING AUTHORITY  
STAFF REPORT**

Agenda Item No. B-2  
City Manager [Signature]

**DATE:** February 25, 2020  
**TO:** Honorable Chairperson and Board Members  
**FROM:** Ernie Hernandez, Executive Director  
**BY:** Joseph Colombo, Community Development Director  
 Gloria R. Thomas, Housing Rehab Supervisor [Signature]  
**SUBJECT:** **BEAUTIFICATION PROGRAM UPDATE REPORT FOR THE  
MONTH OF JANUARY 2020- PHA LOW MODERATE INCOME  
HOUSING FUND.**

**DISCUSSION**

The City of Hawaiian Gardens Public Housing Authority created a City Beautification Program for exterior improvements for single-family, duplex, and mobile homes, and interior improvements for condominiums. The Program is currently funded through the Hawaiian Gardens Public Housing Authority.

The intent of the Program is to improve the overall appearance of the City of Hawaiian Gardens' neighborhoods, increase property values, and increase community pride. The improvements of the homes must be deemed beneficial to the overall exterior appearance of the property and address deteriorated and unsightly conditions visible from the street. Financial assistance up to a maximum of \$15,000 is provided to property owners and up to \$25,000 for substandard cases through a grant. There's also \$2,500 grant available for emergency cases.

Below is the status on new applications received or in process during the Month of January 2020.

	<b>Applicant Address</b>	<b>Housing Type</b>	<b>Applicant Type</b>	<b>Application Status</b>	<b>Grant Amount</b>
1	21717 Arline Ave	SFR	Renter Occupied	Out to Bid	
2	12550 Carson St. #140	MOBILE	Owner Occupied	Withdrawn per owner's request	
3	12550 Carson St. #4	MOBILE	Owner Occupied	Completed	<b>\$ 9,230.00</b>

4	12550 Carson St. #163	MOBILE	Owner Occupied	Withdrawn due to Non-response	
5	21522 Belshire Ave. #8	CONDO	Owner Occupied	Withdrawn per owner's request due to decreased condo funds and Restrictive Covenant 5 year time frame	
6	12550 Carson St. #136	MOBILE	Owner Occupied	Back on Waiting List per Owner's request	
7	22106 Horst Ave.	SFR	Owner Occupied	Completed	\$ 14,900.00
8	12550 Carson St. #88	MOBILE	Owner Occupied	Completed	\$ 9,900.00
9	12550 Carson St. #130	MOBILE	Owner Occupied	Completed	\$ 8,775.00
10	12050 226 <sup>th</sup> St. #28	CONDO	Owner Occupied	Withdrawn due to Non-response	
11	21524 Belshire Ave. #5	CONDO	Owner Occupied	Completed	\$ 9,830.00
12	21808 Violeta Ave.	DUP	Owner Occupied	Pending Director's Approval	
13	12550 Carson St. #165	MOBILE	Owner Occupied	Completed	\$ 9,900.00
14	21522 Belshire Ave. #18	CONDO	Renter Occupied	Completed	\$ 5,075.00
15	21816 Violeta Ave.	DUP	Renter Occupied	Requested Income Docs for FY 19-20	
16	12447 E 224th St.	SFR	Renter Occupied	Withdrawn per owner's request	
17	21519 Horst Ave.	DUP	Renter Occupied	Back on Waiting List	
18	11916 Civic Center Dr.	SFR	Renter Occupied	Withdrawn – Owner owns more than 3 properties	
19	22328-30 Elaine Ave.	DUP	Renter Occupied	Back on Waiting List	
20	22407-22407 ½ Horst Ave.	DUP	Renter Occupied	Back on Waiting List	
21	12326-28 222 <sup>nd</sup> St.	DUP	Renter Occupied	Back on Waiting List	
22	12412-12414 223 <sup>rd</sup> St.	DUP	Renter Occupied	Withdrawn – No Response to 3 Notices	

23	22013 Elaine Ave.	SFR	Renter Occupied	Under Construction	
24	12137 215 <sup>th</sup> St.	SFR	Renter Occupied	Back on Waiting List	
25	12134 214 <sup>th</sup> St.	SFR	Renter Occupied	Back on Waiting List	
26	12318-20 224 <sup>th</sup> St.	DUP	Renter Occupied	Completed	<b>\$14,900.00</b>
27	12326 221 <sup>st</sup> St.	SFR	Renter Occupied	Withdrawn Previously Assisted	
28	21913 Belshire Ave. #4	CONDO	Owner Occupied	Completed	<b>\$ 9,900.00</b>
29	21319 Norwalk Blvd. #144	CONDO	Owner Occupied	Completed	<b>\$ 9,900.00</b>
30	21825 Belshire Ave. #14	CONDO	Owner Occupied	Completed	<b>\$ 9,900.00</b>
31	21634 Belshire Ave. Unit B	CONDO	Owner Occupied	Withdrawn – No Response to 3 notices	
32	21526 Belshire Ave. #1	CONDO	Owner Occupied	Withdrawn – No Response to 3 notices	
33	21311 Norwalk Blvd. #132	CONDO	Owner Occupied	Withdrawn – No Response to 3 notices	
34	21522 Belshire Ave. #3	CONDO	Owner Occupied	Completed	<b>\$ 9,900.00</b>
35	22020 Verne Ave.	SFR	Owner Occupied	Pending Director's Approval	
36	12550 Carson St. #189	MOBILE	Owner Occupied	Out to Bid	
37	21526 Belshire Ave. #2	CONDO	Owner Occupied	Pending Income Documents	
38	12550 Carson St. #74	MOBILE	Owner Occupied	Withdrawn per Owner's request	
39	21642 Belshire Ave. Unit B	CONDO	Owner Occupied	Withdrawn – No Response to 3 notices	
40	22315 Ibex Ave.	SFR	Owner Occupied	Withdrawn – No Response to 3 Notices	
41	22430 Horst Ave.	SFR	Owner Occupied	Withdrawn – No Response to 3 Notices	
42	22317 Joliet Ave.	SFR	Owner Occupied	Withdrawn – No Response to 3 notices	

43	22221 Bloomfield Ave. #7	MOBILE	Owner Occupied	Withdrawn – Property younger than 10 years	
44	12550 Carson St. #53	MOBILE	Owner Occupied	Withdrawn per Owner's request – Planning to sell	
45	12550 Carson St. #78	MOBILE	Owner Occupied	Completed	<b>\$ 2,400.00</b>
46	12117 216 <sup>th</sup> St.	SFR	Owner Occupied	Withdrawn – No Response to 3 Notices	
47	12232 215 <sup>th</sup> St.	SFR	Owner Occupied	Withdrawn – No Response to 3 Notices	
48	12243 215 <sup>th</sup> St.	SFR	Owner Occupied	Withdrawn per owner's request	
49	12550 Carson St. #15	MOBILE	Owner Occupied	Under Construction	
50	12550 Carson St. #99	MOBILE	Owner Occupied	Out to Bid	
51	12550 Carson St. #191	MOBILE	Owner Occupied	Pending Owner's Consent	
52	21607 Juan Ave. #25	CONDO	Owner Occupied	Pending Income Documents	
53	21820 Belshire Ave. #1	CONDO	Owner Occupied	Requested Income Docs for FY 19-20	
54	12237 Tilbury St.	DUP	Tenant Occupied	Requested Income Docs for FY 19-20	
55	21301 Norwalk Blvd. #98	CONDO	Owner Occupied	Withdrawn per owner's request – Not Interested.	
56	12357 212 <sup>th</sup> St.	SFR	Owner Occupied	Withdrawn- Over Income	
57	22128 Horst Ave.	SFR	Owner Occupied	Out to Bid	
58	21421 Juan Ave. #4	CONDO	Owner Occupied	Out to bid	
59	12550 Carson St. #190	MOBILE	Owner Occupied	Pending Income Documents	
60	22110 Elaine Ave.	SFR	Owner Occupied	Withdrawn per owner's request – Did not agree to sign 5 year Restrictive Covenant.	
61	12302 222 <sup>nd</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	

62	12334 212 <sup>th</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
63	22305 Joliet Ave.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
64	22120 Elaine Ave.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
65	12030 226 <sup>th</sup> St. 51 (Apt. C)	CONDO	Owner Occupied	Requested Income Docs for FY 19-20	
66	12304 212 <sup>th</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
67	21607 Juan Ave. #34	CONDO	Owner Occupied	Requested Income Docs for FY 19-20	
68	22407 Devlin Ave.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
69	12245 Tilbury St.	DUP	Owner Occupied	Requested Income Docs for FY 19-20	
70	12030 226 <sup>th</sup> St. #53 (Apt. B)	CONDO	Owner Occupied	Withdrawn – Owner sold property	
71	12358 223 <sup>rd</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
72	22102 Arline Ave.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
73	12062 223 <sup>rd</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
74	12429 223 <sup>rd</sup> St.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	
75	22205 Horst Ave.	SFR	Owner Occupied	Requested Income Docs for FY 19-20	

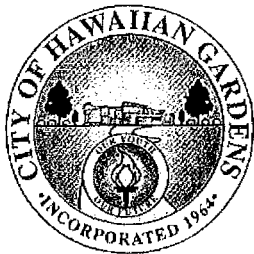
**Total** **\$124,510.00**

### **FISCAL IMPACT**

\$400,000 has been budgeted from the Low Moderate Income Housing Fund for Fiscal Year 2019-2020

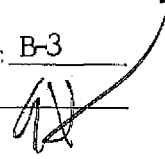
### **RECOMMENDATION**


Staff recommends that the Public Housing Authority receive and file the Beautification Program updated report for the month of January 2020 as presented.



# CITY OF GARDENS PUBLIC HOUSING AUTHORITY STAFF REPORT

Agenda Item No.: B-3

City Manager: 

**DATE:** February 25, 2020  
**TO:** Honorable Chairmember and Board Members  
**FROM:** Ernie Hernandez, Executive Director  
**BY:** Joseph Colombo, Community Development Director  
Gloria R. Thomas, Housing Rehab Supervisor 

**SUBJECT:** PHA RESOLUTION NO. 2020-005  
**A RESOLUTION OF THE HAWAIIAN GARDENS PUBLIC HOUSING AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN THE TOTAL AMOUNT OF \$100,496.76 FOR THE MONTH OF FEBRUARY 2020.**

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## SUMMARY

The attached warrant report submitted is for the Board's review and approval for the HAP for February 1, 2020 for a total of \$100,496.76.

## FISCAL IMPACT

Fiscal impact is none. Sufficient funds have been allocated in fund 28.

## RECOMMENDATION

Adopt PHA Resolution No. 2020-005

## ATTACHMENT(S)

PHA Resolution No. 2020-005

PHA RESOLUTION NO. 2020-005

**A RESOLUTION OF THE HAWAIIAN GARDENS PUBLIC HOUSING AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN THE TOTAL AMOUNT OF \$100,496.76 FOR THE MONTH OF FEBRUARY 2020.**

**WHEREAS**, in the course of conducting municipal business, the City of Hawaiian Gardens has incurred expenses in need of payment; and

**WHEREAS**, a register of demands has been prepared for the Hawaiian Gardens Public Housing Authority for approval; and

**WHEREAS**, the Hawaiian Gardens Public Housing Authority has prepared warrants for the Housing Assistant Payments (HAP).

**- NOW, THEREFORE, BE IT RESOLVED, BY THE PUBLIC HOUSING AUTHORITY OF THE CITY OF HAWAIIAN GARDENS DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Hawaiian Gardens Public Housing Authority hereby approves the warrants as "Attachment 1," for Housing Assistance Payment (HAP) in the following amount: \$91,917.08

**SECTION 2.** The Finance Director, or his/her designee, is hereby directed to make the authorized disbursements with available funding.

**SECTION 3.** The Chairmember or his/her presiding officer is hereby authorized to affix his/her signature to this resolution signifying its passage and adoption by the Hawaiian Gardens Public Housing Authority.

**SECTION 4.** The Secretary or his/her designee shall attest and shall certify to the adoption of the Resolution and shall cause this Resolution and his/her certification to be entered into the Book of Resolutions.

**PASSED, APPROVED, AND ADOPTED BY THE PUBLIC HOUSING AUTHORITY OF THE CITY OF HAWAIIAN GARDENS ON THIS 25<sup>th</sup> of FEBRUARY 2020.**

\_\_\_\_\_  
**JESSE ALVARADO**  
**CHAIRMEMBER**

**ATTEST:**

\_\_\_\_\_  
**LUCIE COLOMBO, CMC, CPMC**  
**SECRETARY**

**INVOICE APPROVAL LIST BY FUND REPORT**  
**WARRANT REGISTER 2/3/2020**

Date: 01/30/2020  
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City of Hawaiian Gardens

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
<b>F 28 SECTION 8 HOUSING VI</b>							
<b>Dept: 4808 SECTION 8 HOUSING</b>							
<b>28-4808-4448.0000 HAP PORT-OL</b>							
	HOUSING AUTHORITY OF TI		1601 Lillyhill Dr 56	1025650	02/01/2020	02/01/2020	407.00
	ORANGE CO. HOUSING AUT		8720 Valley View st., #D1	1025658	02/01/2020	02/01/2020	1,319.00
	ORANGE CO. HOUSING AUT		1009 Valencia St. #D	1025658	02/01/2020	02/01/2020	1,249.00
	ORANGE CO. HOUSING AUT		17111 Kenyon Dr. #D	1025658	02/01/2020	02/01/2020	178.00
	ORANGE CO. HOUSING AUT		5120 Lincoln Avenue #216	1025658	02/01/2020	02/01/2020	735.00
	ORANGE CO. HOUSING AUT		7622 Katella Ave 323	1025658	02/01/2020	02/01/2020	1,343.00
	ORANGE CO. HOUSING AUT		5120 Lincoln Ave, #305	1025658	02/01/2020	02/01/2020	969.00
	ORANGE CO. HOUSING AUT		7122 Santa Isabel Circle	1025658	02/01/2020	02/01/2020	2,429.00
	ORANGE CO. HOUSING AUT		198 Roosevelt	1025658	02/01/2020	02/01/2020	2,730.00
							<b>11,359.00</b>
<b>28-4808-4449.0000 ADMIN FEES-I</b>							
	HOUSING AUTHORITY OF TI		1601 Lillyhill Dr 56	1025650	02/01/2020	02/01/2020	74.28
	ORANGE CO. HOUSING AUT		8720 Valley View st., #D1	1025658	02/01/2020	02/01/2020	67.58
	ORANGE CO. HOUSING AUT		1009 Valencia St. #D	1025658	02/01/2020	02/01/2020	0.00
	ORANGE CO. HOUSING AUT		17111 Kenyon Dr. #D	1025658	02/01/2020	02/01/2020	0.00
	ORANGE CO. HOUSING AUT		5120 Lincoln Avenue #216	1025658	02/01/2020	02/01/2020	67.58
	ORANGE CO. HOUSING AUT		7622 Katella Ave 323	1025658	02/01/2020	02/01/2020	67.58
	ORANGE CO. HOUSING AUT		5120 Lincoln Ave, #305	1025658	02/01/2020	02/01/2020	67.58
	ORANGE CO. HOUSING AUT		7122 Santa Isabel Circle	1025658	02/01/2020	02/01/2020	67.58
	ORANGE CO. HOUSING AUT		198 Roosevelt	1025658	02/01/2020	02/01/2020	67.58
							<b>479.76</b>
<b>28-4808-4450.0000 HOUSING AS</b>							
	AGUIRRE/HEATHER//		22310 IbeX Ave.	1025637	02/01/2020	02/01/2020	826.00
	ALFARO/MARCIA A.//		22306 Elaine Ave.	1025638	02/01/2020	02/01/2020	1,273.00
	AMARO/ANA M.//		22307 Arline Avenue	1025639	02/01/2020	02/01/2020	233.00
	AMARO/ANA M.//		11814 223rd St	1025639	02/01/2020	02/01/2020	1,203.00
	BARRERA/ANTONIA//		21824 ELAINE AVENUE	1025640	02/01/2020	02/01/2020	800.00
	CARLSON/NORMAN//		22015 IbeX Ave	1025641	02/01/2020	02/01/2020	506.00
	CELESTIAL FORTUNE LLC		21640 Belshire Ave., D	1025642	02/01/2020	02/01/2020	1,568.00
	CHIANG/ALLEN YA-LU//		21913 Belshire Ave., #6	1025643	02/01/2020	02/01/2020	1,018.00
	CROSS-ROADS TO HOUSING		22424 Elaine Ave.	1025644	02/01/2020	02/01/2020	598.00
	CROSS-ROADS TO HOUSING		22101 Juan Ave.	1025644	02/01/2020	02/01/2020	869.00
	CROSS-ROADS TO HOUSING		22326 Violeta Ave	1025644	02/01/2020	02/01/2020	849.00
	CROSS-ROADS TO HOUSING		12225 212th Street	1025644	02/01/2020	02/01/2020	762.00
	CROSS-ROADS TO HOUSING		12336 212th St	1025644	02/01/2020	02/01/2020	1,944.00
	DONEVANT/JERRY A.//		21345 Norwalk Blvd., #99	1025645	02/01/2020	02/01/2020	658.00
	FRIAS/PABLO//		RETRO HAP DEC-FEB 2020	22501	02/01/2020	02/01/2020	3,789.00
	HAWAIIAN GARDENS HOUSI		11962 Centralia Rd. 202	1025646	02/01/2020	02/01/2020	1,360.00
	HAWAIIAN GARDENS HOUSI		11934 Centralia Rd. 201	1025646	02/01/2020	02/01/2020	1,283.00
	HAWAIIAN GARDENS HOUSI		11944 Centralia Rd. 201	1025646	02/01/2020	02/01/2020	948.00
	HAWAIIAN GARDENS HOUSI		11914 E. Centralia Rd. 204	1025646	02/01/2020	02/01/2020	1,063.00
	HAWAIIAN GARDENS HOUSI		11926 Centralia Rd. 202	1025646	02/01/2020	02/01/2020	636.00
	HAWAIIAN GARDENS HOUSI		11920 Centralia Rd. #201	1025646	02/01/2020	02/01/2020	863.00
	HAWAIIAN GARDENS HOUSI		11934 Centralia Rd. 103	1025646	02/01/2020	02/01/2020	695.00
	HAWAIIAN GARDENS HOUSI		11940 Centralia Rd., 103	1025646	02/01/2020	02/01/2020	742.00
	HAWAIIAN GARDENS HOUSI		11908 Centralia Rd. 101	1025646	02/01/2020	02/01/2020	757.00
	HAWAIIAN GARDENS HOUSI		11908 Centralia Rd. 202	1025646	02/01/2020	02/01/2020	888.00
	HAWAIIAN GARDENS HOUSI		11938 E. Centralia Rd. 102	1025646	02/01/2020	02/01/2020	1,312.00
	HAWAIIAN GARDENS HOUSI		11964 E. Centralia Rd. 204	1025646	02/01/2020	02/01/2020	342.00
	HAWAIIAN GARDENS HOUSI		11952 Centralia Rd. 104	1025646	02/01/2020	02/01/2020	719.00
	HAWAIIAN GARDENS HOUSI		11920 Centralia Rd. 102	1025646	02/01/2020	02/01/2020	994.00
	HAWAIIAN GARDENS HOUSI		11900 Centralia Rd., #103	1025646	02/01/2020	02/01/2020	972.00
	HAWAIIAN GARDENS HOUSI		11934 Centralia #102	1025646	02/01/2020	02/01/2020	909.00
	HAWAIIAN GARDENS HOUSI		11944 Centralia Rd #104	1025646	02/01/2020	02/01/2020	853.00
	HAWAIIAN GARDENS HOUSI		11924 Centralia Rd. 103	1025646	02/01/2020	02/01/2020	824.00
	HERNANDEZ/ALBERT//		22227 Horst Ave 1/2	1025647	02/01/2020	02/01/2020	74.00
	HERNANDEZ/BYRON D.//		22320 Devlin Ave.	1025648	02/01/2020	02/01/2020	937.00



INVOICE APPROVAL LIST BY FUND REPORT

WARRANT REGISTER 2/3/2020

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City of Hawaiian Gardens

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	HO/NICOLE FAN//		22325 Horst Avenue	1025649	02/01/2020	02/01/2020	1,092.00
	JIANG/OU//		21607 Juan Ave., #39	1025651	02/01/2020	02/01/2020	898.00
	JONG/RAYMOND T.//		12140 1/2 215th Street	1025652	02/01/2020	02/01/2020	683.00
	JONG/RAYMOND T.//		12140 E. 215th. St.	1025652	02/01/2020	02/01/2020	672.00
	KIM/JOON CHRIS//		22118 Selne Ave	1025653	02/01/2020	02/01/2020	293.00
	KIM/JOON CHRIS//		22118 Selne Ave. B	1025653	02/01/2020	02/01/2020	1,089.00
	KIM/JOON CHRIS//		22407 1/2 Horst St.	1025653	02/01/2020	02/01/2020	1,101.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St. 127	1025654	02/01/2020	02/01/2020	526.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St., #78	1025654	02/01/2020	02/01/2020	216.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St., #144	1025654	02/01/2020	02/01/2020	266.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St. , #101	1025654	02/01/2020	02/01/2020	263.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson Street #148	1025654	02/01/2020	02/01/2020	357.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St., 9	1025654	02/01/2020	02/01/2020	190.00
	LAKEWOOD MOBILE ESTATI		2550 E. Carson Street Sp. #117	1025654	02/01/2020	02/01/2020	175.00
	LAKEWOOD MOBILE ESTATI		12550 E. Carson St. Sp.#107	1025654	02/01/2020	02/01/2020	459.00
	LAKEWOOD MOBILE ESTATI		12550 E Carson St. , #103	1025654	02/01/2020	02/01/2020	257.00
	LINGAD/BECKY//		22409 Horst St. B	1025655	02/01/2020	02/01/2020	2,851.00
	LINGAD/BECKY//		22409 Horst St. A	1025655	02/01/2020	02/01/2020	712.00
	MENEZES/PAULC//		22010 Verne Ave., #5	1025656	02/01/2020	02/01/2020	815.00
	NGUYEN/PHUONG NGOC//		22017 Verne Ave	1025657	02/01/2020	02/01/2020	965.00
	QUAN/LONG//		22307 Juan Ave.	1025659	02/01/2020	02/01/2020	1,284.00
	RODRIGUEZ/ROBERT//		21728 Hawaiian Ave.	1025660	02/01/2020	02/01/2020	1,061.00
	SY/EVELYN//		22012 Belshire Ave., #12	1025661	02/01/2020	02/01/2020	924.00
	TANG/THEM L.//		21906 Pioneer	1025662	02/01/2020	02/01/2020	1,141.00
	WANGSUWANAW/MAGNIFICEI		21922 Devlin Ave.	1025663	02/01/2020	02/01/2020	1,161.00
	WHELAN INV., INC.		12100 E. 226TH ST., #202	1025665	02/01/2020	02/01/2020	862.00
	WHELAN INV., INC.		12100 E. 226th St., #333	1025665	02/01/2020	02/01/2020	708.00
	WHELAN INV., INC.		12100 E. 226th St. Apt. 329	1025665	02/01/2020	02/01/2020	851.00
	WHELAN INV., INC.		12100 E. 226th Street #304	1025665	02/01/2020	02/01/2020	853.00
	WHELAN INV., INC.		12100 E. 226th St., #308	1025665	02/01/2020	02/01/2020	850.00
	WHELAN INV., INC.		12100 226th St., #220	1025665	02/01/2020	02/01/2020	845.00
	WHELAN INV., INC.		12100 E. 226th St., 206	1025665	02/01/2020	02/01/2020	845.00
	WHELAN INV., INC.		12100 E. 226th Str.Apt. #133	1025665	02/01/2020	02/01/2020	856.00
	WHELAN INV., INC.		12100 E. 226th St. Apt.#104	1025665	02/01/2020	02/01/2020	845.00
	WHELAN INV., INC.		12100 E. 226th Street , #227	1025665	02/01/2020	02/01/2020	764.00
	WHELAN INV., INC.		12100 226 Th St. Apt., #316	1025665	02/01/2020	02/01/2020	762.00
	WHELAN INV., INC.		12100 E. 226th St. Apt. #331	1025665	02/01/2020	02/01/2020	781.00
	WHELAN INV., INC.		12100 East 226th St.#322	1025665	02/01/2020	02/01/2020	1,147.00
	WHELAN INV., INC.		12100 E. 226th St., #326	1025665	02/01/2020	02/01/2020	611.00
	WHELAN INV., INC.		12100 E. 226th St. #319	1025665	02/01/2020	02/01/2020	938.00
	WHELAN INV., INC.		12100 E. 226th Apt., #222	1025665	02/01/2020	02/01/2020	987.00
	WHELAN INV., INC.		12100 E 226th St., #212	1025665	02/01/2020	02/01/2020	869.00
	WHELAN INV., INC.		12100 E. 226th St., #216	1025665	02/01/2020	02/01/2020	960.00
	WHELAN INV., INC.		12100 E. 226th St Apt., 208	1025665	02/01/2020	02/01/2020	847.00
	WHELAN INV., INC.		12100 E. 226th St. Apt. #105	1025665	02/01/2020	02/01/2020	856.00
	WHELAN INV., INC.		12100 E. 226th St. 130	1025665	02/01/2020	02/01/2020	853.00
	WHELAN INV., INC.		12100 E. 226th St. 328	1025665	02/01/2020	02/01/2020	690.00
	WHELAN INV., INC.		12100 226th St. #205	1025665	02/01/2020	02/01/2020	903.00
	WHELAN INV., INC.		12100 226th St. 303	1025665	02/01/2020	02/01/2020	819.00
	WHELAN INV., INC.		12100 E. 226th St. 318	1025665	02/01/2020	02/01/2020	845.00
	WHELAN INV., INC.		12100 E. 226th St. 118	1025665	02/01/2020	02/01/2020	851.00
	WHELAN INV., INC.		12100 E. 226th St. # 324	1025665	02/01/2020	02/01/2020	954.00
	WHELAN INV., INC.		12100 226th Street #228	1025665	02/01/2020	02/01/2020	764.00
	WHELAN INV., INC.		12100 E. 226th St. 131	1025665	02/01/2020	02/01/2020	918.00
	WHELAN INV., INC.		12100 E. 226th St. 109	1025665	02/01/2020	02/01/2020	951.00
	WHELAN INV., INC.		12100 E. 226th St. 230	1025665	02/01/2020	02/01/2020	1,204.00
	WHELAN INV., INC.		12100 E. 226th St. 332	1025665	02/01/2020	02/01/2020	904.00
	WHELAN INV., INC.		12100 E. 226th St. 129	1025665	02/01/2020	02/01/2020	726.00
	WHELAN INV., INC.		12100 E. 226th St. #121	1025665	02/01/2020	02/01/2020	1,834.00
	WHELAN INV., INC.		RETRO DEC 2019 HAP	1025665	02/01/2020	02/01/2020	889.00
	WHELAN INV., INC.		RETRO DEC 2019 HAP	1025665	02/01/2020	02/01/2020	794.00

**INVOICE APPROVAL LIST BY FUND REPORT**  
**WARRANT REGISTER 2/3/2020**

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	XUAN WU SAN BUDDIST		22001 Hawaiian Ave., #3	1025666	02/01/2020	02/01/2020	836.00
	XUAN WU SAN BUDDIST		22001 Hawaiian Ave Apt. 5	1025666	02/01/2020	02/01/2020	1,662.00
	YIN/KEAT//		21805 Arline Ave.	1025667	02/01/2020	02/01/2020	706.00
							<b>88,658.00</b>
<b>Total Dept. SECTION 8 HOUSING:</b>							<b>100,496.76</b>
<b>SECTION 8 HOUSING VOUCHERS:</b>							<b>100,496.76</b>
<b>Grand Total:</b>							<b>100,496.76</b>

**Recap by Fund**

Fund #	Fund Name	Amount To Pay	Amount To Relieve
28	SECTION 8 HOUSING VOUCHERS	100,496.76	0.00
	<b>Grand Total:</b>	<b>100,496.76</b>	<b>0.00</b>

**MINUTES**

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2/1/2020  
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**CITY OF HAWAIIAN GARDENS  
PUBLIC HOUSING AUTHORITY**

**REGULAR MEETING  
TUESDAY, JANUARY 28, 2020 AT 5:30 PM**

**CALL TO ORDER**

The Regular meeting of the Public Housing Authority of the City of Hawaiian Gardens was called to order by Chairmember Jesse Alvarado on Tuesday, January 28, 2020, at 5:36 PM, in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**ROLL CALL  
PRESENT**

<b>CHAIRMEMBER</b>	<b>JESSE ALVARADO</b>
<b>VICE CHAIRMEMBER</b>	<b>LUIS ROA</b>
<b>DIRECTOR</b>	<b>VICTOR FARFAN</b>
<b>DIRECTOR</b>	<b>MYRA MARAVILLA</b>
<b>DIRECTOR</b>	<b>ALBA BAC</b>
<b>DIRECTOR</b>	<b>CARMELLA MAHAR</b>

**ABSENT**

<b>DIRECTOR</b>	<b>HANK TRIMBLE</b>
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Lucie Colombo, Secretary, announced a quorum.

**PUBLIC COMMENTS – GENERAL OR ITEMS ON THE AGENDA**

There were no Public Comments.

**AGENDA ORGANIZATION**

There were no changes to the agenda organization.

**A. PUBLIC HEARING(S) – NONE**

There were no Public Hearing Items to be presented at this time.

**B. CONSENT CALENDAR**

1. SECTION 8 HOUSING ASSISTANCE PROGRAM - MONTHLY STATUS REPORT FOR OCTOBER 2019.

**BOARD ACTION:** Receive and File.

**B. CONSENT CALENDAR (CONTINUED)**

- 2. SECTION 8 HOUSING ASSISTANCE PROGRAM - MONTHLY STATUS REPORT FOR NOVEMBER 2019.

BOARD ACTION: Receive and File.

- 3. SECTION 8 HOUSING ASSISTANCE PROGRAM - MONTHLY STATUS REPORT FOR DECEMBER 2019.

BOARD ACTION: Receive and File.

- 4. BEAUTIFICATION PROGRAM UPDATE REPORT FOR THE MONTH OF OCTOBER 2019: FUNDING SOURCE – LOW-MODERATE INCOME HOUSING FUND.

BOARD ACTION: Receive and file.

- 5. BEAUTIFICATION PROGRAM UPDATE REPORT FOR THE MONTH OF NOVEMBER 2019: FUNDING SOURCE – LOW-MODERATE INCOME HOUSING FUND.

BOARD ACTION: Receive and file.

- 6. BEAUTIFICATION PROGRAM UPDATE REPORT FOR THE MONTH OF DECEMBER 2019: FUNDING SOURCE – LOW-MODERATE INCOME HOUSING FUND.

BOARD ACTION: Receive and file.

- 7. PHA RESOLUTION NO. 2020-001  
APPROVE WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN FOR THE MONTH OF NOVEMBER 2019, IN THE AMOUNT OF \$79,268.08.

BOARD ACTION: Adopt PHA Resolution No. 2020-001.

- 8. PHA RESOLUTION NO. 2020-002  
APPROVE WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN FOR THE MONTH OF DECEMBER 2019, IN THE AMOUNT OF \$87,689.34.

BOARD ACTION: Adopt PHA Resolution No. 2020-002.

- 9. PHA RESOLUTION NO. 2020-003  
APPROVE WARRANTS FOR HOUSING ASSISTANCE PAYMENTS (HAP) IN FOR THE MONTH OF JANUARY 2020, IN THE AMOUNT OF \$91,917.08.

BOARD ACTION: Adopt PHA Resolution No. 2020-003.

It was moved by Director Mahar, seconded by Director Bac, and approved by voice vote to adopt Resolution No. 2020-003.

**C. DISCUSSION ITEMS**

10. PHA RESOLUTION NO. 2020-004

A REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO EXTEND THE PROFESSIONAL SERVICES AGREEMENT TO HDR CONSTRUCTION PROVIDING SERVICES FOR THE PUBLIC HOUSING AUTHORITY'S RESIDENTIAL BEAUTIFICATION PROGRAM FOR A PERIOD ON ONE (1) YEAR.

Gloria Thomas, Housing Rehabilitation Supervisor, presented the staff report.

It was moved by Director Farfan, seconded by Director Maravilla, and approved by voice vote to adopt Resolution No. 2020-004.

Motion carried, 6-0-1. Director Trimble was absent.

**C. DISCUSSION ITEMS (CONTINUED)**

11. CONSIDERATION OF APPOINTMENTS OF RESIDENT DIRECTORS TO THE PUBLIC HOUSING AUTHORITY.

Lucie Colombo, Secretary, presented the staff report and clarified that the term expires in January 2022.

Alba Bac had questions and concerns regarding the application process.

City Attorney Garibaldi commented and responded to inquiries from the Board.

The City Council and staff continued to discuss this Agenda Item.

It was moved by Chairmember Alvarado, seconded by Director Maravilla, and approved by voice vote to re-appoint Carmella Mahar and appoint Richard Prieto as Directors on the Public Housing Authority Board for terms to expire in January 2022.

The vote was done twice per the City Attorney, Megan Garibaldi, to verify that the Boardmembers present voted or had opportunity to vote no.

City Attorney Garibaldi, confirmed that the motion carried.

Motion carried, 5-0-1-1. Director Roa abstained and Director Trimble was absent.

**D. NEW BUSINESS**

There were no New Business items at this moment.

**E. CLOSED SESSION**

There were no Closed Session Items at this time.

**F. ORAL STAFF REPORTS**

There were no Oral Staff Reports at this time.

**G. ORAL AUTHORITY REPORTS**

There were no Oral Authority Reports at this time.

**H. ADJOURNMENT**

Chairmember Alvarado adjourned the meeting at approximately 5:49 PM to the next Regular Public Housing Authority meeting to be held on Tuesday, February 25, 2020 at 5:30 PM.

Respectfully submitted:

\_\_\_\_\_  
Lucie Colombo, CMC, CPMC  
Secretary

APPROVED:

\_\_\_\_\_  
JESSE ALVARADO  
CHAIRMEMBER

ATTEST:

\_\_\_\_\_  
Lucie Colombo, CMC, CPMC  
Secretary

**CITY**  
**COUNCIL**



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-1

City Manager: [Signature]

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Joseph Colombo, Community Development Director

**SUBJECT: SECOND READING: ORDINANCE NO. 589  
ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS.**

**SUMMARY**

At its meeting on February 11, 2020, the City Council reviewed and approved the draft ordinance amending Hawaiian Gardens Municipal Code Section 18.80.010 (CC-Card Club Overlay Zone) to comply with changes in state law regarding work permit and minimum age requirements for card clubs, and find that the amendment is exempt from further environmental review.

The ordinance passed with a City Council motion of a 5-0 vote which included the following:

1. **Find** that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA); and
2. **Adopt** Ordinance No. 589 (Attachment "A") amending Hawaiian Gardens Municipal Code Section 18.80.010 (CC-Card Club Overlay Zone) to comply with changes in state law regarding work permit and minimum age requirements for card clubs.

The ordinance is now presented to City Council for adoption.



**RECOMMENDATION**

Staff recommends that the Hawaiian Gardens City Council:

1. **Find** that Ordinance No. 589 is exempt from the California Environmental Quality Act (CEQA)
  
2. **Adopt Ordinance** No. 589 AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS, AND FIND THAT THE AMENDMENT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW.

**ATTACHMENTS**

Attachment 1: Ordinance No. 589

Attachment 2: City Council Staff Report ( February 11, 2020)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, AMENDING HAWAIIAN GARDENS MUNICIPAL SECTION 18.80.010, CC—CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS**

**WHEREAS**, the California Gambling Control Act (Bus. & Prof. Code, § 19800 *et seq.*, hereinafter the "Act") establishes, amongst other things, work permit and minimum age requirements applicable to card clubs;

**WHEREAS**, effective January 1, 2020, Assembly Bill 649 ("AB 649") will amend the Act (specifically, Bus. & Prof. Code, §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding the matters above;

**WHEREAS**, before the effectiveness of AB 649, the Act generally required that card club employees be at least 21 years of age and obtain a work permit;

**WHEREAS**, after the effectiveness of AB 649, along with other related changes, the Act will allow persons (i) from the ages of 18 and 20 be employed in limited positions and without a work permit in card clubs and (ii) ages 21 and older to begin work in limited positions pending approval of a work permit;

**WHEREAS**, the Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City's jurisdiction;

**WHEREAS**, on December 10, 2020, the City Council adopted Ordinance No. 586 to update the Card Club Ordinance to comply with the Act as amended by AB 649;

**WHEREAS**, the City wishes to update the Card Club Overlay Zone to also comply with AB 649 and to be consistent with the Card Club Ordinance;

**WHEREAS**, on January 22, 2020, the Planning Commission reviewed and recommended approval of this zoning ordinance amendment; and

**WHEREAS**, The Hawaiian Gardens City Council conducted a duly notice public hearing on February 11, 2020, to consider the findings and recommendations of the Planning Commission, and desires to adopt the proposed Zoning Ordinance amendments set forth in Ordinance No. 589;

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES ORDAIN AS FOLLOWS:**

**SECTION 1. RECITALS.** The City Council hereby finds and determines that the Recitals above are true and correct and are incorporated herein.

**SECTION 2. AMENDING SECTION 18.80.010.** Hawaiian Gardens Municipal P . 3 5  
Code section 18.80.010, subsections C.6, C.12, and D.3.b are hereby amended to read  
as follows (additions shown in underline, deletions shown in ~~strikeout~~):

18.80.010 CC—Card Club Overlay Zone.

...

C. Development Standards. Gaming facilities within the CC overlay zone are subject to the development standards for the General Commercial zone contained in Section 18.60.020 C-4 - General Commercial Zone, Chapter 18.70 Non-Residential Regulations, Chapter 18.90 Supplemental Regulations, and other applicable standards for the General Commercial zone. Gaming facilities shall also comply with the following additional standards, and, to the extent the following standards conflict with other applicable standards, the following standards shall prevail.

...

6. Entry Sign. The building entrance to a gaming facility shall be clearly and legibly posted with a notice indicating that persons under the age of 21 are prohibited from entering the premises, ~~except for dining areas, restrooms, and separate rooms for recreation or entertainment in areas expressly authorized for access by such persons per Hawaiian Gardens Municipal Code chapter 5.92.~~ except for dining areas, restrooms, and separate rooms for recreation or entertainment in areas expressly authorized for access by such persons per Chapter 5.92. This sign shall comply with the sign regulations of the City and Section 18.90.050 Signs and Advertisements of this Zoning Code.

...

12. Age Requirement. It is unlawful to permit patrons or employees under the age of 21 in a structure occupied by a gaming facility, ~~except for dining areas, restrooms or rooms for recreation or entertainment in areas expressly authorized for access by such persons per Chapter 5.92.~~ except for dining areas, restrooms or rooms for recreation or entertainment in areas expressly authorized for access by such persons per Chapter 5.92.

...

D. Application Procedure.

...

3. Conditions of Approval. A Site Plan Approval for a gaming facility shall include, at a minimum, the following conditions:

...

b. The business shall not employ persons under the age of 21, except as expressly authorized by Chapter 5.92.

**SECTION 3. FINDINGS.** The City Council finds that this Ordinance is consistent P . 3 6 with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

**SECTION 4. ENVIRONMENTAL.** The City Council finds that this ordinance is not subject to the requirements of California Environmental Quality Act ("CEQA") for the following reasons: This Ordinance is (1) not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and (2) exempt under section 15061(b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

**SECTION 5. NOTICE OF EXEMPTION.** The City Council hereby directs staff to prepare, execute and file a Notice of Exemption with the Los Angeles County Registrar-Recorder/County Clerk within five (5) working days after the passage of this Ordinance.

**SECTION 6. SEVERABILITY.** If any section, subsection, subdivision, sentence, clause, or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decisions shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

**SECTION 7. CERTIFICATION.** The City Clerk of the City of Hawaiian Gardens shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

**SECTION 8. EFFECTIVE DATE** This Ordinance shall become effective thirty (30) days from the date of its adoption.

**PASSED, APPROVED, AND ADOPTED** on the 25<sup>th</sup> day of February 2020, by the City Council for the City of Hawaiian Gardens, as follows:

---

Jesse Alvarado, Mayor

ATTEST:


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Lucie Colombo, CMC, CPMC  
City Clerk



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

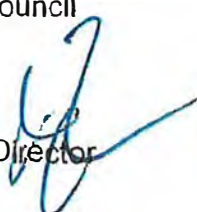
Agenda Item No.: A-1

City Manager: 

**DATE:** February 11, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Joseph Colombo, Community Development Director 

**SUBJECT: ORDINANCE NO. 589**  
**ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS.**

**SUMMARY**

The Hawaiian Gardens Planning Commission adopted Resolution No. 2020-001 recommending to the Hawaiian Gardens City Council ("City Council") to adopt the proposed Ordinance, amending Hawaiian Gardens Municipal Code Section 18.80.010 (CC-Card Club Overlay Zone) to comply with changes in state law regarding work permit and minimum age requirements for card clubs, and find that the amendment is exempt from further environmental review.

**BACKGROUND AND DISCUSSION**

The California Gambling Control Act (Bus. & Prof. Code § 19800 *et seq.*, hereinafter the "Act") establishes, among other things, work permit and minimum age requirements applicable to card clubs in the State of California (e.g., the Gardens Casino). On or about October 2, 2019, the Governor signed into law Assembly Bill 649 ("AB 649"), which amends the Act (specifically, Bus. & Prof. Code §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding these matters. AB 649 becomes effective on January 1, 2020.

Before AB 649, the Act generally required that card club employees both (i) be at least 21 years of age and (ii) obtain a work permit. After AB 649, along with other related changes, the Act also allows persons (a) from the ages of 18 to 20 to be employed in limited positions at card clubs and without a work permit in card clubs, and (b) ages 21 and older to begin work in limited positions pending approval of a work permit.

The Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City's jurisdiction. The Card Club Ordinance includes the City's operational standards and requirements for card clubs. In a separate ordinance, the City Council amended the Card Club Ordinance to comply with AB 649.

The Card Club Overlay is part of the City's Zoning Code and regulates the land use of card clubs, and includes development standards and approval procedures. The Card Club Overlay also includes references to the minimum age requirements set by the Card Club Ordinance. Consistent with AB 649, the proposed ordinance would amend subsections C.6, C.12, and D.3.b to generally reference the new requirements in the Card Club Ordinance.

**GENERAL PLAN**

Staff recommends that City Council introduce and find that this Ordinance is consistent with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

**ENVIRONMENTAL**

Staff has determined that the proposed ordinance is not subject to the requirements of California Environmental Quality Act ("CEQA") for the following reasons: First, this ordinance is not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and second, this proposed ordinance is exempt under section 15061, subdivision (b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

**FISCAL IMPACT**

Adoption of this proposed ordinance will have virtually no fiscal impact on the City.

**RECOMMENDATION**

Staff recommends that the Hawaiian Gardens City Council:

1. Find that Ordinance No. 589 is exempt from the California Environmental Quality Act (CEQA)
2. Adopt Ordinance No. 589 AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS, AND FIND THAT THE AMENDMENT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW.

**ATTACHMENTS**

Attachment 1: Ordinance No. 589

Attachment 2: AB 649 showing changes to current law

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, AMENDING HAWAIIAN GARDENS MUNICIPAL SECTION 18.80.010, CC—CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS**

**WHEREAS**, the California Gambling Control Act (Bus. & Prof. Code, § 19800 *et seq.*, hereinafter the "Act") establishes, amongst other things, work permit and minimum age requirements applicable to card clubs;

**WHEREAS**, effective January 1, 2020, Assembly Bill 649 ("AB 649") will amend the Act (specifically, Bus. & Prof. Code, §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding the matters above;

**WHEREAS**, before the effectiveness of AB 649, the Act generally required that card club employees be at least 21 years of age and obtain a work permit;

**WHEREAS**, after the effectiveness of AB 649, along with other related changes, the Act will allow persons (i) from the ages of 18 and 20 be employed in limited positions and without a work permit in card clubs and (ii) ages 21 and older to begin work in limited positions pending approval of a work permit;

**WHEREAS**, the Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City's jurisdiction;

**WHEREAS**, on December 10, 2020, the City Council adopted Ordinance No. 586 to update the Card Club Ordinance to comply with the Act as amended by AB 649;

**WHEREAS**, the City wishes to update the Card Club Overlay Zone to also comply with AB 649 and to be consistent with the Card Club Ordinance;

**WHEREAS**, on January 22, 2020, the Planning Commission reviewed and recommended approval of this zoning ordinance amendment; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES ORDAIN AS FOLLOWS:**

**SECTION 1. RECITALS.** The City Council hereby finds and determines that the Recitals above are true and correct and are incorporated herein.

**SECTION 2. AMENDING SECTION 18.80.010.** Hawaiian Gardens Municipal Code section 18.80.010, subsections C.6, C.12, and D.3.b are hereby amended to read as follows (additions shown in underline, deletions shown in ~~strikeout~~):



18.80.010 CC—Card Club Overlay Zone.

...

C. Development Standards. Gaming facilities within the CC overlay zone are subject to the development standards for the General Commercial zone contained in Section 18.60.020 C-4 - General Commercial Zone, Chapter 18.70 Non-Residential Regulations, Chapter 18.90 Supplemental Regulations, and other applicable standards for the General Commercial zone. Gaming facilities shall also comply with the following additional standards, and, to the extent the following standards conflict with other applicable standards, the following standards shall prevail.

...

6. Entry Sign. The building entrance to a gaming facility shall be clearly and legibly posted with a notice indicating that persons under the age of 21 are prohibited from entering the premises, ~~except for dining areas, restrooms, and separate rooms for recreation or entertainment in areas expressly authorized for access by such persons per Hawaiian Gardens Municipal Code chapter 5.92.~~ This sign shall comply with the sign regulations of the City and Section 18.90.050 Signs and Advertisements of this Zoning Code.

...

12. Age Requirement. It is unlawful to permit patrons or employees under the age of 21 in a structure occupied by a gaming facility, ~~except for dining areas, restrooms or rooms for recreation or entertainment areas expressly authorized for access by such persons per Chapter 5.92.~~

...

D. Application Procedure.

...

3. Conditions of Approval. A Site Plan Approval for a gaming facility shall include, at a minimum, the following conditions:

...

b. The business shall not employ persons under the age of 21, except as expressly authorized by Chapter 5.92.

**SECTION 3. FINDINGS.** The City Council finds that this Ordinance is consistent with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's

business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

**SECTION 4. ENVIRONMENTAL.** The City Council finds that this ordinance is not subject to the requirements of California Environmental Quality Act ("CEQA") for the following reasons: This Ordinance is (1) not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and (2) exempt under section 15061(b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

**SECTION 5. NOTICE OF EXEMPTION.** The City Council hereby directs staff to prepare, execute and file a Notice of Exemption with the Los Angeles County Registrar-Recorder/County Clerk within five (5) working days after the passage of this Ordinance.

**SECTION 6. SEVERABILITY.** If any section, subsection, subdivision, sentence, clause, or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decisions shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

**SECTION 7. CERTIFICATION.** The City Clerk of the City of Hawaiian Gardens shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

**SECTION 8. EFFECTIVE DATE** This Ordinance shall become effective thirty (30) days from the date of its adoption.

**PASSED, APPROVED, AND ADOPTED** on the 11<sup>th</sup> day of February 2020, by the City Council for the City of Hawaiian Gardens, as follows:

\_\_\_\_\_  
Jesse Alvarado, Mayor

ATTEST:

\_\_\_\_\_  
Lucie Colombo, CMC, CPMC  
City Clerk



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-2/B-3 P. 43  
City Manager: [Signature]

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Joseph Colombo, Community Development Director  
Kevin Nguyen, Associate Planner II

**SUBJECT:** ORDINANCE NO. 590, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0055-ZONE CHANGE, TO RE-ZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/ CASINO OVERLAY, FOR THE DEVELOPMENT OF A NINE-UNIT PRIVATE HOTEL LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

ORDINANCE NO. 591, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0080-ZONING CODE TEXT AMENDMENT, A REVISION TO THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.20.30 (DEFINITIONS) TO ALLOW HOTELS TO HAVE A KITCHEN IN GUESTS' ROOMS ONLY WITHIN THE C-4/ CASINO OVERLAY ZONE PROPERTY

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**SUMMARY**

On February 11, 2020, the City Council conducted a first reading and introduced the proposed ordinances no. 590 and no. 591. A summary and discussion of the ordinances can be found in the Staff Report dated February 11, 2020. (Attachment "B")

**ENVIRONMENTAL ANALYSIS**

Adoption of the ordinances is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant effect on the environment.

Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines exempts projects from CEQA that meet certain qualifying criteria. Categorical exemptions apply to projects that have been determined not to have a significant effect on the environment and have thus been exempted from the requirements of the California Environmental Quality Act. The Class 32 exemption applies to projects characterized as in-fill developments where the project (1) is consistent with the applicable general plan designation and applicable zoning designation, (2) will be developed within city limits on a site of less than five acres substantially surrounded by urban uses, (3) would not result in any significant effects relating to traffic, noise, air quality, water quality, or endangered, rare or threatened species, and (4) can be adequately served by all utilities. The subject site meets all of these qualifications; as such, the proposed project is eligible for the Class 32 exemption.

### **FISCAL IMPACT**

Approval of the requests will not have an impact to the general fund. All costs associated with the project are covered by fees paid by the applicant/developer.

### **RECOMMENDATION**

Staff recommends that the City Council read by title only, waive further reading, and adopt Ordinance 590 rezoning a property from R-3 to C-4, and adopt Ordinance 591 amending Hawaiian Gardens Municipal Code Section 18.20.30 to allow hotels to have a kitchen in guests' rooms.

### **ATTACHMENTS**

- A. Ordinance No. 590 and Ordinance No. 591
- B. Staff Report dated February 11, 2020

**ORDINANCE NO. 590**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0055 (ZONE CHANGE) THEREBY, REZONING A PARCEL FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/CASINO OVERLAY, FOR THE DEVELOPMENT OF A NINE-UNIT PRIVATE HOTEL LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

**WHEREAS**, the Gardens Casino has submitted an application to rezone a property for the development of a private hotel on property (Project) at 21623 Juan Avenue (Property); and,

**WHEREAS**, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

**WHEREAS**, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

**WHEREAS**, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to establish and operate a 9-unit private hotel as ancillary use to the existing Gardens Casino; and,

**WHEREAS**, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

**WHEREAS**, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit private hotel project; and,

**WHEREAS**, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a hotel to have a kitchen in guests' rooms; and,

**WHEREAS**, on January 22, 2020, the Planning Commission held a duly noticed public hearing, and after fully considering all oral and written testimony, and facts and opinions offered at the aforesaid public hearing, adopted Planning Commission Resolution No. 2020-003 recommending approval of the proposed Zone Code Text Amendment to the City Council by a 4-0 vote; and,

**WHEREAS**, on January 31, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, on February 11, 2020, the City Council introduced and approved Ordinance No. 590, and scheduled a second hearing of Ordinance No. 590 on February 25, 2020; and,

**WHEREAS**, having further considered all of the oral and written evidence presented to it at said public hearing, the City Council of the City of Hawaiian Gardens further finds, determines and declares that:

1. The proposed zoning designation, as proposed through Case PLNG2019-0055 is consistent with the General Plan Land Use Element. A General Plan Amendment application is being considered concurrently with the subject proposal, anticipating approval, the proposed zoning designation is consistent with the General Plan Land Use Designation. The proposed project would allow the construction of a 9-unit hotel facility. Furthermore, it is in the interest of the public health, safety, and general welfare in that it will provide more job opportunities, increase tax revenue for the City, and it will provide a use that has never been allowed at a casino property.
2. The proposed amendment is consistent with the purposes of Title 18 of the Hawaiian Gardens Municipal Code. The change will allow for a new hotel facility as ancillary use to the existing Gardens Casino. The change would bring the subject parcel into consistency with the adjoining C-4/Casino Overlay properties directly to the west of the site. The subject site a part of the casino's future development and there is no plan for residential development at the site. The proposed zoning designation allows establish a hotel with approval of a Conditional Use Permit, which is being processed concurrently.

**WHEREAS**, City Council further finds that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15060(c)(2), 15061b(3), and 15332 of CEQA Guidelines. Sections 15060(c)(2) and 15061b(3) of the CEQA guidelines indicate that a project is not subject to CEQA review if it will not result in a direct or reasonably foreseeable indirect physical change in the environment and if it can be seen with clarity that the proposed project will not have a significant effect on the environment.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals**

The City Council hereby finds and determines that the Recitals above are true and correct and are incorporated herein.

**Section 2. Zone Change**

Property located at 21623 Juan Avenue is hereby rezoned from R-3 (Intermediate Density Residential) to C-4 (General Commercial)/ Casino Overlay, as outlined in Exhibit 'A' of this Ordinance.

**Section 3. Zoning Map Amendment**

The Community Development Director shall update the Official Zoning Map of the City of Hawaiian Gardens to reflect this change.

**Section 4. Severability**

If any chapter, section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

**Section 5. Certification**

The City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of City Clerk, and shall cause the same to be filed with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

**Section 6. Effective Date**

This Ordinance shall become effective thirty (30) days from the date of its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council on the 25<sup>th</sup> day of February 2020.

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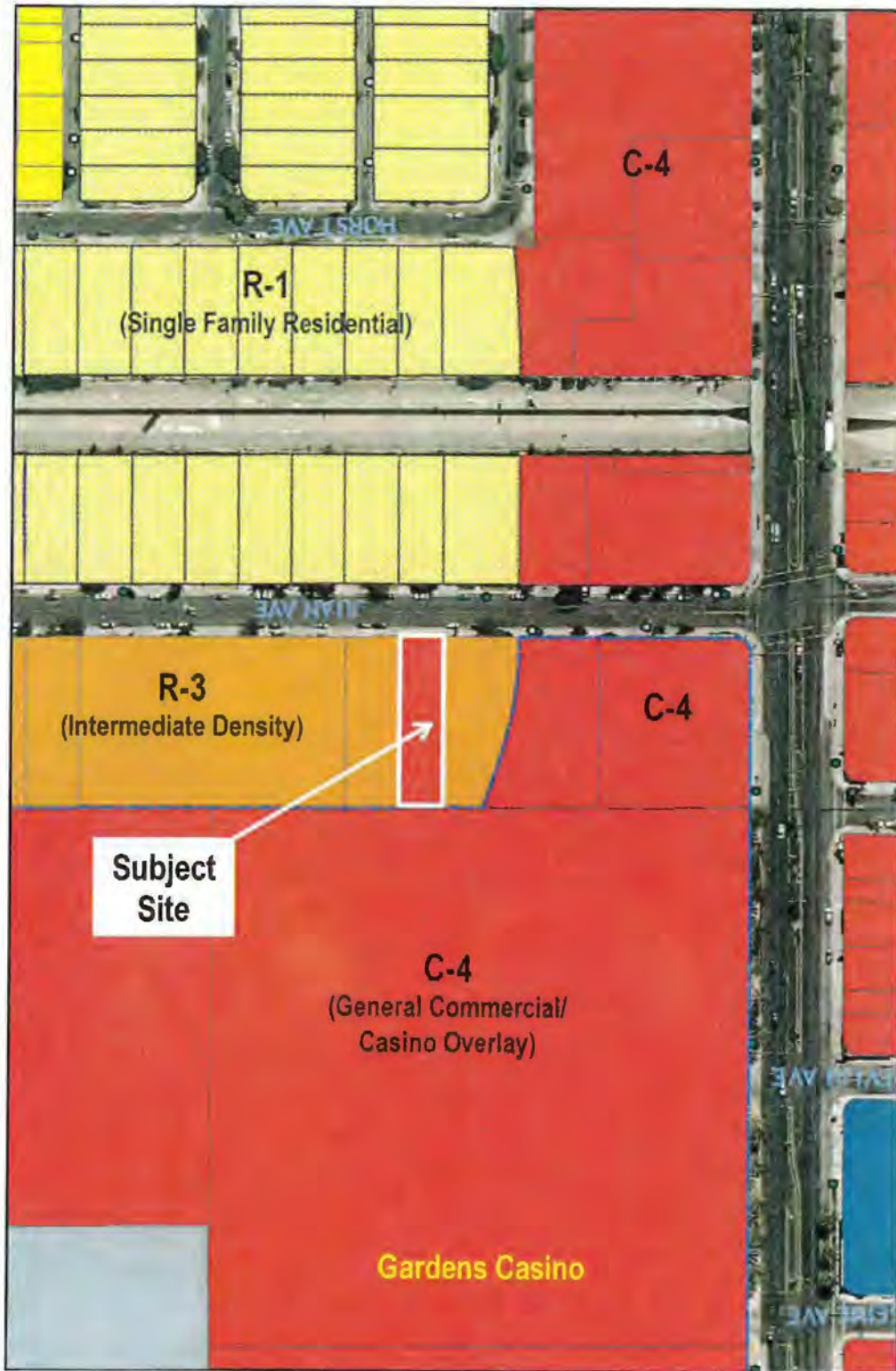
Jesse Alvarado, Mayor

ATTEST:

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Lucie Colombo, CMC, CPMC, City Clerk

EXHIBIT 'A'



Proposed Zoning

21623 Juan Avenue, City of Hawaiian Gardens



**ORDINANCE NO. 591**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0080 (ZONING CODE TEXT AMENDMENT) THEREBY, AMENDING THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.20.30 (DEFINITIONS) TO ALLOW HOTELS TO HAVE A KITCHEN IN GUESTS' ROOMS, ONLY WITHIN THE C-4/ CASINO OVERLAY ZONE PROPERTY**

**WHEREAS**, the Gardens Casino has submitted an application to amend the zoning code to allow a hotel to have a kitchen in guests' rooms, for property (Project) located at 21623 Juan Avenue (Property); and,

**WHEREAS**, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

**WHEREAS**, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

**WHEREAS**, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone a property for the development of a private hotel project; and,

**WHEREAS**, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to establish and operate a 9-unit private hotel as ancillary use to the existing Gardens Casino; and,

**WHEREAS**, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

**WHEREAS**, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit private hotel project; and,

**WHEREAS**, on January 22, 2020, the Planning Commission held a duly noticed public hearing, and after fully considering all oral and written testimony, and facts and opinions offered at the aforesaid public hearing, adopted Planning Commission Resolution No. 2020-007 recommending approval of the proposed Zone Code Text Amendment to the City Council by a 4-0 vote; and,

**WHEREAS**, on January 31, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

**WHEREAS**, on February 11, 2020, the City Council introduced and approved Ordinance No. 591, and scheduled a second hearing of Ordinance No. 591 on February 25, 2020; and,

**WHEREAS**, having further considered all of the oral and written evidence presented to it at said public hearing, the City Council of the City of Hawaiian Gardens further finds, determines and declares that the proposed code text amendment is consistent with the purposes of Title 18 of the Hawaiian Gardens Municipal Code. The code amendment will allow a hotel to have kitchen in guests' rooms. The change would allow a convenience to patrons at the hotel during their temporary stay since they will not need to travel outside of the area to find meals. Bars and fully equipped kitchens are commonly found in relatively large and nationwide hotel chains such as Homewood Suites and Staybridge Suites; and,

**WHEREAS**, City Council further finds that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15060(c)(2), 15061b(3), and 15332 of CEQA Guidelines. Sections 15060(c)(2) and 15061b(3) of the CEQA guidelines indicate that a project is not subject to CEQA review if it will not result in a direct or reasonably foreseeable indirect physical change in the environment and if it can be seen with clarity that the proposed project will not have a significant effect on the environment.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals**

The City Council hereby finds and determines that the Recitals above are true and correct and are incorporated herein.

**Section 2. Zoning Code Text Amendment**

The City Council finds and determined that Section 18.20.030, shall be amended to Chapter 18.20 (Definitions) of the Hawaiian Gardens Municipal Code, and shall read as follows:

***Hotel.*** *A building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. This includes motels, auto cabins, and similar structures but does not include rooming or boarding houses, jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, or other buildings where individuals are housed or detained under legal restraint. This definition shall not apply to structures located within the C-4/ Casino Overlay zone where hotels are allowed to have a kitchen in guests' rooms.*

**Section 3. Severability**

If any chapter, section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional.

**Section 4. Certification**

The City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of City Clerk, and shall cause the same to be filed with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

**Section 5. Effective Date**

This Ordinance shall become effective thirty (30) days from the date of its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council on the 25<sup>th</sup> day of February 2020.

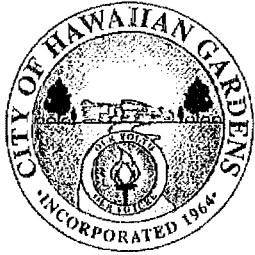
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Jesse Alvarado, Mayor

ATTEST:

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Lucie Colombo, CMC, CPMC, City Clerk



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.:

City Manager: *PH*

CITY OF HAWAIIAN GARDENS  
ACTION:  
 Resolved 005-2020  
 Approved 006-2020  
 Denied 007-2020  
 Amended 008-2020  
 Receive & File  
 Other - Ordinance  
*Approved 1st Reading*  
*DATE: 2/11/2020*  
*POA-Resolved*  
*Timble-Absent*

**DATE:** February 11, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Joseph Colombo, Community Development Director  
Kevin Nguyen, Associate Planner II

**SUBJECT:** RESOLUTION NO. 005-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0054-GENERAL PLAN AMENDMENT, AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL/ CASINO OVERLAY, FOR PROJECT LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

ORDINANCE NO. 590, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0055-ZONE CHANGE, TO RE-ZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/ CASINO OVERLAY, FOR THE DEVELOPMENT OF A NINE-UNIT PRIVATE HOTEL LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 006-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0076-CONDITIONAL USE PERMIT, FOR THE CONSTRUCTION AND OPERATION OF AN 11,074 SQUARE FOOT NINE-UNIT PRIVATE HOTEL AS AN ANCILLARY USE TO THE EXISTING GARDENS CASINO. THE PROJECT SITE IS LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 007-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0077-MINOR EXCEPTION, TO ALLOW A NINE-UNIT PRIVATE HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT. THE PROPOSED PRIVATE HOTEL IS LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

**RESOLUTION NO. 008-2020**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0078-DESIGN REVIEW BOARD, FOR THE ARCHITECTURAL DESIGN OF A NINE-UNIT PRIVATE HOTEL PROJECT, ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

**ORDINANCE NO. 591**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CASE PLNG2019-0080-ZONING CODE TEXT AMENDMENT, A MODIFICATION TO THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.20.30 (DEFINITIONS) TO ALLOW HOTELS TO HAVE A KITCHEN IN GUESTS' ROOMS. THE DEFINITION OF "HOTEL" UNDER SECTION 18.20.30 SHALL NOT APPLY TO STRUCTURES LOCATED IN THE C-4/ CASINO OVERLAY ZONE

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## **SUMMARY**

On July 26 and September 18, 2019, the Community Development Department received applications for a General Plan Amendment to re-classify the Land Use Designation of a property from Intermediate Density to General Commercial/Casino Overlay, a Zone Change to rezone the property from R-3 (Intermediate Density Residential) to C-4 (General Commercial)/ Casino Overlay, a Conditional Use Permit to construct and operate a nine-unit private hotel, a Minor Exception to allow the hotel to utilize parking spaces at the casino's parking lot, a Design Review to consider the architectural design of the proposed hotel facility, and a Zoning Code Amendment to allow a hotel to have a kitchen in guests' rooms. The subject site is located at 21623 Juan Avenue.

On January 22, 2020, the Planning Commission of the City of Hawaiian Gardens approved the following Resolutions for the project:

1. Resolution No. 2020-002 (PLNG2019-0054-General Plan Amendment)
2. Resolution No. 2020-003 (PLNG2019-0055-Zone Change)
3. Resolution No. 2020-004 (PLNG2019-0076-Conditional Use Permit)
4. Resolution No. 2020-005 (PLNG2019-0077-Minor Exeption)
5. Resolution No. 2020-006 (PLNG2019-0078-Design Review Board)
6. Resolution No. 2020-007 (PLNG2019-0080-Zoning Code Amendment)

During the Planning Commission public hearing, the applicant, his representatives, and a member from the public provided public testimony.

## **BACKGROUND**

The subject property is located on the west side of Juan Avenue, just north of Carson Street. Being generally rectangular in shape the site exhibits a width of approximately 50.88 feet of frontage on Juan Avenue and a depth of 193.66 feet. The site has a total land area of approximately 9,807 square feet. The site is surrounded primarily by residential uses to the north, south, and east, with the Gardens Casino to the west.

The project site is located within the R-3 (Intermediate Density Residential) Zoning District, with a General Plan designation of "Medium Density Residential". This site is situated on one of the thirteen parcels comprised of 19.72 acres. In June 2013, the City Council approved various entitlements and an Environmental Impact Report (EIR) for the construction and operation of The Gardens Casino on the lots. In March 2016, the approximately 182,000 square foot casino facility was completed and opened for business. The remaining subject parcel, on the other hand, has been sitting vacant and undeveloped for many years. P . 5 4

After a review of the submitted entitlements, staff deemed the project incomplete on August 23, 2019 and again on October 10, 2019. On November 20, 2019, the City hired Blodgett Baylois Environmental Planning (BBEP) to conduct California Environmental Quality Act (CEQA) categorical exemption analysis of the project. The document was reviewed by the City Attorney's office and it was determined that the proposed hotel is categorically exempted and qualified under Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The detail of the categorical exemption analysis will be discussed in the "CEQA" portion of the staff report.

On January 31, 2020, staff mailed a notice of the pending public hearing to all property owners within 300 feet of the subject site and the notice was published in the *Los Cerritos Community News*.

### **DISCUSSION/ ANALYSIS**

The applicant is the property owner of all thirteen parcels including the subject parcel at 21623 Juan Avenue. If the requests for a General Plan Amendment, Zone Change, Zoning Code Amendment, Conditional Use Permit, Minor Exception and Design Review are granted, the applicant intends to develop the parcel with a 9-unit hotel facility as ancillary use for the Casino. Plans for the hotel development have been reviewed to ensure the project will be in compliant with the C-4 development standards. As mentioned previously, the Planning Commission approved the project on January 22, 2020 and recommended it to the City Council for final approval. In addition, HG Municipal Code Section 18.100.020(D) stipulates that the final decision on the combined entitlements shall be made by the Hawaiian Gardens City Council as the highest decision-making authority. Following is a discussion for each aspect of the proposed entitlements for the hotel project.

#### **General Plan Amendment**

According to State Law, the General Plan (GP) serves as a guide to the long-term physical development and growth of a community in 20 to 30-year increments. The plan identifies issues confronting the community and outlines the long-term goals to address them with policies and programs as steps to accomplish the goals of the plan. Processing of amendments to the General Plan must follow the standards found in the California Government Code Section 65300, which states:

*"Each planning agency shall prepare and the legislative body of each city shall adopt a comprehensive, long term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning."*

Since land use decisions, zoning regulations, and other policies by the City are required to be consistent with the General Plan, it is imperative that the General Plan be updated to reflect the changing concerns and needs of the community. The City of Hawaiian Gardens' General Plan was first adopted in 1973 and was last updated in 2010. P . 5 5

Based on staff's analysis of the subject property and the area surrounding it, it seems the site in question has been sitting vacant for many years and it has been a part of the casino's development. According to the applicant, there is no plan for residential development at the location. A zone change to General Commercial/Casino Overlay would allow the Applicant the ability to continue providing casino's amenities such as hotel at a lower density than R-3 and without the need to provide additional on-site parking.

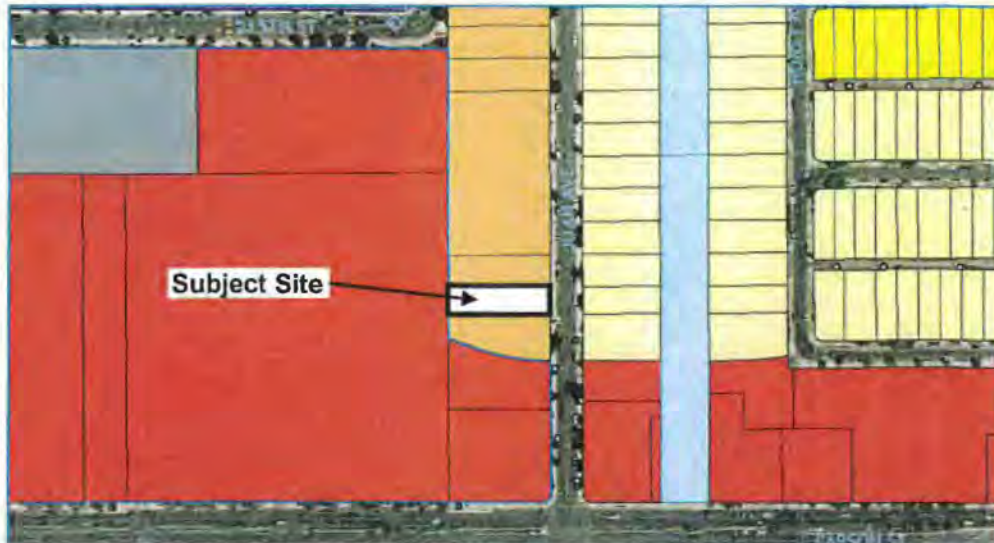


Figure 1 – Existing General Plan Map

The request to amend this designation from Intermediate Density Residential to General Commercial/Casino Overlay would provide a hotel development as ancillary use to the existing casino. Furthermore, Policy ED-1.2 (Economic Development) of the General Plan states, "Encourage ancillary retail and personal service uses to develop near the future expansion of the Hawaiian Gardens Casino to benefit from the visitor base drawn by the casino." This request is a good opportunity to comply with this intention, as the proposed hotel project is in adjacent to the casino the hotel use will provide a service that has never been offered at the casino.

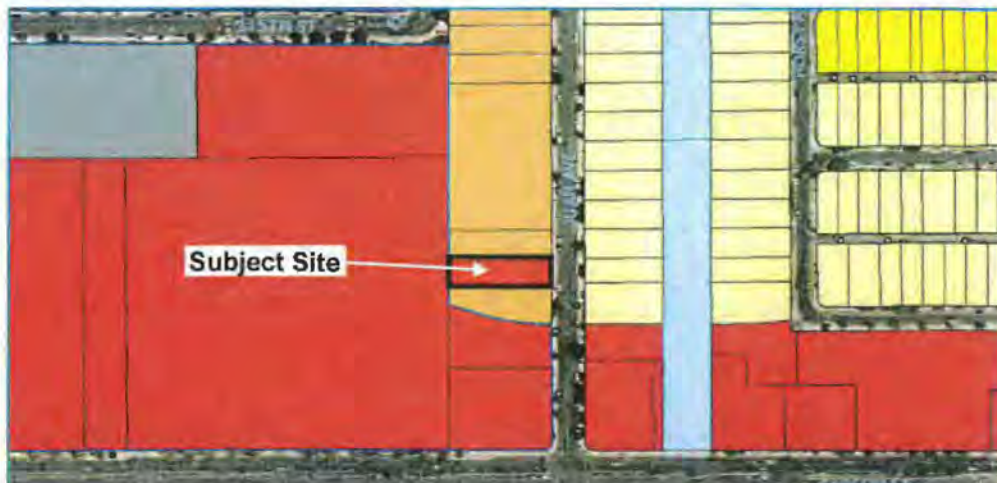


Figure 2 – Proposed General Plan Map

In an effort to create consistency with the proposed General Plan Land Use designation for the development of a new hotel, the applicant is requesting to rezone the subject lot from R-3 to C-4/Casino Overlay zone.

The Hawaiian Gardens Municipal Code implements the objectives of the GP by adopting regulations that seek to accomplish the goals of the GP. As such, the zoning designations that are outlined in the Municipal Code and shown in the Zoning Map must be consistent with the GP Land Use Designation. According to the GP, the General Commercial designation is implemented when a property is zoned C-4. As previously stated, this would allow the Applicant to build a 9-unit private hotel on the lot, complete with access from the casino facility. This is less impactful than the current zoning, wherein an R-3 development would require on-site parking and would generate traffic impacts on Juan Avenue. Also, the C-4/Casino Overlay development is subject to the development standards adopted in the Zoning Code, such as uses, setbacks, height, and parking. This will ensure minimal impacts on the adjacent uses.

As mentioned earlier, a General Plan Amendment application is being considered concurrently with the subject proposal, anticipating approval, the proposed zoning designation will be consistent with the General Plan Land Use Designation.



Figure 3 – Proposed Zoning Map

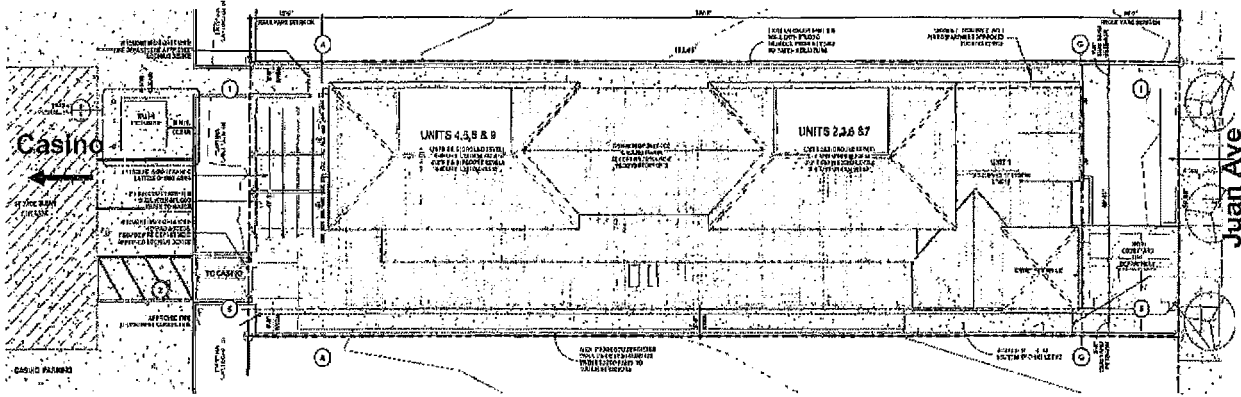
**Conditional Use Permit**

The C-4 zone allows hotels/motels with the approval of a conditional use permit. Though, the applicant stated that the proposed private hotel is ancillary use in conjunction with the existing Gardens Casino. As previously stated, the applicant is also requesting to amend the zoning code to allow the proposed hotel to have a kitchen or kitchenette in guests' rooms.

The proposed hotel will be three-story tall and include 9 units. The building consists of three distinct plans: two-story three-bedroom VIP villa (unit 1) within approximately 1,746 square feet, one-story one-bedroom (units 2 to 5) within 720 square feet of area, and two-story one-bedroom (units 6 to 9) within 915 square feet. In addition, the first floor includes a reception desk and a guest lounge area. The second floor will have a common exercise area for hotel guests.



The proposed building, at its nearest point will be located five feet from the northerly and southerly property lines (interior side setbacks), 15 feet from the westerly (rear) property line and 20 feet from the easterly (front) property line. No vehicular access will be allowed from Juan Avenue. Guests at the hotel will be entering/exiting through the main parking lot from the Gardens Casino area. P. 57



According to the applicant, the proposed hotel is a 24/7 operation. Guest services and on-site amenities will be provided from the Gardens Casino. There will be no live entertainment allowed at the hotel facility. Security for the hotel will be provided by the Gardens Casino through their existing security personnel. Thus, it will help to prevent any potential problems relating to noise and misbehavior activities.

A summary of the development standards follows:

Parcel Size	9,807 sq. ft.	
Current/ Proposed Zoning	R-3 (Intermediate Density Residential/ C-4 (General Commercial)	
Current General Plan	Intermediate Density	
Proposed General Plan	General Commercial/ Casino Overlay	
Development Standards	Required-Minimum / Maximum	Proposed
Lot Area	10,000 sq. ft.	9,807 sq. ft
Lot Width	Minimum	(existing)
Lot Depth	100 Feet	50.88 Feet
Parking	Minimum	(existing)
Loading Space	100 Feet	193.46 Feet
	Minimum	(existing)
	1 per unit	9*
	2 Minimum	2
Building Height	45 Feet	34 Feet 10
	Maximum	Inches
Lot Coverage (Footprint Area)	70% Maximum	65%
Front Setback	None Required	20 Feet
Side Setback (interior)	None Required	5 Feet
Rear Setback	None Required	15 Feet

\*The applicant is requesting for a Minor Exception to allow the hotel to utilize the casino parking lot.



View from Juan Avenue

The project architect has made substantial efforts to design and create an aesthetically pleasing development. Massing of the building has been considered, with the bulk and volume of the building broken up by pop-outs and off-set planes, all helping to create a linear inspired design common in Spanish architecture. Finishing colors and building materials will be discussed in the Design Review portion of the staff report.

In reviewing the use compatibility to the surrounding properties, staff believes that the proposed hotel would have minimal impacts. The hotel is a private ancillary use with primary access from the Gardens Casino. The hotel, at its nearest point will be located approximately one-hundred feet from a Mc Donald's Restaurant (across Juan Avenue) and 170-feet from a commercial development. Both businesses are fronting Carson Street with secondary access from Juan Avenue. Staff has added a condition of approval that requires the applicant to construct a six-foot high masonry block wall along the southerly (side) property line to limit any potential noise issues associated with activities at the hotel. The existing six-foot high masonry block wall located along the northerly (interior side) property line will also help reduce any potential noise issue at the site.

### **Findings (Conditional Use Permit)**

Pursuant to HGMC Section 18.100.090D, there are three (3) findings that must be adopted prior to the City Council approving the Conditional Use Permit. A discussion of the findings follows:

#### **1. The proposed use is consistent with the General Plan.**

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. This amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will meet the intent of the land use designation by encouraging a land use that will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:

Land Use Element-Policy 4.2- *Encourage development of vacant and underutilized commercial parcels; and*

The project will be constructed on a site that has been vacant for many years and it has been a part of the casino's development. The proposed improvements will not only upgrade the subject site by eliminating the unsightly overgrown vegetation but will serve to upgrade and add value to all of the surrounding properties, by enhancing the streetscape.

Land Use Element-Policy 4.4- *Encourage the development of high-quality commercial projects.*

The project will offer a well-designed hotel, that features a Spanish architectural style, a number of different finishes, colors, and materials, and will help improve the appearance of the area. Staff believes that the hotel will be complementary to the residential and other retail/commercial uses that are located in the vicinity of the project site.

**2. The nature, condition, and the development of adjacent uses, buildings, and structures have been considered, and that the proposed conditional use will not adversely affect or be materially detrimental to adjacent uses, or structures, and will be compatible with the character of the surrounding area.**

The proposed hotel will include conditions of approval that will eliminate any negative impacts on surrounding properties. The hotel development will include a six-foot high masonry block wall along the interior side property line of the site to reduce any possible noise impacts the project may have on the residential neighborhood located on Juan Avenue. With the approval of a Minor Exception to allow hotel's guests to utilize parking spaces at the casino, the hotel complies with all development standards required of sites within the C-4/Casino Overlay zone, which are meant to limit any adverse effects on adjoining land uses, and to promote growth or development adjoining land uses by serving as a development catalyst for the area.

**3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.**

The subject site is adequate in size and shape to allow adequately allow the development of the proposed hotel. The requested Minor Exemption is being considered concurrently, anticipating approval, will allow patrons to utilize the main parking at the casino; thus, maintain smooth traffic flow between Juan Avenue, Carson Street, and 214<sup>th</sup> Street, while developing a vacant site, which presently includes unsightly and overgrown vegetation.

On March 27, 2018, the City Council adopted a Resolution No. 028-2018 approving a shared parking agreement between the Gardens Casino/Cerritos General Hospital Company and the American Specialty Management Group to use 200 parking spaces on the adjacent hospital property. A parking survey conducted by Gibson Transportation Consulting Inc. indicated that there is a total of 286 spaces currently available at the Hospital. This shared parking arrangement was contemplated by the Parking Management Plan for the Casino that was approved via Resolution No. 086-2017 of the City Council on November 14, 2017.

Section 18.70.010 (Parking) of the Hawaiian Gardens Municipal Code requires one parking space per hotel guest room. This parking formula only applies for hotels/motels as a primary use. However, since the proposed private hotel will be ancillary use to the existing casino and will not be available to the public. Only guests at the casino who received reservations will be allowed to use the hotel during their temporary stay. Parking for the hotel will be provided for from the existing parking lot of the casino. Thus, the new hotel is not expected to create parking issue because it is an ancillary use that serves the same patrons which already utilizing the casino facility. Guests will be transporting between the hotel and casino area in golf carts or similar shuttle carts. In addition, to comply with Americans with Disabilities Act (ADA) standards, a handicap stall will be provided and located adjacent to the hotel facility. This allows guests with disabilities to park close to the hotel building.

**Findings (Minor Exception – Parking)**

Pursuant to HGMC Section 18.100.060, there are three (3) findings that must be adopted prior to the City Council approving the Variance. A discussion of the findings follows:

**1. That the exception is consistent with the General Plan.**

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. This amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

With parking to be allocated at the casino's main parking lot and with no vehicular access allowed from Juan Avenue, the project will create smooth traffic flow between Juan Avenue, Carson Street, and 214<sup>th</sup> Street.

**2. That the exception is not contrary to the objectives of this Zoning Code or to the objectives of the applicable regulations.**

The subject property is one of thirteen parcels that belongs to the casino's development. Because of the configuration of the lot, the applicant feels that it makes more sense to create a hotel project with the intent to serve patrons to the casino while preserving the existing traffic flow on Juan Avenue.

The proposed Minor Exception is not contrary to the objectives of the zoning code or to the objectives of applicable regulations since the proposed hotel is permitted within the commercial, allowing the hotel to use parking at the casino is minor in nature, and the findings for a Minor Exception have been met.

**3. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting of a the proposed Minor Exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or the neighborhood in which the property is located because the request to utilize the parking lot at the casino is minor in nature since the same patrons at the casino will be staying at the hotel. It is staff's opinion that the site has historically not exhibited any negative impacts as related to parking.

### **Design Review Board**

The proposed hotel will have a Spanish theme, with architecture features (colors and materials) that match with the Casino's plantation-style architecture. The building will be built with wood beams and concrete and finished with a smooth stucco exterior. As currently proposed, the project will entail the construction of a permanent hotel building as ancillary use for the Gardens Casino. The new structure as proposed will consist of three distinct plans: two-story three bedrooms VIP villa within approximately 1,746 square feet, one-story one-bedroom units within 720 square feet of area, and two-story one-bedroom units within 915 square feet. The building façades will include varying wall planes, heights, and rooflines, as well as contrasting colors and materials.

The building will incorporate some of the following colors and materials:

- Combination of crystal white/3-coat stucco
- Dark wood finish fascia board
- Dark bronze iron gates
- Vinyl framed windows with espresso finish
- Eagle's concrete tile roofing
- Aluminum half round profile gutter and downspout

The building's primary finish is a crystal white and gray plaster finish, with a dark brown (bear in mind) wood fascia board. The front elevation includes additional architectural features, such as Spanish wall mounted light fixture, recess windows in espresso vinyl frame, and dark bronze wrought iron gate. The west (rear), north and south (interior) elevations will include varying heights and wall plans, decorative and windows with Spanish archway design.

The proposed trash enclosure area will be located at the casino's parking area, adjacent to the west (rear) property line of the subject site. Staff has added a condition of approval that requires the trash enclosure match the color and materials used on the hotel building.

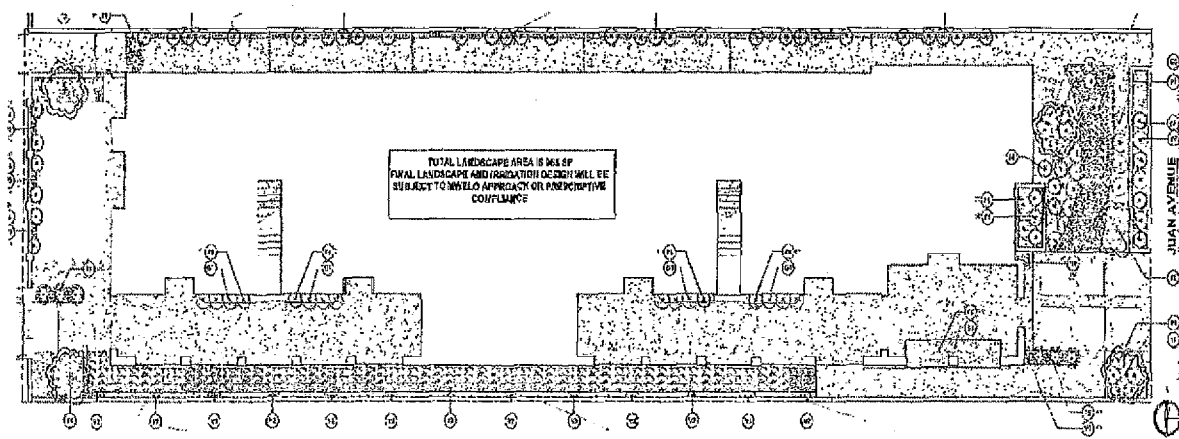
The site will include a combination of block walls and wrought iron gates along the perimeter property lines. The northerly property line (interior side) already include a six-

foot high block wall. This wall will be re-stucco and painted to match the new structure P . 6 2  
 As part of the mitigation requirements and conditions of approval, the applicant will be required to install a six-foot high masonry block wall along the south (interior) and west (rear) property lines. A section of the east (front) property line will be improved with a 24 inches tall decorative planter box.

The applicant is providing over 955 square feet of landscape area, which is located along the property lines, within the front and rear yard areas, and under the hotel's passageway. The proposed landscape palette includes five types of trees, a variety of shrubs, and ground cover, all of which are considered drought tolerant plants. The landscape plan is designed to meet the State of California's most stringent water efficiency guidelines or AB 1881, the State Model Water Efficient Landscape Ordinance.

The proposed landscape palette is as follows:

Name	Size	Number
<b>Tree</b>		
Desert Diva Willow ( <i>chilopsis linearis</i> )	24 gal	2
Palo Verde Low Branch ( <i>cercidium desert museum</i> )	15-gal	1
Mexican Palo Verde ( <i>parkinsonia aculeata</i> )	15-gal	1
Crepe Myrtle ( <i>lagerstroemia</i> )	15-gal	1
Italian Cypress ( <i>Cupressus sempervirens</i> )	5-gal	6
<b>Shrubs</b>		
Cleveland Blue Sage ( <i>salvia clevandi</i> )	5-gal	4
Ferned-Leaved Thikseed ( <i>bidens ferulifolia</i> )	1-gal	3
Spanish Lavender ( <i>Lavandula lavender</i> )	5-gal	10
Purple Awn Grass ( <i>arisida purpurea</i> )	1-gal	5
Pink Muhly Regal Mist ( <i>muhlenbergia capilars</i> )	5-gal	
Bush Morning Glory ( <i>convolvus cneorum</i> )	1-gal	20
Autumn or Texas Sage ( <i>Salvia greggi</i> )	5-gal	20
Autumn Joy Sedum ( <i>sedum autumn joy</i> )	5-gal	20
New Zealand Flax ( <i>phormium amazing red</i> )	15-gal	12
<b>Vines</b>		
Climbing Rose ( <i>rosa climbing</i> )	5-gal	2
Roger's Red Wild Grape ( <i>vitis californica</i> )	5-gal	13
Purple Chinese Wisteria ( <i>wisteria sinensis</i> )	5-gal	6
<b>Ground Cover</b>		
Purple Lantana ( <i>lantana montevidensis</i> )	flats	Plant at 12" o.c.



Conceptual Landscaping Plan

The Hawaiian Gardens Municipal Code provides for broad discretion regarding the architectural look of commercial and residential buildings under the site plan approval process. Specifically, Section 18.100.040(E) of the Hawaiian Gardens Municipal Code (HGMC) provides the following:

The Community Development Director, Planning Commission and City Council may also consider and take into account the exterior architectural design, general exterior appearance, landscaping, texture of surface materials and exterior construction, shape and bulk, and other physical characteristics, including the location and type of public utility facilities; and if it is found that the proposed site plan, including the considerations enumerated, would interfere with the orderly development of the City, such site plan shall be rejected or shall be modified or conditioned before approval so as to remove such objections. These changes may include: A revised site plan, reduced building height, bulk or mass, increased setbacks, changes in building materials, changes in roof lines, increased usable open space, increased screening of garages, trash receptacles,

mechanical equipment, increased landscaping, change in color or any other changes or additions that the City feels necessary to further the goals of the site plan review process.



In addition, Section 18.70.090 of the HGMC indicates that design guidelines have been developed to promote high quality development, protect the City from the adverse effects of poor design, encourage

originality, creativity, and compatibility within neighborhoods, and to enhance the beauty, livability and prosperity of the community. The proposed project is in compliance with the design guidelines as follows:

General Provisions (HGMC18.70.090.B)

There are numerous General Provisions in the HGMC pertaining to design. Many of these provisions are required as part of the plan checking process and are not related to the architecture of the building. The following are the general provisions of which Staff believes the proposed project is consistent as related to the design of the building:

General Provision No. 1: Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surrounding areas and of the City. The height and bulk of any proposed building and structure on site shall be in scale and proportion with surrounding structures and not dominate the site or neighborhood.

- *The design encompasses traditional design elements, including smooth stucco, wood accents, and concrete roofing designed to appear as Spanish tile roofing. The overall appearance takes massing into consideration by pushing the second and third story back, with the inclusion of a corridor and pop-out entries, thus creating a welcoming aesthetic for the front façade.*

General Provision No. 7: Commercial development shall not have significant adverse effects (such as lighting glare, traffic, building mass/scale, excessive noise) on residences in an abutting residential district.

- *The design incorporates building-mounted light fixtures on the first floor only to eliminate outdoor light glaring to the adjoining residences. Traffic on Juan Avenue has been considered by allowing guests to enter and exit the site through the casino's main parking lot. Thus, this will lessen noise and traffic problems to neighboring uses and public right-of-way along Juan Avenue.*



General Provision No. 9: Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

- *The building elevation creates a traditional architectural façade, avoiding modern architectural elements and thus, blending with the Spanish homes in the City of Hawaiian Gardens. The welcoming entrances (front and rear), with traditional elements and recessed second and third story, will help to achieve an aesthetically pleasing environment along this section of Juan Avenue.*

General Provision No. 10: New development and remodeling shall be designed in such a way to upgrade the appearance and quality of the area.

- *The new hotel will resemble new residential units on a lot that has been vacant for many years, thus upgrading this section of Juan Avenue.*



South (interior side) Elevation



Guideline No. 1: In addition to the height and setback requirements for each zone, changes in material, height, projections in the vertical and horizontal plane or similar façade changes are required on visible exterior building walls.

- *The proposed hotel includes numerous offset planes with part of the second and third story pushed back at the exercise and maintenance rooms above the guest lounge, and the inclusion of a private corridor will provide a variation in the vertical and horizontal planes. Changes in building material including wood fascia board, smooth stucco, and iron gates are also included in the project.*

Guideline No. 6: Earth tone colors are required on all exterior finish, rather than bright or fluorescent colors.

- *The proposed hotel includes a crystal white and gray plaster finish for the building.*

### Zoning Code Text Amendment

California Government Code Section 65850 requires Cities to adopt ordinances relating to the regulations for the following:

- Use of buildings and land as between business, residences, commercial and industrial uses.
- Size of lots, location, height, number stories, and size of buildings.
- Off-street parking and loading

Processing of amendments to the zoning code must follow the standards found in the California Government Code Section 65853. Some of the standards include but not limited to the noticing and public hearing by the planning commission (Section 65854), planning commission recommendation to legislative body (Section 65855) and noticing and public hearing by legislative body (Section 65856).

The Hawaiian Municipal Code was last updated in 2010, which allows hotels/motels as conditional uses. However, Chapter 18.20 (Definitions) of the Code does not specify the use of kitchen in any individual hotel room. As such, cooking in any hotel facility is prohibited by the zoning code. To conditionally allow the proposed hotel to have kitchens in guests' rooms, the zone code must be amended.

Permitted uses and conditionally permitted uses allowed in the C-4 zone are listed in the Municipal Code Section 18.60.050 (Uses Permitted in Non-Residential Zones) and under Section 18.20.030 (Definitions). In reviewing the request, staff is recommending an amendment to the definition of "Hotel" to include the use of kitchen facility in any individual hotel room. An amendment to the definition of "Hotel" to read as follows:

***Hotel.*** *A building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. This includes motels, auto cabins, and similar structures but does not include rooming or boarding houses, jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, or other buildings where individuals are housed or detained under legal restraint. This definition shall not apply to structures located within the C-4/ Casino Overlay zone where hotels are allowed to have a kitchen in guests' rooms*

Bars and fully equipped kitchens are commonly found in relatively large and nationwide P . 6 6 hotel chains. Homewood Suites, Residence Inn properties, and Staybridge Suites are some of the extended stay hotels that offer these features as ancillary uses. The applicant has indicated that all nine hotel units will include a kitchen sink countertop with a stovetop, a dishwasher, a microwave, and a full-sized refrigerator.

Staff is supportive of the zoning code amendment because it is staff's opinion that having a kitchen facility in hotel rooms will provide a convenience to patrons (if they choose to prepare their own meals) since they will not need to travel outside of the area to obtain this service during their temporary stay.

### Environmental Review

Staff has determined that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant effect on the environment.

The City of Hawaiian Gardens adopted its current General Plan of which the Zoning Code is consistent with on January 10, 2010. The General Plan process included the preparation and approval of an Environmental Impact Report to analyze the potential for environmental impacts associated with the approval of the plan. Thus, when the plan was approved, the City had already analyzed the potential impacts related to commercial development at the General Commercial level in this area.

Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines exempts projects from CEQA that meet certain qualifying criteria. Categorical exemptions apply to projects that have been determined not to have a significant effect on the environment and have thus been exempted from the requirements of the California Environmental Quality Act. The Class 32 exemption applies to projects characterized as in-fill developments where the project (1) is consistent with the applicable general plan designation and applicable zoning designation, (2) will be developed within city limits on a site of less than five acres substantially surrounded by urban uses, (3) would not result in any significant effects relating to traffic, noise, air quality, water quality, or endangered, rare or threatened species, and (4) can be adequately served by all utilities. The subject site meets all of these qualifications; as such, staff believes that the proposed project is eligible for the Class 32 exemption.

For the purposes of analyzing Categorical Exemption (CE) for the project, the City hired Blodgett Baylosis Environmental Planning (BBEP), a professional environmental consultant, to conduct a categorical exemption assessment for the project. Following, Staff is providing a more in-depth discussion of CE that may be of concern to the public:

### Traffic

The applicant proposes no on-site parking for the hotel project. However, all parking will be provided at the Casino's parking lot. Only casino patrons will be allowed as guests for the hotel. All guests and their vehicles that stay at the hotel will be entering and exiting to and from the Casino's main parking lot fronting Carson Street. In addition, valet and shuttle services will always be provided to hotel's patrons.

The traffic assessment found that the proposed project's traffic impacts to Juan Avenue and Carson Street would be modest and less than significant. Using trip rates for density residential development, traffic for the proposed project would generate an estimated 53 daily trips, assuming 5.86 daily trips in the AM peak hours per unit and .52 trips in the PM peak hours per unit. In summary the proposed project is expected to generate only a modest number of daily vehicle trips. The report from BBEP concludes that the project does not create significant traffic impacts to the existing street system; accordingly, no mitigation measures are required.

#### Construction (Short-Term) Noise

It is anticipated that demolition and construction activities associated with the proposed project would result in temporary impacts associated with the use of construction equipment and construction vehicle trips. The City of Hawaiian Gardens Noise Ordinance specifically exempts noise emissions associated with the construction of any real property, so long as the construction activities occur between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays and legal holidays. Thus, noise related to construction activities on the subject property would be temporary in nature and would not change the ambient noise levels in the area.

#### Long Term (Operational) Noise

Relatedly, the proposed project must comply with the Municipal Code's noise ordinance. The nearest sensitive receptor to the project site includes residential development to the north, south and east of the site. An Extech Digital Sound Meter was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along Juan Avenue frontage. The results of the survey indicated the median ambient exterior noise level (L50) was 51.5 dBA and the average ambient noise level was shown at 53.2 dBA (Attachment B, page 29). According to the City's noise regulations, exterior noise levels should not exceed 60 dBA between 7:00 AM and 10:00 PM and 55 dBA between 10:00 PM and 7:00 AM.

Interior noise levels would be reduced by complying with 2019 California Green Building Code. According to BBEP, the use of energy efficient windows and insulation will significantly reduce interior noise levels by a minimum of 10.0 dBA. Once occupied, the overall increase in noise level would not be easily noticeable to people with normal hearing. However, to mitigate potential noise generating from inside the hotel rooms, staff recommends a condition to require the installation of sound absorption products (i.e. acoustic fabric panels, high-density fiberglass or acoustic foam) that serves as an additional buffer between walls. Staff believes compliance with such condition of approval will maintain noise levels associated with project at less than significant levels.

#### Air Quality/ Gas Emissions

As discussed above, a project of this size and scope has been considered in the General Plan EIR and thus no air quality impacts are anticipated. Project construction may have the potential to generate dust and fine particulates that may be objectionable to nearby residents. Staff proposes that the following condition be imposed to alleviate any potential for construction related air quality impacts:

*“Contractor specifications for dust-generating activities (such as fine grading and trenching) shall include watering of earth-disturbing areas at least twice per day, as necessary, to prevent visible dust from leaving the project site. Implementation of this measure shall be performed in compliance with the recommended control measures and regulations of South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), as applicable to the project.”*

In addition to construction related air quality, BBEP conducted an assessment on long-term operational emissions for the project. It indicated that the maximum long-term emissions are below thresholds considered to represent a significant impact since the project area is located in a non-attainment area for ozone and particulates. However, BBEP is recommending a condition to require the applicant to ensure that contractors to adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.

## **CONCLUSION**

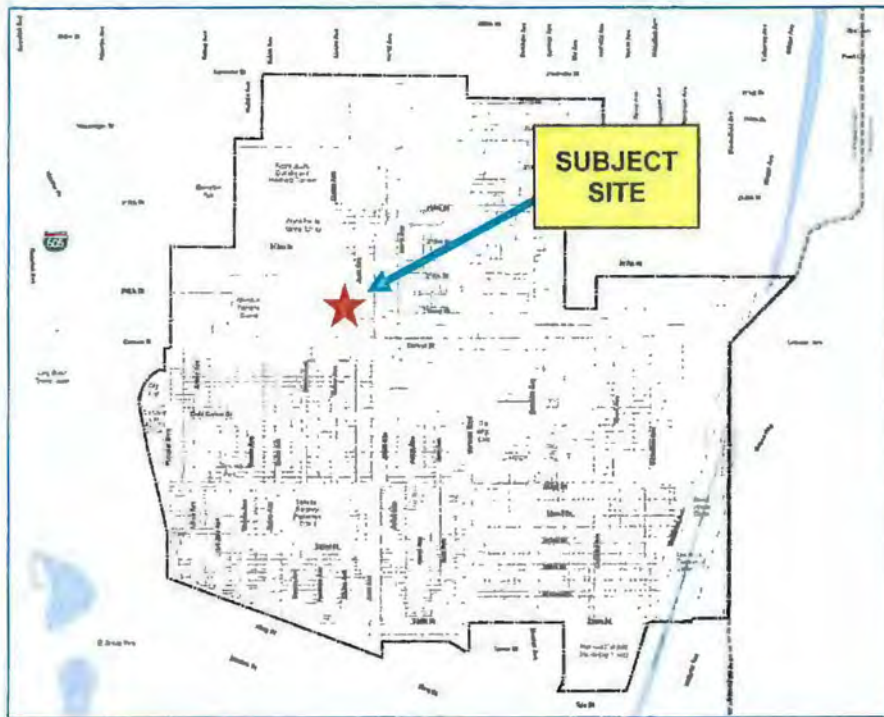
After consideration of all evidence presented during the public hearing, it is recommended that the City Council:

1. Adopt Resolution Number 005-2020 for Case Number PLNG2019-0054 (General Plan Amendment), thereby re-classifying the General Plan Land Use Designation of a property from Intermediate Density to General Commercial/Casino Overlay.
2. Adopt Ordinance Number 590, for Case Number PLNG2019-0055 (Zone Change), thereby rezoning a property from R-3 to C-4/Casino Overlay for the development of a private hotel.
3. Adopt Resolution Number 006-2020 and associated conditions of approval for Case Number PLNG2019-0076 (Conditional Use Permit), thereby approving a three-story nine-unit private hotel on property located 21623 Juan Avenue.
4. Adopt Resolution Number 007-2020 and associated conditions of approval for Case Number PLNG2019-0077 (Minor Exception), thereby allowing a hotel to utilize parking spaces at the Gardens Casino's parking lot.
5. Adopt Resolution Number 008-2020 and associated conditions of approval for Case Number PLNG2019-0078 (Design Review Board), thereby approving the architectural design of a new nine-unit private hotel project.
6. Adopt Ordinance Number 591, for Case Number PLNG2019-0080 (Zoning Code Amendment), thereby approving an amendment to the Hawaiian Gardens Municipal Code to allow a hotel to have kitchen in guests' rooms.

## **EXHIBITS**

1. Vicinity Map and Aerial Photograph
2. Resolution No. 005-2020 (PLNG2019-0054-GPA)
3. Ordinance No. 590 (PLNG2019-0055-ZC)
4. Resolution No. 006-2020 (PLNG2019-0076-CUP)
5. Resolution No. 007-2020 (PLNG2019-0077-ME)
6. Resolution No. 008-2020 (PLNG2019-0078-DRB)
7. Ordinance No. 591 (PLNG2019-0080-ZCA)
8. Attachment "A" / Standard List of Conditions
9. Attachment B – CEQA Categorical Exemption Analysis by BBEP
10. Project Design Package:  
-Site plan, elevations, floor plan, landscaping, preliminary utility plan

EXHIBIT - 1



Vicinity Map



Aerial Photograph

## ATTACHMENT 'A'

Conditions of Approval

Case Number PLNG2019-0054 (General Plan Amendment)  
 Case Number PLNG2019-0055 (Zone Change)  
 Case Number PLNG2019-0076 (Conditional Use Permit)  
 Case Number PLNG2019-0077 (Minor Exception)  
 Case Number PLNG2019-0078 (Design Review Board)  
 Case Number PLNG2019-0080 (Zoning Code Text Amendment)

The City Council hereby approves the above cases for the development of a 9-unit private hotel on property located at 21623 Juan Avenue, subject to the following conditions necessary to protect the public's health, safety, and general welfare.

**Planning Division:**

1. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant and all property owners of the subject property, including any heirs, successors or assigns of or to the applicant or property owners, respectively (collectively, the "Owner/Applicant") prior to the issuance of any occupancy permit and/or business license.
2. Approval of the General Plan Amendment allows the re-classification of the current land use designation of a property from Intermediate Density to General Commercial/ Casino Overlay.
3. Approval of the Zone Change allows the property to rezone R-3 (Intermediate Density Residential) to C-4 (General Commercial)/ Casino Overlay.
4. Approval of a Conditional Use Permit allows the construction and operation of a 9-unit private hotel as ancillary use to the existing Gardens Casino. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission.
5. Approval of a Minor Exception allows a private hotel to utilize parking spaces at the casino's parking lot.
6. The Design Review Board approves the architectural design, color and building materials of a proposed 9-unit private hotel project.
7. Approval of a Zoning Code Text Amendment to HG Municipal Code Section 18.20.30 (Definitions--Hotel) allows hotels to have a kitchen in guests' rooms only within the C-4/ Casino Overlay zone property.
8. The approval of PLNG2019-0076-CUP, PLNG2019-0077-ME, and PLNG2019-0078-DR shall not be valid until PLNG2019-0054-GPA, PLNG2019-0055-ZC, and PLNG2019-0080-ZCA are approved by the Hawaiian Gardens City Council. The denial of GPA, ZC, and ZCA by the Hawaiian Gardens City Council shall be deemed a denial of the entire project.
9. Hotel's guests shall not be gathering in the front yard area facing Juan Avenue at any times.

10. The owner/applicant shall construct a six-foot high block wall along the southerly and westerly property lines of the site. Said new block wall shall have architectural features and color that match the hotel building.
11. The owner/applicant shall re-stucco and re-paint the existing six-foot high block wall along the northerly property line. Said block wall shall have architectural features and color that match the hotel building.
12. No live entertainment and no live music (i.e. karaoke, live band, disc jockey, dancing, and coin-operated amusement devices) are allowed at the private hotel at any times.
13. The owner/applicant shall provide sufficient security personnel at the hotel at all times.
14. Alcohol shall not be served or consumed outside in the front yard area fronting Juan Avenue.
15. The owner/applicant shall not permit any loitering on the subject site and adjacent parking lot.
16. The owner/applicant shall always be responsible to transport hotel's guests between the private hotel and the casino area.
17. Approval of the above listed entitlements shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Hawaiian Gardens Municipal Code shall apply.
18. All fire department related equipment, valves and apparatuses shall be screened and approved by the Planning Division prior to installation.
19. All roof-mounted mechanical equipment shall be screened from public view. The working drawings shall include a cross-section detail to illustrate that the height of the building parapet is sufficient to screen all roof-mounted equipment from the view of adjoining streets and neighboring properties.
20. The owner/applicant has submitted a color rendering for the subject proposal. Plans shall be in substantial compliance with the subject rendering to the satisfaction of the Director of Community Development, including, but not limited to, colors of the building, architectural details, building elevations, and landscaping.
21. Prior to issuance of the occupancy permit, the applicant shall request for an inspection by the Planning Division to determine the condition and height of the existing wall proposed to remain at the north (interior) side of the property. Should the wall be found structurally deficient or under the six-foot minimum, the Owner/Applicant shall construct a new six-foot wall that meets current's standards. Said block wall shall be stucco and located entirely on the subject site.
22. The new trash enclosure shall meet all City and Commercial Waste requirements. The design, colors and materials of trash enclosure shall match the hotel building. Trash must be picked up as necessary to ensure that the trash enclosure has adequate space to accommodate the needs of the site. No trash storage/disposal shall be placed in the public right-of-way. The applicant shall make every effort to secure the proposed enclosures to prevent dumping.

23. No parking allowed in the front yard area fronting Juan Avenue, except for temporary parking of emergency vehicles.
24. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
25. The owner/applicant shall include a copy of all conditions of approval within the final approved plans.
26. All transformer and utility equipment shall be located beyond the front setback of Juan Avenue. The Owner/Applicant shall work with Southern California Edison to find a suitable location with final locations subject to review and approval by the Community Development Department. The ground level transformer shall be screened from public view by using live planter materials.
27. No sales or advertising is permitted at the hotel facility and from public sidewalk.
28. All vehicles including employees and patrons at the hotel shall be parked at the casino's main parking lot areas and shall not otherwise be parked in a manner which hampers vehicular circulation on the subject site or the public right-of-way.
29. No outdoor storage of any kind is permitted at the subject site. Storage of all materials shall be located entirely within the enclosed building.
30. There shall be no loading or unloading of hotel's guests, hotel supplies or equipment on Juan Avenue. Loading and unloading shall only occur within the casino parking lot.
31. There shall be no permanent storage of motor vehicles, boats, trailers, equipment, or personal goods on the parking lot area adjacent to the hotel facility.
32. No hazardous materials (i.e., motor oils, gasoline, transmission fluids, household cleaning, gardening/landscaping products, etc.) shall be stored within the parking lot or trash enclosure area.
33. Except in the designated loading area at the casino parking lot, no vehicles shall park in front of any gates to the hotel facility, so as to block emergency ingress and egress.
34. The owner/applicant shall—at his, her, or its own expense— enter into an Indemnity Agreement with the City which shall provide at the City's sole and absolute discretion, amongst other things, that:
  - A. Owner/Applicant shall fully indemnify, protect, defend, and hold harmless the City of Hawaiian Gardens (City) and the City's agents, officers, employees, and attorneys (collectively, "Indemnified Parties") from and against any and all actual or alleged claims, actions and/or proceedings against the Indemnified Parties by third-parties that relate to or arise from any approval of the Project or any related approvals, including but not limited to (i) any California Environmental Quality Act ("CEQA") approvals, findings, and/or determinations, (ii) the approval of any permits (including any conditional use permits), variances, plot plans, design plans, maps (including any tentative parcel maps), licenses, or amendments, (iii) any challenge to the reasonableness, legality or validity of any of the conditions set forth herein, and (iv)



any other approvals or actions taken by the Indemnified Parties relating to the project (collectively, "Approvals"). The owner/applicant's indemnification obligation shall include, but shall not be limited to, any and all future third-party claims, actions, and/or proceedings against the Indemnified Parties (i) which seek to attack, set aside, void, or annul any of the Approvals; and/or (ii) which seek damages (including, without limitation, special and consequential damages and punitive damages) allegedly related to or arising from the Approvals (collectively, "Claims"). The owner/applicant's indemnification obligation shall further include, but shall not be limited to, any damages, fees (including attorney's fees), and or/costs either awarded against and/or incurred by the Indemnified Parties in connection with the Claims.

- B. The Indemnified Parties shall each have the absolute right to retain such legal counsel as they deem necessary and appropriate to defend against or otherwise address any Claims. While Indemnified Parties may, in its or their sole discretion, participate in the defense of any Claims, such participation shall not relieve Applicant of his, her, or its obligations under this condition. The owner/applicant shall reimburse each Indemnified Party for any and all reasonable attorneys' fees and costs incurred by the Indemnified Party as a result of any Claims. The owner/applicant shall reimburse each Indemnified Party for one hundred percent (100%) of the costs and expenditures incurred by the Indemnified Party relating to or arising from any of the Approvals, including all attorneys' fees, other legal fees (including costs and related expenses), and consultants' costs.
- C. The Owner and Applicant shall be jointly and severally liable for all obligations set forth herein.
35. Within 30 calendar days following final approval of the above referenced applications, the owner/applicant shall execute and record a restrictive covenant to (a) limit use of the property to a private hotel, not open to the public, as an ancillary use to the existing casino and (b) to agree to pay the City a fee in-lieu of the transient occupancy tax that would be generated by a hotel open to the public. The restrictive covenant shall be of the content and in the form as approved by the City Manager and the City Attorney.
36. Within 30 calendar days following final approval of the above referenced applications, the owner/applicant shall execute and record an easement for reciprocal access between the property and the existing casino. The easement shall be of the content and in the form as approved by the City Manager and the City Attorney.
37. Except building's address number, no signs of any kind or advertising shall be placed on the subject property and/or building without first obtaining approval of the City.

**Building & Safety Division:**

1. Contractor specifications for dust-generating activities (such as fine grading and trenching) shall include watering of earth-disturbing areas at least twice per day, as necessary, to prevent visible dust from leaving the project site. Implementation of this measure shall be performed in compliance with the recommended control measures and regulations of South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), as applicable to the project.
2. If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional archaeologist to examine the materials to determine whether

it is a "unique archaeological resource" as defined in Public Resources Code Section 21083.2(g). If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community Development Department.

3. Prior to permit issuance the applicant shall provide a construction management plan which requires full compliance with AQMD Rule 403.
4. If applicable, prior to the issuance of grading permits, the project proponent shall submit a confirmation report by a qualified environmental professional to the Community Development Department indicating that the site does not contain a underground storage tank or that the tank has been removed; and that no soil contamination was present as a result of the tank, or all potential contamination has been remediated.
5. In accordance with Chapter 15.36 of the Hawaiian Gardens Municipal Code, for each new development, the applicant shall pay a growth requirements capital fee of four (4%) percent of the proposed project evaluation for the entire proposed development. Payment of said fee shall be a condition precedent to issuance of building permits.

**Los Angeles County Fire Department:**

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. A uniform access system (e.g., Knox box) shall be provided to permit access to the subject hotel facility by safety personnel (e.g., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
3. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

**Drainage and Grading:**

1. The project shall comply with the City's Stormwater Program and the Regional Water Board's NPDES permit, including the project complying with Low Impact Development standard and regulations.
2. Surface water generated from the project site shall not drain over the sidewalk or driveway into the gutter on Juan Avenue. A parkway drain is required for the street. All NPDES permit requirements need to be shown on final plans.
3. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement. The applicant shall demonstrate that storm water flow will not impact the existing storm water drainage system to the satisfaction of the City Engineer.

**Road:**

1. The owner/applicant shall remove the shared driveway approach along Juan Avenue and shall replace with full curb, gutter and sidewalk in compliance with ADA standards.

2. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, and pavement on street fronting this project and to the satisfaction of the City Engineer.
3. If a section of street (Juan Avenue) in front of the project site is damaged during construction, the owner/applicant shall slurry seal the entire section of street fronting the project site. The area of removal and replacement of any damage or service cut shall be determined and approved by the Community Development Director.
4. The owner/applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to issuance of permits.
5. The owner/applicant shall consult with the City Engineer to determine the sewer location and design requirements; the Owner/Applicant shall also show sewer connections on site plan.
6. The owner/applicant shall pay all sewer connection fees prior to permit issuance and all other applicable fees per Chapter 13.08 of the Hawaiian Gardens Municipal Code.
7. If applicable, the Owner/Applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right-of-way in accordance with the requirements of the City Engineer.

**Utilities:**

1. If applicable, all existing above grade utilities at the property, including but not limited to power poles, overhead wires, telephone, television, and Wi-Fi cable service shall be undergrounded or removed from the property.
2. Any utilities that are in conflict with the development shall be relocated at the developer's expense.

**Water:**

1. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this land division. The Owner/Applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.
2. The owner/applicant shall comply with Section 6.47.010 (Water Runoff Control Findings) of the Hawaiian Gardens Municipal Code.



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-4

City Manager: [Signature]

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Linda Hollinsworth, Finance Director/Treasurer  
**SUBJECT: WARRANTS PROCESSED DURING THE PERIOD OF FEBRUARY 1 TO FEBRUARY 14, 2020**

**SUMMARY**

Information for warrants processed from February 1 to February 14, 2020 is provided, in the table below and in attachments, for review by the City Council. Detail reports for Accounts Payable (AP) are included with this report. Payroll (PR) represents payments to employees and for taxes, health insurance and CalPers retirement contributions.

**FISCAL IMPACT**

<u>Description</u>	<u>Warrant Information</u>	<u>Amount</u>
AP Check Payments to Vendors	Ck 60860 - 60917	\$ 234,400.96
AP ACH Payments to Vendors	Ck 1054251 - 1054303	136,147.06
AP Online Payments to Vendors	Ck 741 - 749	17,515.98
PR Employee Salaries & Benefits	Ck 55597 - 55716	225,016.08
PR CalPers Retirement Online	2/13/20	39,291.81
<b>Total for February 1 to 14, 2020</b>		<b>\$ 625,371.85</b>

**RECOMMENDATION**

Receive and file.

**ATTACHMENTS**

- A. AP Invoice Approval Lists by Vendor
- B. AP Invoice Approval Lists by Fund

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

Check Pmts 2/1/20 to 2/14/20

ATTACHMENT A

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City of Hawaiian Gardens

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
AMERICAN PLANNING ASSOCIATI	0470	04.01.20 - 03.31.21 APA MEMBERSHIP & PUBLICATIONS	60860	02/05/2020	695.00
				Vendor Total:	<u>695.00</u>
GUILLERMO ARZATE	0604A	06.27.20 FACILITY RENTAL REFUND DEPOSIT	60886	02/12/2020	300.00
				Vendor Total:	<u>300.00</u>
AT & T	0094C	01.19 - 02.18.20 AT&T BUSINESS VOICE SERVICES	60861	02/05/2020	620.48
AT & T	0094C	01.19 - 02.18.20 AT&T BUSINESS INTERNET SERVICES	60862	02/05/2020	2,237.18
				Vendor Total:	<u>2,857.66</u>
ANTONIA BARAJAS	0822AN	01.07 - 01.30.20 TC HOMEWORK ASSISTANT	60887	02/12/2020	420.00
				Vendor Total:	<u>420.00</u>
BEST BEST & KRIEGER ATTORNE	0923A	DEC 2019 PROF ATTORNEY SVCS FINANCE	60888	02/12/2020	28,916.48
				Vendor Total:	<u>28,916.48</u>
MARIA G. CANTO	1484M	01.27 - 02.07.20 ZUMBA 01.29.20 ZUMBA GOLD	60889	02/12/2020	140.00
				Vendor Total:	<u>140.00</u>
CINTAS FIRST AID & SAFETY 0168	1729X	FIRST AID RESTOCK - FEDDE NEW SHACK	60863	02/05/2020	1,703.07
				Vendor Total:	<u>1,703.07</u>
JESUS CONTRERAS	1979J	REIMB EMP/CELL PHN/DEC 2019	60864	02/05/2020	80.00
				Vendor Total:	<u>80.00</u>
CREATIVE BUS SALES, INC.	2098	UNIT 45 - WHEELCHAIR LIFT REPAIR MILEAGE - 116057	60890	02/12/2020	514.84
				Vendor Total:	<u>514.84</u>
DAPEER, ROSENBLIT & LITVAK LLI	2305	12.2 - 12.31.19 PROF SVC LEGAL SVC - CODE ENFORCEMENT	60865	02/05/2020	1,603.65
				Vendor Total:	<u>1,603.65</u>
DFM ASSOCIATES	2270	2019 CALIFORNIA ELECTIONS CODE BOOK	60866	02/05/2020	56.84
				Vendor Total:	<u>56.84</u>
DG INVESTMENT INTERMEDIATE	2355C	SURVEILLANCE CAMERAS UPGRADE FEDDE COMPLEX (95% COMPLETED)	60867	02/05/2020	110,297.10
				Vendor Total:	<u>110,297.10</u>
BALTAZAR B. ESTRADA	2786B	02.07.20 SENIOR VALENTINE EVENT ENTERTAINMENT	60868	02/05/2020	375.00
				Vendor Total:	<u>375.00</u>
FORTEL TRAFFIC INC	5978	REPLACE SPEED RADAR SIGNS	60869	02/05/2020	13,942.50
				Vendor Total:	<u>13,942.50</u>
GANAHL LUMBER COMPANY, INC.	3186	MAINT SUPPLIES - CITY HALL	60870	02/05/2020	767.65
GANAHL LUMBER COMPANY, INC.	3186	BOXING SUPPLIES	60891	02/12/2020	59.53
				Vendor Total:	<u>827.18</u>
GOVERNMENTAL FINANCIAL SER	3433G	JAN 2020 SVCS BANK RECON/JES FY18/19 CNTLR FIN TRANS REPORT	60892	02/12/2020	2,460.00
				Vendor Total:	<u>2,460.00</u>
INSTANT SIGNS CYPRESS, LLC	3895	12550 CARSON ST - COMM SIGN PGM LAKEWOOD ESTATES - FINAL	60871	02/05/2020	4,370.60
				Vendor Total:	<u>4,370.60</u>
JACK'S LAWNMOWER SHOP	3952	LANDSCAPING SUPPLIES OIL MIX FOR EQUIPMENT	60872	02/05/2020	256.16
				Vendor Total:	<u>256.16</u>
L.A. COUNTY, DEPT OF P.W.	4155	DEC 2019 HGHWY TRAFFIC SIGNAL CENTRALIA @ NORWALK	60893	02/12/2020	114.23

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

Check Pmts 2/1/20 to 2/14/20

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City of Hawaiian Gardens

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				<b>Vendor Total:</b>	<b>114.23</b>
LCW LIEBERT CASSIDY WHITMOR	4381L	DEC 2019 PERSONNEL ATTORNEY LEGAL SVC	60873	02/05/2020	<b>2,804.50</b>
				<b>Vendor Total:</b>	<b>2,804.50</b>
LEAGUE OF CALIFORNIA CITIES	4300	2020 MEMBERSHIP DUES	60894	02/12/2020	<b>6,170.00</b>
				<b>Vendor Total:</b>	<b>6,170.00</b>
LORDON MANAGEMENT CO.	4512R	2019 FACILITY RENTAL REFUND DEPOSIT	60895	02/12/2020	<b>200.00</b>
				<b>Vendor Total:</b>	<b>200.00</b>
LOS CERRITOS COMMUNITY NEW	4587	01.24.20 NTC OF ORDINANCE ADOPTION - ORD #588	60896	02/12/2020	<b>1,118.79</b>
				<b>Vendor Total:</b>	<b>1,118.79</b>
GENESSIS YAZMIN MACIAS	4674BD	01.11 - 01.24.20 YAL ACTIVITIES CONTRACTOR	60874	02/05/2020	<b>480.00</b>
GENESSIS YAZMIN MACIAS	4674BD	01.25 - 02.07.20 YAL ACTIVITIES CONTRACTOR	60897	02/12/2020	<b>480.00</b>
				<b>Vendor Total:</b>	<b>960.00</b>
MCI COMM SERVICE	4846R	JAN 2020 LONG DISTANCE PLAN	60898	02/12/2020	<b>52.29</b>
				<b>Vendor Total:</b>	<b>52.29</b>
NOELIA MUNOZ	5181N	01.10 - 01.22.20 LWP HOMEWORK ASSISTANT	60875	02/05/2020	<b>262.50</b>
NOELIA MUNOZ	5181N	01.24 - 02.05.20 LWP HOMEWORK ASSISTANT	60899	02/12/2020	<b>315.00</b>
				<b>Vendor Total:</b>	<b>577.50</b>
NATIONAL BUSINESS FURNITURE	5232	TEEN CENTER FURNITURE	60876	02/05/2020	<b>26,756.84</b>
				<b>Vendor Total:</b>	<b>26,756.84</b>
OBESITY SOLUTIONS	5463M	4 EDUCATIONAL SESSIONS ARTESIA HIGH SCHOOL	60900	02/12/2020	<b>13,000.00</b>
				<b>Vendor Total:</b>	<b>13,000.00</b>
PACIFIC PRODCUTION SERVICES	5618D	REFUND FILM PERMIT DEPOSITS PLNG2019-0098TUP	60877	02/05/2020	<b>500.00</b>
				<b>Vendor Total:</b>	<b>500.00</b>
PRINTING SYSTEMS, INC.	5924V	2019 LASER TAX FORMS W2'S & 1099 MISC'S FORMS/ENVEL	60878	02/05/2020	<b>279.51</b>
				<b>Vendor Total:</b>	<b>279.51</b>
QUE DULCE TREATS	6001	01.29.20 TEEN CENTER ART CLASS INSTRUCTOR	60901	02/12/2020	<b>200.00</b>
				<b>Vendor Total:</b>	<b>200.00</b>
RED WING SHOE STORE	6191N	PW UNIFORM	60879	02/05/2020	<b>796.88</b>
				<b>Vendor Total:</b>	<b>796.88</b>
JESUS ROCHA	6269FJ	01.03 - 01.29.20 TEEN CENTER HOMEWORK ASSISTANT	60902	02/12/2020	<b>750.00</b>
				<b>Vendor Total:</b>	<b>750.00</b>
MARINA RODRIGUEZ	6269MML	TEEN CENTER SPECIAL SUPPLIES	60903	02/12/2020	<b>200.00</b>
				<b>Vendor Total:</b>	<b>200.00</b>
ROBERT SALAZAR	6384	02.22.2020 COMMUNITY BLOCK CLEAN UP SUPPLIES	60904	02/12/2020	<b>300.00</b>
				<b>Vendor Total:</b>	<b>300.00</b>
SALON ENVIOS INC	63910	REFUND BUSINESS LICENSE FEE #008515	60905	02/12/2020	<b>222.47</b>
				<b>Vendor Total:</b>	<b>222.47</b>
SAN JUAN SOCCER INC.	6450C	ADULT SPORTS SPECIAL SUPPLIES	60906	02/12/2020	<b>370.11</b>
				<b>Vendor Total:</b>	<b>370.11</b>

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

Check Pmts 2/1/20 to 2/14/20

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
MARGARET SKUBE	6702R	01.21 - 01.28.20 CUPCAKE DECORATING INSTUCTOR	60907	02/12/2020	108.75
				Vendor Total:	<u>108.75</u>
VALERIE SOTO	6763V	01.20 - 01.30.20 CRL GAMEROOM HOMEWORK ASSISTANT	60908	02/12/2020	277.50
				Vendor Total:	<u>277.50</u>
SOUTH COAST SUPPLY	6775	3 PALLETS - SAND BAGS (210 PREFILLED)	60909	02/12/2020	592.33
				Vendor Total:	<u>592.33</u>
SOUTHERN CALIF EDISON COMP# 6801		12.19.19 - 01.21.20 SER PER	60880	02/05/2020	12.61
SOUTHERN CALIF EDISON COMP# 6801		11.21 - 12.21.19 SER PER 12.21.19 - 01.23.20	60881	02/05/2020	131.55
SOUTHERN CALIF EDISON COMP# 6801		11.20 - 12.20.19 SER PER 12.20.19 - 01.22.20	60882	02/05/2020	957.91
SOUTHERN CALIF EDISON COMP# 6801		12.19.19 - 01.21.20 SER PER	60883	02/05/2020	11.40
SOUTHERN CALIF EDISON COMP# 6801		11.21-12.21, 12.1- 1.1 SER PER 12.13-1.14, 12.21.19-1.23.20	60884	02/05/2020	1,827.83
SOUTHERN CALIF EDISON COMP# 6801		11.22-12.23.19 SER PER	60910	02/12/2020	954.64
		12.19-1.21.20/12.23.19-1.24.20		Vendor Total:	<u>3,895.94</u>
SOUTHERN CALIFORNIA SWIMMIN 6825L		01.22-01.23.20 SWIM TEAM REG METRO RW SC FESTIVAL	60911	02/12/2020	495.00
				Vendor Total:	<u>495.00</u>
STERICYCLE, INC.	7016M	STERI-SAFE SHARPS CONTAINERS REMOVAL	60912	02/12/2020	197.16
				Vendor Total:	<u>197.16</u>
UNDERGROUND SERVICE ALERT 7310		FEB 2020 CA STATE FEE FOR REGULATORY COSTS	60913	02/12/2020	52.18
				Vendor Total:	<u>52.18</u>
UNUM LIFE INSURANCE 7383		FEB 2020 LONG TERM CARE INSURANCE	60914	02/12/2020	512.90
				Vendor Total:	<u>512.90</u>
MILTON VACA 7446		01.19.20 FACILITY RENTAL REFUND DEPOSIT	60885	02/05/2020	100.00
				Vendor Total:	<u>100.00</u>
PETE C. VILLASENOR 7624		REPLACEMENT PTAC UNIT - PW YARD	60915	02/12/2020	2,200.00
				Vendor Total:	<u>2,200.00</u>
MISHAUN WATKINS 7727TQ		REIMB EMP/CELL PHN/NOV 2019	60916	02/12/2020	200.00
				Vendor Total:	<u>200.00</u>
WEST COAST ARBORISTS 7760		ARBORIST REPORT - PIONEER PARK TREES	60917	02/12/2020	580.00
				Vendor Total:	<u>580.00</u>
				Grand Total:	<u>234,400.96</u>
				Less Credit Memos:	0.00
				Net Total:	<u>234,400.96</u>
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	<u>234,400.96</u>
<b>Total Invoices:</b>	<b>101</b>				

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
241-PRAXAIR DISTRIBUTION INC.	0006H	12.20.19 - 01.20.20 COMPRESSED AIR CYLINDER RENTAL	1054271	02/12/2020	31.29
				Vendor Total:	31.29
ALL CITY ANIMAL TRAPPING	0310W	01.30.20 22101 NORWALK REMOVED 1 DEAD CAT	1054272	02/12/2020	50.00
				Vendor Total:	50.00
AMERICAN CITY PEST-TERMITE IN	0440	01/20 VECTOR TRAPS MULTI LOCATIONS	1054251	02/05/2020	1,475.50
				Vendor Total:	1,475.50
BAZUA SIGNS & GRAPHICS	0893	04.17.20 CARNIVAL TALENT SHOW ADVERTISEMENT	1054273	02/12/2020	1,649.13
				Vendor Total:	1,649.13
DEANDRE DONTE BROWN	1131M	01.11 - 01.24.20 YAL ACTIVITIES CONTRACTOR	1054252	02/05/2020	640.00
DEANDRE DONTE BROWN	1131M	01.25 - 02.07.20 YAL ACTIVITIES CONTRACTOR	1054274	02/12/2020	640.00
				Vendor Total:	1,280.00
BSN SPORTS INC.	0725	ADULT SPORTS SPECIAL SUPPLIES	1054275	02/12/2020	591.90
				Vendor Total:	591.90
CERRITOS REGIONAL CHAMBER C	1835	2020/2021 MEMBERSHIP INVESTMENT	1054253	02/05/2020	385.00
				Vendor Total:	385.00
CLEAN SLATE INC.	1830W	JAN 2020 TATTOO REMOVAL CLINIC	1054254	02/05/2020	1,455.00
				Vendor Total:	1,455.00
JOSEPH COLOMBO	1880	REIMB EMP/CELL PHN/MAY 2019	1054255	02/05/2020	540.00
				Vendor Total:	540.00
LUCIE COLOMBO	1881	REIMB EMP/CELL PHN/MAY 2019	1054256	02/05/2020	540.00
				Vendor Total:	540.00
DATA TICKET INC.	2307N	DEC 2019 COLLECTION AGENCY SVC CODE ENFORCEMENT CITATION	1054276	02/12/2020	200.00
				Vendor Total:	200.00
DEKRA-LITE, INC.	2330	HOLIDAY 20' RGB TREE & DECOR INSTALL - FINAL	1054257	02/05/2020	14,565.42
				Vendor Total:	14,565.42
DUDEK	2501	11.30 - 12.27.19 PROF SVCS CEQA STUDY - HOTEL PROJECT	1054277	02/12/2020	2,260.00
				Vendor Total:	2,260.00
BARBARA CONSUELO GARCIA	2306G	REIMB EMP/CELL PHN/NOV 2019	1054278	02/12/2020	120.00
				Vendor Total:	120.00
PABLO GARCIA	5047	CARPET/SOFA CLEANING	1054279	02/12/2020	350.00
				Vendor Total:	350.00
VANESSA GARCIA	3219D	01.21 - 01.29.20 ZUMBA INSTRUCTOR	1054280	02/12/2020	84.00
				Vendor Total:	84.00
HENRY RADIO, INC.	3648M	FEB 2020 RADIO SERVICE 111 RADIOS	1054281	02/12/2020	1,998.00
				Vendor Total:	1,998.00
HUMAN SERVICES ASSOCIATION	3813F	DEC 2019 SENIOR MEALS SERVED	1054282	02/12/2020	10,643.75
				Vendor Total:	10,643.75
I.S. BLUEPRINT SERVICE, INC.	3941M	PRINT ZONING MAP	1054283	02/12/2020	149.18
				Vendor Total:	149.18
JOSEPH TEE JEFFERSON	3788	ELECTRICAL - LOCK SWITCH CH HALLWAY	1054284	02/12/2020	500.00
				Vendor Total:	500.00
JHM SUPPLY LANDSCAPING	3999E	IRRIGATION/LANDSCAPING SUPPLY	1054258	02/05/2020	121.33
				Vendor Total:	121.33



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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
ELIAS JIMENEZ	4000	01.25 - 02.01.20 KARATA INSTRUCTOR	1054285	02/12/2020	<b>145.00</b>
				Vendor Total:	<b>145.00</b>
JOE A. GONSALVES & SON	3380	FEB 2020 - PROF LEGISLATIVE REP REDEVELOPMENT	1054259	02/05/2020	<b>2,000.00</b>
				Vendor Total:	<b>2,000.00</b>
L.A. COUNTY SHERIFF'S DEPT.	4205	SEPT 2019 SPECIAL EVENT OT CRIME SUPPRESSION	1054260	02/05/2020	<b>15,211.03</b>
L.A. COUNTY SHERIFF'S DEPT.	4205	NOV 2019 SPECIAL EVENT OT CRIME SUPPRESSION	1054286	02/12/2020	<b>16,111.57</b>
				Vendor Total:	<b>31,322.60</b>
BRITTANY LESLIE	4360B	REIMB EMP/CELL PHN/JAN 2020	1054287	02/12/2020	<b>60.00</b>
				Vendor Total:	<b>60.00</b>
LOS ALTOS TROPHY COMPANY, I	4525	ADMIN SUPPLIES	1054288	02/12/2020	<b>77.98</b>
				Vendor Total:	<b>77.98</b>
HAROLD MICHAEL LUCAMBIO	4614	01.11 - 01.24.20 YAL ACTIVITIES CONTRACTOR	1054261	02/05/2020	<b>720.00</b>
HAROLD MICHAEL LUCAMBIO	4614	01.25 - 02.07.20 YAL ACTIVITIES CONTRACTOR	1054289	02/12/2020	<b>720.00</b>
				Vendor Total:	<b>1,440.00</b>
MICHAEL BAKER INTERNATIONAL	4953	DEC 2019 STREET IMPROV/TILBURY	1054262	02/05/2020	<b>1,537.50</b>
				Vendor Total:	<b>1,537.50</b>
MIG. INC.	4978	NOV 2019 PROF SVCS ACCESSORY DWELLING UNITS ORD	1054263	02/05/2020	<b>14,002.51</b>
				Vendor Total:	<b>14,002.51</b>
MOLI-MEX INC.	5061	FEDDE SPORTS COMPLEX UNIFORMS	1054290	02/12/2020	<b>269.68</b>
				Vendor Total:	<b>269.68</b>
SHAVON MOORE	5099	REIMB EMP/CELL PHN/JAN 2020	1054291	02/12/2020	<b>228.08</b>
				Vendor Total:	<b>228.08</b>
KEVIN NGUYEN	5338	REIMB EMP/CELL PHN/JAN 2020	1054292	02/12/2020	<b>120.00</b>
				Vendor Total:	<b>120.00</b>
EVANGELINA ROMERO	6278A	01.18 - 01.31.20 PAY PERIOD Y.E.P. ASSISTANT	1054264	02/05/2020	<b>171.00</b>
				Vendor Total:	<b>171.00</b>
SC CONSULTING GROUP LLC	6328	FINANCE ADOBE ACROBAT SOFTWARE	1054265	02/05/2020	<b>2,779.71</b>
SC CONSULTING GROUP LLC	6328	JAN 2020 MONTHLY SERVICES	1054293	02/12/2020	<b>4,900.00</b>
				Vendor Total:	<b>7,679.71</b>
SHOETERIA	6619	PW UNIFORM WORK SHOES R. SALAZAR	1054266	02/05/2020	<b>600.00</b>
				Vendor Total:	<b>600.00</b>
SIR SPEEDY PRINTING &	6691V	ADULT SPORTS SPECIAL SUPPLIES MEMBERSHIP ID CARDS	1054294	02/12/2020	<b>361.35</b>
				Vendor Total:	<b>361.35</b>
SPECTRUM SECURITY GROUP	6902	KEYS/TAGS - DISPLAYS, CITY CLERK	1054295	02/12/2020	<b>23.17</b>
				Vendor Total:	<b>23.17</b>
SPORTS JACKETS UNLIMITED INC	6919	CITY POLOS	1054267	02/05/2020	<b>170.75</b>
				Vendor Total:	<b>170.75</b>
STANDARD INSURANCE COMPAN	6928C	FEB 2020 SUPPLEMENTAL LIFE INSURANCE	1054296	02/12/2020	<b>2,636.52</b>
				Vendor Total:	<b>2,636.52</b>
STAPLES BUSINESS ADVANTAGE	6930-PLNN	OFFICE SUPPLIES: BINDER, FOLDERS, PENCIL, CUPS	1054297	02/12/2020	<b>91.56</b>
				Vendor Total:	<b>91.56</b>
STAPLES BUSINESS ADVANTAGE	6931-ADMM	ADMIN OFFICE SUPPLIES	1054268	02/05/2020	<b>151.04</b>

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
				Vendor Total:	<u>151.04</u>
STAPLES BUSINESS ADVANTAGE	6932-FINN	OFFICE SUPPLIES	1054298	02/12/2020	283.08
				Vendor Total:	<u>283.08</u>
STAPLES BUSINESS ADVANTAGE	6932-RECC	LEE WARE POOL SUPPLIES CREDIT	1054299	02/12/2020	1,582.00
				Vendor Total:	<u>1,582.00</u>
STEAMX, LLC	7008M	PRESSURE SPRAYER SUPPLIES	1054269	02/05/2020	109.83
				Vendor Total:	<u>109.83</u>
NOEMI TORRES	7194T	01.21 - 01.30.20 COMPUTER LAB INSTRUCTOR	1054300	02/12/2020	336.00
				Vendor Total:	<u>336.00</u>
TRANSTECH ENGINEERS, INC.	7250V	DEC 2019 PROF MONTHLY SVCS BUILDING OFFICIAL HG CODE ADOP	1054301	02/12/2020	532.00
				Vendor Total:	<u>532.00</u>
WILLDAN ENGINEERING	7907	11.01-11.30.19 CONST. MGMT SVC FY18-19 STREET REHAB IMPROVE	1054270	02/05/2020	29,025.70
WILLDAN ENGINEERING	7907	12.27.19 PROF SVCS ENG PLANCHK CHURCH EXPN PRJ-21921 HAWAIIAN	1054302	02/12/2020	684.00
				Vendor Total:	<u>29,709.70</u>
X-ACT TECHNOLOGY SOLUTIONS	7966	FEB 2020 OFFICE 365 - BUS PREM	1054303	02/12/2020	1,516.50
				Vendor Total:	<u>1,516.50</u>
				Grand Total:	136,636.93
				Less Credit Memos:	-489.87
				Net Total:	<u>136,147.06</u>
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	<u>136,147.06</u>
	<b>Total Invoices:</b>	<b>123</b>			

**INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR**

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Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
BANK OF THE WEST-BANK CHARG	0821BC	JAN 2020 - BANK FEE CHARGES	743	02/03/2020	678.78
BANK OF THE WEST-BANK CHARG	0821BC	JAN 2020 - ELECTRONIC MERCHANT SERVICE FEE	744	02/03/2020	129.93
				Vendor Total:	<u>808.71</u>
CHEVRON AND TEXACO UNIVERS.	1716	08.16 - 09.15.19 FUEL PURCHASE	745	10/08/2019	3,804.51
CHEVRON AND TEXACO UNIVERS.	1716	09.16 - 10.15.19 FUEL PURCHASE	746	10/22/2019	4,427.58
CHEVRON AND TEXACO UNIVERS.	1716	10.16 - 11.15.19 FUEL PURCHASE	747	11/18/2019	3,967.66
				Vendor Total:	<u>12,199.75</u>
CITY OF LONG BEACH	1795	12.18.19 - 01.22.20 SER PER	741	01/24/2020	1,766.90
				Vendor Total:	<u>1,766.90</u>
DE LAGE LANDEN FINANCIAL	2331KA	01.01 - 01.31.20 COPIER SVCS ACCT# 4592343	748	02/05/2020	502.36
				Vendor Total:	<u>502.36</u>
LOWE'S BUSINESS ACCOUNT	4607P	01.17.2020 STATEMENT DATE	742	01/24/2020	468.35
				Vendor Total:	<u>468.35</u>
TIME WARNER CABLE	7174TC	JAN 2020 SVCS CABLE TV, INTERNET PHONE & STREAMING SVC	749	02/07/2020	1,769.91
				Vendor Total:	<u>1,769.91</u>
				Grand Total:	<u>17,515.98</u>
				Less Credit Memos:	0.00
				Net Total:	<u>17,515.98</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>17,515.98</u>
Total Invoices:	9				

**INVOICE APPROVAL LIST BY FUND REPORT**

ATTACHMENT B

Check Pmts 2/1/20 to 2/14/20

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City of Hawaiian Gardens

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
<b>Fund: 01 GENERAL FUND</b>							
<b>Dept: 0000 ASSETS</b>							
01-0000-2180.0000	DEPOSITS PA PACIFIC PRODCUTION SER	FRT43147	REFUND FILM PERMIT DEPOS	60877	01/27/2020	01/27/2020	500.00
							<u>500.00</u>
01-0000-3311.0000	BUSINESS LIC SALON ENVIOS INC	ENVIOS200207	REFUND BUSINESS LICENSE	60905	02/07/2020	02/07/2020	222.47
							<u>222.47</u>
01-0000-3520.0000	RECREATION ARZATE/GUILLERMO// LORDON MANAGEMENT CO VACA/MILTON//	ARZATE200207 LORDON2019 MVACA200119	06.27.20 FACILITY RENTAL 2019 FACILITY RENTAL REFUP 01.19.20 FACILITY RENTAL	60886 60895 60885	02/07/2020 01/30/2020 01/19/2020	02/07/2020 01/30/2020 01/19/2020	300.00 200.00 100.00
							<u>600.00</u>
							<b>Total Dept. ASSETS: 1,322.47</b>
<b>Dept: 4130 CITY ATTORNEY</b>							
01-4130-4253.0000	LEGAL SERVI BEST BEST & KRIEGER ATT	867748	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	5,181.50
	BEST BEST & KRIEGER ATT	867757	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	1,236.55
	BEST BEST & KRIEGER ATT	867755	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	193.50
	BEST BEST & KRIEGER ATT	867754	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	1,333.00
	BEST BEST & KRIEGER ATT	867753	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	279.50
	BEST BEST & KRIEGER ATT	867752	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	4,300.00
	BEST BEST & KRIEGER ATT	867751	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	789.00
	BEST BEST & KRIEGER ATT	867750	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	2,773.50
	BEST BEST & KRIEGER ATT	867749	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	1,247.00
	BEST BEST & KRIEGER ATT	867756	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	1,161.00
	BEST BEST & KRIEGER ATT	867758	DEC 2019 PROF ATTORNEY S'	60888	01/13/2020	01/13/2020	10,421.93
							<u>28,916.48</u>
							<b>Total Dept. CITY ATTORNEY: 28,916.48</b>
<b>Dept: 4140 CITY CLERK</b>							
01-4140-4100.0000	LEGAL ADVEF LOS CERRITOS COMMUNIT	33737	01.24.20 NTC OF ORDINANCE	60896	01/24/2020	01/24/2020	1,118.79
							<u>1,118.79</u>
01-4140-4201.0000	ELECTION SE DFM ASSOCIATES	44995	2019 CALIFORNIA ELECTIONS	60866	11/21/2019	01/01/2020	56.84
							<u>56.84</u>
							<b>Total Dept. CITY CLERK: 1,175.63</b>
<b>Dept: 4150 FINANCE DEPARTME</b>							
01-4150-4200.0000	CONTRACT S GOVERNMENTAL FINANCI	GFS200131	JAN 2020 SVCS BANK RECON	60892	01/31/2020	01/31/2020	2,200.00
							<u>2,200.00</u>
01-4150-4202.0000	AUDIT SERVIC GOVERNMENTAL FINANCI	GFS200131	JAN 2020 SVCS BANK RECON	60892	01/31/2020	01/31/2020	260.00
							<u>260.00</u>
01-4150-4330.0000	SPECIAL SUP PRINTING SYSTEMS, INC.	103044	2019 LASER TAX FORMS	60878	12/11/2019	01/01/2020	279.51
							<u>279.51</u>
							<b>Total Dept. FINANCE DEPARTMENT: 2,739.51</b>
<b>Dept: 4180 PLANNING</b>							
01-4180-4160.0000	PUBLICATION AMERICAN PLANNING ASSC	088078-2015	04.01.20 -03.31.21 APA	60860	01/17/2020	01/17/2020	695.00

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							<b>695.00</b>
01-4180-4238.0000	PROGRAMS A						
	INSTANT SIGNS CYPRESS, I	2244	12550 CARSON ST -COMM SIG	60871	11/27/2019	01/01/2020	4,370.60
							<b>4,370.60</b>
01-4180-4253.0000	LEGAL SERVI						
	DAPEER, ROSENBLIT & LITV	16646	11.18 - 11.30.19 PROF SVC	60865	11/30/2019	01/01/2020	915.55
	DAPEER, ROSENBLIT & LITV	16761	12.2 - 12.31.19 PROF SVC	60865	12/31/2019	01/01/2020	688.10
							<b>1,603.65</b>
<b>Total Dept. PLANNING:</b>							<b>6,669.25</b>
<b>Dept: 4190 NON-DEPARTMENTAL</b>							
01-4190-4160.0000	PUBLICATION						
	LEAGUE OF CALIFORNIA CI	628214	2020 MEMBERSHIP DUES	60894	01/01/2020	01/01/2020	6,170.00
							<b>6,170.00</b>
<b>Total Dept. NON-DEPARTMENTAL:</b>							<b>6,170.00</b>
<b>Dept: 4191 COMMUNITY INFORM</b>							
01-4191-4221.0000	UTILITIES/PH						
	AT & T	1541852504	01.19 - 02.18.20 AT&T BUSINES	60861	01/19/2020	01/19/2020	620.48
	AT & T	8379982503	01.19 - 02.18.20 AT&T BUSINES	60862	01/19/2020	01/19/2020	2,237.18
	MCI COMM SERVICE	9503JAN20	JAN 2020 LONG DISTANCE PL.	60898	01/25/2020	01/25/2020	52.29
							<b>2,909.95</b>
<b>Total Dept. COMMUNITY INFORMATION:</b>							<b>2,909.95</b>
<b>Dept: 4200 HUMAN RESOURCES</b>							
01-4200-4253.0000	LEGAL SERVI						
	LCW LIEBERT CASSIDY WH	1490434	NOV 2019 PERSONNEL ATTOF	60873	11/30/2019	01/01/2020	2,564.00
	LCW LIEBERT CASSIDY WH	1490980	DEC 2019 PERSONNEL ATTOF	60873	12/31/2019	01/01/2020	240.50
							<b>2,804.50</b>
<b>Total Dept. HUMAN RESOURCES:</b>							<b>2,804.50</b>
<b>Dept: 4201 EMPLOYEE BENEFIT</b>							
01-4201-4142.0001	CAFETERIA IN						
	UNUM LIFE INSURANCE	0575367-001	FEB 20 FEB 2020 LONG TERM CARE	60914	01/20/2020	01/20/2020	512.90
							<b>512.90</b>
<b>Total Dept. EMPLOYEE BENEFITS:</b>							<b>512.90</b>
<b>Dept: 4210 PUBLIC SAFETY</b>							
01-4210-4221.0000	UTILITIES/PH						
	WATKINS/MISHAUN//	CELL-JUL-19	REIMB EMP/CELL PHN/JULY 2	60916	07/23/2019	01/01/2020	40.00
	WATKINS/MISHAUN//	CELL-AUG-19	REIMB EMP/CELL PHN/AUG 2C	60916	08/23/2019	01/01/2020	40.00
	WATKINS/MISHAUN//	CELL-SEPT-19	REIMB EMP/CELL PHN/SEPT 2	60916	09/23/2019	01/01/2020	40.00
	WATKINS/MISHAUN//	CELL-OCT-19	REIMB EMP/CELL PHN/OCT 20	60916	10/23/2019	01/01/2020	40.00
	WATKINS/MISHAUN//	CELL-NOV-19	REIMB EMP/CELL PHN/NOV 2C	60916	11/23/2019	01/01/2020	40.00
							<b>200.00</b>
01-4210-4330.0000	SPECIAL SUP						
	CINTAS FIRST AID & SAFET	5015018889	FIRST AID RESTOCK - PUBLIC	60863	10/22/2019	01/01/2020	131.82
							<b>131.82</b>
<b>Total Dept. PUBLIC SAFETY:</b>							<b>331.82</b>
<b>Dept: 4311 PUBLIC WORKS</b>							
01-4311-4151.0000	BUILDING & C						
	CINTAS FIRST AID & SAFET	5015018888	FIRST AID RESTOCK - PUBLIC	60863	10/22/2019	01/01/2020	174.20
	GANAHL LUMBER COMPAN	060512411	MAINT SUPPLY STORAGE	60870	01/03/2020	01/03/2020	22.62
							<b>196.82</b>

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01-4311-4151.0100	BLDG & GROU						
	GANAHL LUMBER COMPAN^	060500039	MAINT SUPPLIES - CITY HALL	60870	11/22/2109	01/01/2020	9.69
	GANAHL LUMBER COMPAN^	060516537	MAINT SUPPLIES - CITY HALL	60870	01/15/2020	01/15/2020	58.11
	GANAHL LUMBER COMPAN^	060516557	MAINT SUPPLIES - CITY HALL	60870	01/15/2020	01/15/2020	8.61
	GANAHL LUMBER COMPAN^	060516975	MAINT SUPPLIES - CITY HALL	60870	01/16/2020	01/16/2020	14.86
							<b>91.27</b>
01-4311-4151.0300	BLDG & GROU						
	GANAHL LUMBER COMPAN^	060517051	MAINT SUPPLIES - LW BLDG	60870	01/16/2020	01/16/2020	13.45
							<b>13.45</b>
01-4311-4151.0400	BLDG & GROU						
	GANAHL LUMBER COMPAN^	060501213	MAINT SUPPLIES - PSC	60870	11/25/2019	01/01/2020	17.22
							<b>17.22</b>
01-4311-4200.0000	CONTRACT S						
	STERICYCLE, INC.	3004977243	STERI-SAFE SHARPS CONTAI	60912	01/20/2020	01/20/2020	197.16
	WEST COAST ARBORISTS	156392	ARBORIST REPORT - PIONEER	60917	01/15/2020	01/15/2020	580.00
							<b>777.16</b>
01-4311-4337.0000	UNIFORMS A						
	RED WING SHOE STORE	20200110013820	PW UNIFORM	60879	01/10/2020	01/10/2020	200.00
	RED WING SHOE STORE	20200110013820	PW UNIFORM	60879	01/10/2020	01/10/2020	198.44
	RED WING SHOE STORE	20200110013820	PW UNIFORM	60879	01/10/2020	01/10/2020	198.44
	RED WING SHOE STORE	20200110013820	PW UNIFORM	60879	01/10/2020	01/10/2020	200.00
							<b>796.88</b>
01-4311-4410.0000	EQUIPMENT						
	VILLASENOR/PETE C.//	1289	REPLACEMENT PTAC UNIT - F	60915	01/09/2020	01/09/2020	2,200.00
							<b>2,200.00</b>
							<b>Total Dept. PUBLIC WORKS: 4,092.80</b>
<b>Dept: 4312 ENGINEERING</b>							
01-4312-4200.0000	CONTRACT S						
	UNDERGROUND SERVICE A	120200314	FEB 2020 DIG ALERT NOTICES	60913	02/01/2020	02/01/2020	41.35
	UNDERGROUND SERVICE A	DSB20190230	FEB 2020 CA STATE FEE FOR	60913	02/01/2020	02/01/2020	10.83
							<b>52.18</b>
							<b>Total Dept. ENGINEERING: 52.18</b>
<b>Dept: 4410 PARK AND RECREAT</b>							
01-4410-4200.0000	CONTRACT S						
	CANTO/MARIA G.//	123	01.27 - 02.07.20 ZUMBA	60889	02/07/2020	02/07/2020	120.00
	MUNOZ/NOELIA//	106	01.10 - 01.22.20 LWP HOMEWC	60875	01/23/2020	01/23/2020	262.50
	MUNOZ/NOELIA//	107	01.24 - 02.05.20 LWP HOMEWC	60899	02/05/2020	02/05/2020	315.00
	SOTO/VALERIE//	6	01.20 - 01.30.20 CRL GAMEROI	60908	01/30/2020	01/30/2020	277.50
							<b>975.00</b>
01-4410-4221.0000	UTILITIES/PHI						
	CONTRERAS/JESUS//	CELL-OCT-2019	REIMB EMP/CELL PHN/OCT 20	60864	11/17/2019	01/01/2020	40.00
	CONTRERAS/JESUS//	CELL-DEC-2019	REIMB EMP/CELL PHN/DEC 20	60864	01/17/2020	01/17/2020	40.00
							<b>80.00</b>
01-4410-4238.0040	ACTIVATE HA						
	OBESITY SOLUTIONS	9	4 EDUCATIONAL SESSIONS	60900	01/21/2020	01/21/2020	13,000.00
							<b>13,000.00</b>
							<b>Total Dept. PARK AND RECREATION: 14,055.00</b>
<b>Dept: 4414 ADULT SPORTS</b>							
01-4414-4330.0000	SPECIAL SUP						
	SAN JUAN SOCCER INC.	3003	ADULT SPORTS SPECIAL SUP	60906	01/23/2020	01/23/2020	370.11
							<b>370.11</b>

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<b>Total Dept. ADULT SPORTS:</b>							<b>370.11</b>
<b>Dept: 4415 C. ROBERT LEE CEN1</b>							
01-4415-4238.0038	BOXING PROX GANAHL LUMBER COMPAN	060517777	BOXING SUPPLIES	60891	01/17/2020	01/17/2020	13.98
							<u>13.98</u>
01-4415-4410.0000	EQUIPMENT GANAHL LUMBER COMPAN	060516880	CRL SUPPLIES	60891	01/15/2020	01/15/2020	45.55
							<u>45.55</u>
<b>Total Dept. C. ROBERT LEE CENTER:</b>							<b>59.53</b>
<b>Dept: 4417 LEE WARE POOL</b>							
01-4417-4238.0041	SWIM TEAM SOUTHERN CALIFORNIA SW	SCS200122-23	01.22-01.23.20 SWIM TEAM RE	60911	02/06/2020	02/06/2020	495.00
							<u>495.00</u>
<b>Total Dept. LEE WARE POOL:</b>							<b>495.00</b>
<b>Dept: 4418 NEIGHBORHOOD PAF</b>							
01-4418-4151.0000	BUILDING & C CINTAS FIRST AID & SAFET	5015018884	FIRST AID RESTOCK - LEE WA	60863	10/22/2019	01/01/2020	258.77
	CINTAS FIRST AID & SAFET	5015611527	FIRST AID RESTOCK - LEE WA	60863	12/17/2019	01/01/2020	301.93
							<u>560.70</u>
01-4418-4151.0500	LEEWARE PA GANAHL LUMBER COMPAN	060510209	MAINT SUPPLIES - LW	60870	12/23/2019	01/01/2020	36.57
							<u>36.57</u>
01-4418-4151.0700	PIONEER PAF GANAHL LUMBER COMPAN	060512102	MAINT SUPPLIES - PIONEER F	60870	01/02/2020	01/02/2020	256.19
							<u>256.19</u>
01-4418-4220.0000	UTILITIES/ELE SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	207.31
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	85.28
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	246.86
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	1.82
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	932.68
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	156.75
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	13.93
	SOUTHERN CALIF EDISON C	8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	155.36
							<u>1,799.99</u>
01-4418-4220.1885	UTIL/ELEC/22 SOUTHERN CALIF EDISON C	7254-DEC19	11.20 - 12.20.19 SER PER	60882	01/24/2020	01/24/2020	55.02
	SOUTHERN CALIF EDISON C	7254-DEC19	11.20 - 12.20.19 SER PER	60882	01/24/2020	01/24/2020	545.98
							<u>601.00</u>
01-4418-4220.1886	UTIL/ELEC/22 SOUTHERN CALIF EDISON C	7254-DEC19	11.20 - 12.20.19 SER PER	60882	01/24/2020	01/24/2020	107.43
	SOUTHERN CALIF EDISON C	7254-DEC19	11.20 - 12.20.19 SER PER	60882	01/24/2020	01/24/2020	249.48
							<u>356.91</u>
<b>Dept. NEIGHBORHOOD PARK/FIELDS:</b>							<b>3,611.36</b>
<b>Dept: 4419 SENIOR CITIZENS CE</b>							
01-4419-4206.0000	SPECIAL EVE ESTRADA/BALTAZAR B.//	202002	02.07.20 SENIOR VALENTINE	60868	12/03/2019	01/01/2020	375.00
							<u>375.00</u>
01-4419-4336.0000	SENIOR PROX CANTO/MARIA G.//	123	01.27 - 02.07.20 ZUMBA	60889	02/07/2020	02/07/2020	20.00

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	SKUBE/MARGARET//	2001	01.07 - 01.14.20 CUPCAKE	60907	01/14/2020	01/14/2020	56.25
	SKUBE/MARGARET//	2002	01.21 - 01.28.20 CUPCAKE	60907	01/28/2020	01/28/2020	52.50
							<b>128.75</b>
							<b>tal Dept. SENIOR CITIZENS CENTER: 503.75</b>
<b>Dept: 4421 RECREATION SPECIAL EVENTS</b>							
01-4421-4331.0004	VOLUNTEER I						
	GANAHL LUMBER COMPANY	060512600	VOLUNTEER DINNER SUPPLIE	60870	01/03/2020	01/03/2020	50.29
	GANAHL LUMBER COMPANY	060512608	VOLUNTEER DINNER SUPPLIE	60870	01/03/2020	01/03/2020	67.46
							<b>117.75</b>
							<b>Dept. RECREATION SPECIAL EVENTS: 117.75</b>
<b>Dept: 4423 TEEN CENTER</b>							
01-4423-4200.0000	CONTRACT S						
	BARAJAS/ANTONIA//	TC5	01.07 - 01.30.20 TC HOMEWOF	60887	01/31/2020	01/31/2020	420.00
	QUE DULCE TREATS	TC6	01.29.20 TEEN CENTER ART	60901	02/04/2020	02/04/2020	200.00
	ROCHA/JESUS//	TC4	01.03 - 01.29.20 TEEN CENTER	60902	01/31/2020	01/31/2020	750.00
							<b>1,370.00</b>
01-4423-4330.0000	SPECIAL SUP						
	RODRIGUEZ/MARINA//	625	TEEN CENTER SPECIAL SUPP	60903	01/15/2020	01/15/2020	200.00
							<b>200.00</b>
01-4423-4410.0000	EQUIPMENT						
	NATIONAL BUSINESS FURN	MK526055	TEEN CENTER FURNITURE	60876	06/24/2019	01/01/2020	26,756.84
							<b>26,756.84</b>
							<b>Total Dept. TEEN CENTER: 28,326.84</b>
<b>Dept: 4427 FEDDE SPORTS COMPLEX</b>							
01-4427-4151.0000	BUILDING & C						
	CINTAS FIRST AID & SAFETY	501611524	FIRST AID RESTOCK - FEDDE	60863	12/17/2019	01/01/2020	190.29
	CINTAS FIRST AID & SAFETY	501611523	FIRST AID RESTOCK - FEDDE	60863	12/17/2019	01/01/2020	161.96
	CINTAS FIRST AID & SAFETY	5015018885	FIRST AID RESTOCK - FEDDE	60863	10/22/2019	01/01/2020	208.18
	CINTAS FIRST AID & SAFETY	5015018881	FIRST AID RESTOCK - FEDDE	60863	10/22/2019	01/01/2020	275.92
							<b>836.35</b>
01-4427-4410.0000	EQUIPMENT						
	GANAHL LUMBER COMPANY	060515261	SPORTS COMPLEX EQUIPME	60870	01/10/2020	01/10/2020	65.04
							<b>65.04</b>
							<b>tal Dept. FEDDE SPORTS COMPLEX: 901.39</b>
							<b>tal Fund GENERAL FUND: 106,138.22</b>
<b>Fund: 02 STATE GAS FUND</b>							
<b>Dept: 4340 PW/STREET MAINTENANCE</b>							
02-4340-4224.0000	STREET REPAIR						
	GANAHL LUMBER COMPANY	060516693	MAINT - STREET REPAIR	60870	01/15/2020	01/15/2020	77.16
	SOUTH COAST SUPPLY	96844187-001	3 PALLETS - SAND BAGS (210	60909	01/17/2020	01/17/2020	592.33
							<b>669.49</b>
02-4340-4227.0000	SIGN MAINTENANCE						
	GANAHL LUMBER COMPANY	060513684	SIGN MAINT - STOCK UNIT #6	60870	01/07/2020	01/07/2020	70.38
							<b>70.38</b>
02-4340-4229.0000	TRAFFIC SIGNS						
	L.A. COUNTY, DEPT OF P.W	RE-PW-20011303496	DEC 2019 HGHWY TRAFFIC SI	60893	01/13/2020	01/13/2020	114.23
							<b>114.23</b>
							<b>tal Dept. PW/STREET MAINTENANCE: 854.10</b>



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<b>I Fund STATE GAS FUND:</b>							<b>854.10</b>
<b>Fund: 03 PUBLIC SAFETY</b>							
<b>Dept: 0419 YAL PROBATION FUN</b>							
03-0419-4200.0000 CONTRACT S							
	MACIAS/GENESSIS YAZMIN/	015	01.11 - 01.24.20 YAL	60874	01/24/2020	01/24/2020	480.00
	MACIAS/GENESSIS YAZMIN/	16	01.25 - 02.07.20 YAL	60897	02/07/2020	02/07/2020	480.00
							<b>960.00</b>
<b>tal Dept. YAL PROBATION FUNDING:</b>							<b>960.00</b>
<b>tal Fund PUBLIC SAFETY:</b>							<b>960.00</b>
<b>Fund: 05 CLEAN AIR</b>							
<b>Dept: 4179 TRAFFIC SAFETY</b>							
05-4179-4410.0000 EQUIPMENT							
	FORTEL TRAFFIC INC	10082	REPLACE SPEED RADAR SIG	60869	01/08/2020	01/08/2020	13,942.50
							<b>13,942.50</b>
<b>Total Dept. TRAFFIC SAFETY:</b>							<b>13,942.50</b>
<b>Total Fund CLEAN AIR:</b>							<b>13,942.50</b>
<b>Fund: 06 PROPOSITION C</b>							
<b>Dept: 4510 PARATRANSIT PROG</b>							
06-4510-4110.0000 AUTOMOTIVE							
	CREATIVE BUS SALES, INC.	1334424	UNIT 45 - WHEELCHAIR LIFT	60890	10/29/2019	01/01/2020	257.42
							<b>257.42</b>
<b>otal Dept. PARATRANSIT PROGRAM:</b>							<b>257.42</b>
<b>tal Fund PROPOSITION C:</b>							<b>257.42</b>
<b>Fund: 07 PROPOSITION A</b>							
<b>Dept: 4511 RECREATIONAL TRAI</b>							
07-4511-4150.0000 EQUIPMENT M							
	CREATIVE BUS SALES, INC.	1334424	UNIT 45 - WHEELCHAIR LIFT	60890	10/29/2019	01/01/2020	257.42
							<b>257.42</b>
<b>RECREATIONAL TRANSIT PROGRAM:</b>							<b>257.42</b>
<b>tal Fund PROPOSITION A:</b>							<b>257.42</b>
<b>Fund: 10 COMMUNITY DEVELOPI</b>							
<b>Dept: 0000 ASSETS</b>							
10-0000-1108.0000 EMPLOYEE R							
	SALAZAR/ROBERT//	200222	02.22.2020 COMMUNITY BLOC	60904	02/10/2020	02/22/2020	300.00
							<b>300.00</b>
<b>Total Dept. ASSETS:</b>							<b>300.00</b>
<b>VELOPMENT BLOCK GT:</b>							<b>300.00</b>
<b>Fund: 21 LIGHTING/LANDSCAPIR</b>							
<b>Dept: 4340 PW/STREET MAINTEN</b>							
21-4340-4150.0000 EQUIPMENT M							
	JACK'S LAWNMOWER SHOF	1820	LANDSCAPING SUPPLIES	60872	01/08/2020	01/08/2020	70.20
	JACK'S LAWNMOWER SHOF	12320	LANDSCAPING SUPPLIES	60872	01/23/2020	01/23/2020	185.96
							<b>256.16</b>
21-4340-4220.0000 UTILITIES/ELE							

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SOUTHERN CALIF EDISON C		2897-DEC19	12.19.19 - 01.21.20 SER PER	60880	01/24/2020	01/24/2020	0.53
SOUTHERN CALIF EDISON C		2897-DEC19	12.19.19 - 01.21.20 SER PER	60880	01/24/2020	01/24/2020	12.08
SOUTHERN CALIF EDISON C		7477-DEC19	12.19.19 - 01.21.20 SER PER	60883	01/24/2020	01/24/2020	0.11
SOUTHERN CALIF EDISON C		7477-DEC19	12.19.19 - 01.21.20 SER PER	60883	01/24/2020	01/24/2020	11.29
SOUTHERN CALIF EDISON C		8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	2.79
SOUTHERN CALIF EDISON C		8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	2.79
SOUTHERN CALIF EDISON C		8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	11.13
SOUTHERN CALIF EDISON C		8414-DEC19	11.21-12.21, 12.1- 1.1 SER PER	60884	01/25/2020	01/25/2020	11.13
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	0.19
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	32.75
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	0.15
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	11.56
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	64.31
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	11.43
SOUTHERN CALIF EDISON C		6541-DEC19	11.21 - 12.21.19 SER PER	60881	01/25/2020	01/25/2020	11.16
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	29.64
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	19.68
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	19.43
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	12.97
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	22.53
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	11.83
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	24.09
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	10.73
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	22.39
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	31.93
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	25.67
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	21.92
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	19.57
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	49.33
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	72.26
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	55.99
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	33.78
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	56.73
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	37.83
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	35.77
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	57.75
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	72.91
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	54.80
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	49.99
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	50.54
SOUTHERN CALIF EDISON C		1134-DEC19JAN20	11.22-12.23.19 SER PER	60910	01/28/2020	01/28/2020	54.58

**1,138.04**

al Dept. PW/STREET MAINTENANCE: **1,394.20**

IDSCAPING ASSESMENT: **1,394.20**

**Fund: 30 CAPITAL PROJECTS**  
**Dept: 4909 CAPITAL PROJECTS**  
 30-4909-5213.0000 CAMERAS

DG INVESTMENT INTERMEDI	601SJ7704-1	SURVEILLANCE CAMERAS UP	60867	11/26/2019	01/01/2020	31,969.00
DG INVESTMENT INTERMEDI	601SJ7704-2	SURVEILLANCE CAMERAS UP	60867	12/10/2019	01/01/2020	28,772.10
DG INVESTMENT INTERMEDI	601SJ7705-1	SURVEILLANCE CAMERAS UP	60867	11/26/2019	01/01/2020	49,556.00

**110,297.10**

**Total Dept. CAPITAL PROJECTS: 110,297.10**

**und CAPITAL PROJECTS: 110,297.10**

**Grand Total: 234,400.96**

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**Recap by Fund**

Fund #	Fund Name	Amount To Pay	Amount To Relieve
01	GENERAL FUND	106,138.22	0.00
02	STATE GAS FUND	854.10	0.00
03	PUBLIC SAFETY	960.00	0.00
05	CLEAN AIR	13,842.50	0.00
06	PROPOSITION C	257.42	0.00
07	PROPOSITION A	257.42	0.00
10	COMMUNITY DEVELOPMENT BLOCK GT	300.00	0.00
21	LIGHTING/LANDSCAPING ASSESMENT	1,394.20	0.00
30	CAPITAL PROJECTS	110,287.10	0.00
<b>Grand Total:</b>		<b>234,400.96</b>	<b>0.00</b>

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<b>Fund: 01 GENERAL FUND</b>							
<b>Dept: 0000 ASSETS</b>							
01-0000-2145.0000	DEVELOPME DUDEK	20199951	11.30 - 12.27.19 PROF SVCS	1054277	01/16/2020	01/16/2020	2,260.00
							<b>2,260.00</b>
01-0000-2180.0000	DEPOSITS PA WILLDAN ENGINEERING	00331358	12.27.19 PROF SVCS ENG PLA	1054302	01/13/2020	01/13/2020	171.00
	WILLDAN ENGINEERING	00331361	12.27.19 PROF SVCS ENG PLA	1054302	01/13/2020	01/13/2020	171.00
	WILLDAN ENGINEERING	00331359	12.27.19 PROF SVCS ENG PLA	1054302	01/13/2020	01/13/2020	256.50
							<b>598.50</b>
<b>Total Dept. ASSETS:</b>							<b>2,858.50</b>
<b>Dept: 4110 CITY COUNCIL</b>							
01-4110-4210.0000	TRAVEL & ME MOORE/SHAVON//	MOORE191030-200131M	10.30.19 - 01.31.20 MILEAGE	1054291	01/31/2020	01/31/2020	168.08
							<b>168.08</b>
01-4110-4330.0000	SPECIAL SUP SPORTS JACKETS UNLIMITE	8059	CITY POLOS	1054267	01/21/2020	01/21/2020	170.75
							<b>170.75</b>
<b>Total Dept. CITY COUNCIL:</b>							<b>338.83</b>
<b>Dept: 4120 CITY MANAGER</b>							
01-4120-4160.0000	PUBLICATION CERRITOS REGIONAL CHAM	7416	2020/2021 MEMBERSHIP	1054253	12/30/2019	01/01/2020	385.00
							<b>385.00</b>
01-4120-4221.0000	UTILITIES/PHI LESLIE/BRITTANY// MOORE/SHAVON//	CELL-JAN-20 9286739741	REIMB EMP/CELL PHN/JAN 20 REIMB EMP/CELL PHN/JAN 20	1054287 1054291	01/19/2020 02/08/2020	01/19/2020 02/08/2020	60.00 60.00
							<b>120.00</b>
01-4120-4250.0000	LEGISLATIVE JOE A. GONSALVES & SON	157969	FEB 2020 - PROF LEGISLATIVE	1054259	01/21/2020	01/21/2020	1,000.00
							<b>1,000.00</b>
01-4120-4300.0000	OFFICE SUPP STAPLES BUSINESS ADVAN STAPLES BUSINESS ADVAN	3436059301 3436059280	ADMIN OFFICE SUPPLIES ADMIN OFFICE SUPPLIES	1054268 1054268	01/11/2020 01/11/2020	01/11/2020 01/11/2020	75.50 75.54
							<b>151.04</b>
<b>Total Dept. CITY MANAGER:</b>							<b>1,556.04</b>
<b>Dept: 4140 CITY CLERK</b>							
01-4140-4168.0000	COUNCIL MEI LOS ALTOS TROPHY COMP	83842	MAYORS GAVEL	1054288	12/11/2019	01/01/2020	71.51
							<b>71.51</b>
01-4140-4221.0000	UTILITIES/PHI COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE// COLOMBO/LUCIE//	CELL-JAN-2020 CELL-DEC-2019 CELL-NOV-2019 CELL-OCT-2019 CELL-SEPT-2019 CELL-AUG-2019 CELL-JULY-2019 CELL-JUNE-2019 CELL-MAY-2019	REIMB EMP/CELL PHN/JAN 20 REIMB EMP/CELL PHN/DEC 20 REIMB EMP/CELL PHN/NOV 20 REIMB EMP/CELL PHN/OCT 20 REIMB EMP/CELL PHN/SEPT 2 REIMB EMP/CELL PHN/AUG 20 REIMB EMP/CELL PHN/JULY 2 REIMB EMP/CELL PHN/JUNE 2 REIMB EMP/CELL PHN/MAY 20	1054256 1054256 1054256 1054256 1054256 1054256 1054256 1054256 1054256	01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020	01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020 01/29/2020	60.00 60.00 60.00 60.00 60.00 60.00 60.00 60.00 60.00
							<b>540.00</b>
<b>Total Dept. CITY CLERK:</b>							<b>611.51</b>

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<b>Dept: 4150 FINANCE DEPARTME</b>							
01-4150-4300.0000	OFFICE SUPP						
	STAPLES BUSINESS ADVAN	3437225353	OFFICE SUPPLIES	1054298	01/25/2020	01/25/2020	179.95
	STAPLES BUSINESS ADVAN	3437225354	OFFICE SUPPLIES	1054298	01/25/2020	01/25/2020	103.13
							<b>283.08</b>
<b>Total Dept. FINANCE DEPARTMENT:</b>							<b>283.08</b>
<b>Dept: 4180 PLANNING</b>							
01-4180-4180.0000	PRINTING						
	I.S. BLUEPRINT SERVICE, IN	090842	PRINT ZONING MAP	1054283	02/04/2020	02/04/2020	149.18
							<b>149.18</b>
01-4180-4200.0000	CONTRACT S						
	DATA TICKET INC.	109071	DEC 2019 COLLECTION AGEN	1054276	01/31/2020	01/31/2020	200.00
	HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	116.14
	WILLDAN ENGINEERING	00331360	12.27.19 PROF SVCS ENG PLA	1054302	01/13/2020	01/13/2020	85.50
	WILLDAN ENGINEERING	00713027	12.04 - 12.20.19 PROF STAFFIN	1054270	01/20/2020	01/20/2020	9,359.00
							<b>9,760.64</b>
01-4180-4221.0000	UTILITIES/PHI						
	COLOMBO/JOSEPH//	CELL-JAN-2020	REIMB EMP/CELL PHN/JAN 20:	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-DEC-2019	REIMB EMP/CELL PHN/DEC 20	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-NOV-2019	REIMB EMP/CELL PHN/NOV 20	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-OCT-2019	REIMB EMP/CELL PHN/OCT 20	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-SEPT-2019	REIMB EMP/CELL PHN/SEPT 2	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-AUG-2019	REIMB EMP/CELL PHN/AUG 20	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-JULY-2019	REIMB EMP/CELL PHN/JULY 2	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-JUNE-2019	REIMB EMP/CELL PHN/JUNE 2	1054255	01/29/2020	01/29/2020	60.00
	COLOMBO/JOSEPH//	CELL-MAY-2019	REIMB EMP/CELL PHN/MAY 20	1054255	01/29/2020	01/29/2020	60.00
	NGUYEN/KEVIN//	CELL-NOV-19	REIMB EMP/CELL PHN/NOV 20	1054292	11/23/2019	01/01/2020	40.00
	NGUYEN/KEVIN//	CELL-DEC-19	REIMB EMP/CELL PHN/DEC 20	1054292	12/23/2019	01/01/2020	40.00
	NGUYEN/KEVIN//	CELL-JAN-20	REIMB EMP/CELL PHN/JAN 20:	1054292	01/23/2020	01/23/2020	40.00
							<b>660.00</b>
01-4180-4300.0000	OFFICE SUPP						
	STAPLES BUSINESS ADVAN	3436658410	OFFICE SUPPLIES: BINDER,	1054297	01/18/2020	01/18/2020	45.78
							<b>45.78</b>
01-4180-4330.0000	SPECIAL SUP						
	STAPLES BUSINESS ADVAN	3436658410	OFFICE SUPPLIES: BINDER,	1054297	01/18/2020	01/18/2020	45.78
							<b>45.78</b>
<b>Total Dept. PLANNING:</b>							<b>10,661.38</b>
<b>Dept: 4192 INFORMATION TECHI</b>							
01-4192-4200.0000	CONTRACT S						
	SC CONSULTING GROUP LL	HGC-12814	JAN 2020 MONTHLY SERVICE	1054293	02/04/2020	02/04/2020	4,900.00
	X-ACT TECHNOLOGY SOLU	22367	FEB 2020 EMAIL SECURITY SV	1054303	02/01/2020	02/01/2020	329.00
							<b>5,229.00</b>
<b>Dept. INFORMATION TECHNOLOGY:</b>							<b>5,229.00</b>
<b>Dept: 4200 HUMAN RESOURCES</b>							
01-4200-4300.0000	OFFICE SUPP						
	SC CONSULTING GROUP LL	HGC-150HR	HR ADOBE ACROBAT SOFTW,	1054265	01/28/2020	01/28/2020	299.00
							<b>299.00</b>
<b>Total Dept. HUMAN RESOURCES:</b>							<b>299.00</b>
<b>Dept: 4201 EMPLOYEE BENEFIT</b>							
01-4201-4142.0001	CAFETERIA IN						
	STANDARD INSURANCE CO	FEBRUARY 2020	FEB 2020 SUPPLEMENTAL LIF	1054296	01/15/2020	01/15/2020	2,636.52

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							<b>2,636.52</b>
<b>Total Dept. EMPLOYEE BENEFITS:</b>							<b>2,636.52</b>
<b>Dept: 4210 PUBLIC SAFETY</b>							
01-4210-04070.0000	SPECIAL POL						
	L.A. COUNTY SHERIFF'S DEI	201637AL	SEPT 2019 SPECIAL EVENT O'	1054260	12/18/2109	01/01/2020	13,666.09
	L.A. COUNTY SHERIFF'S DEI	201638AL	SEPT 2019 SPECIAL EVENT O'	1054260	12/18/2019	01/01/2020	1,544.94
	L.A. COUNTY SHERIFF'S DEI	201845AL	NOV 2019 SPECIAL EVENT OT	1054286	12/20/2019	01/01/2020	16,111.57
							<b>31,322.60</b>
01-4210-4124.0000	ANIMAL CONT						
	ALL CITY ANIMAL TRAPPING	54873	01.30.20 22101 NORWALK	1054272	02/05/2020	02/05/2020	50.00
							<b>50.00</b>
01-4210-4200.0000	CONTRACT S						
	HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	384.29
							<b>384.29</b>
01-4210-4221.0000	UTILITIES/PHI						
	GARCIA/BARBARA CONSUE	CELL-SEPT-19	REIMB EMP/CELL PHN/SEPT 2	1054278	09/01/2019	01/01/2020	40.00
	GARCIA/BARBARA CONSUE	CELL-OCT-19	REIMB EMP/CELL PHN/OCT 20	1054278	10/01/2019	01/01/2020	40.00
	GARCIA/BARBARA CONSUE	CELL-NOV-19	REIMB EMP/CELL PHN/NOV 20	1054278	11/01/2019	01/01/2020	40.00
							<b>120.00</b>
<b>Total Dept. PUBLIC SAFETY:</b>							<b>31,876.89</b>
<b>Dept: 4311 PUBLIC WORKS</b>							
01-4311-4151.0000	BUILDING & C						
	241-PRAXAIR DISTRIBUTION	94381147	12.20.19 - 01.20.20 COMPRESS	1054271	01/22/2020	01/22/2020	31.29
	DEKRA-LITE, INC.	ARINV010599	4' RISER PAYMENT & INSTALL	1054257	11/29/2019	01/01/2020	3,209.50
							<b>3,240.79</b>
01-4311-4151.0100	BLDG & GROU						
	AMERICAN CITY PEST-TERM	457905	01/20 PEST CONTROL - CITY P	1054251	01/24/2020	01/24/2020	232.50
	JEFFERSON/JOSEPH TEE//	1401	ELECTRICAL - LOCK SWITCH	1054284	01/14/2020	01/14/2020	125.00
	SPECTRUM SECURITY GRO.	R12181	KEYS/TAGS - DISPLAYS, CITY	1054295	11/20/2019	01/01/2020	23.17
	STEAMX, LLC	54922	PRESSURE SPRAYER SUPPLI	1054269	01/23/2020	01/23/2020	109.83
							<b>490.50</b>
01-4311-4151.0200	BLDG & GROU						
	AMERICAN CITY PEST-TERM	460131	01/20 PEST CONTROL - CRL	1054251	01/07/2020	01/07/2020	132.50
	AMERICAN CITY PEST-TERM	457910	01/20 PEST CONTROL - CRL	1054251	01/24/2020	01/24/2020	125.00
							<b>257.50</b>
01-4311-4151.0300	BLDG & GROU						
	AMERICAN CITY PEST-TERM	457911	01/20 PEST CONTROL - 22310	1054251	01/24/2020	01/24/2020	158.00
							<b>158.00</b>
01-4311-4151.0350	BLDG & GROU						
	AMERICAN CITY PEST-TERM	457909	01/20 PEST CONTROL - 22150	1054251	01/24/2020	01/24/2020	120.50
							<b>120.50</b>
01-4311-4151.0400	BLDG & GROU						
	AMERICAN CITY PEST-TERM	457907	01/20 PEST CONTROL - 11940	1054251	01/24/2020	01/24/2020	103.00
	JEFFERSON/JOSEPH TEE//	1402	ELECTRICAL - BALLASTS	1054284	01/14/2020	01/14/2020	375.00
							<b>478.00</b>
01-4311-4151.5000	TEEN CENTE						
	AMERICAN CITY PEST-TERM	460583	01/20 PEST CONTROL - 22325	1054251	01/24/2020	01/24/2020	138.00
							<b>138.00</b>
01-4311-4200.0000	CONTRACT S						
	AMERICAN CITY PEST-TERM	460941	01/20 PEST CONTROL - PW YF	1054251	01/24/2020	01/24/2020	70.00
	AMERICAN CITY PEST-TERM	461470	01/20 VECTOR TRAPS MULTI	1054251	01/24/2020	01/24/2020	96.00

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	HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	690.14
							<b>856.14</b>
01-4311-4238.0002	HOLIDAY DEC DEKRA-LITE, INC.	ARINV010090	HOLIDAY 20' RGB TREE & DEC	1054257	11/29/2019	01/01/2020	11,355.92
							<b>11,355.92</b>
01-4311-4337.0000	UNIFORMS AI SHOETERIA	0004105-IN	PW UNIFORM WORK SHOES	1054266	01/02/2020	01/02/2020	200.00
	SHOETERIA	0004110-IN	PW UNIFORM WORK SHOES	1054266	01/07/2020	01/07/2020	200.00
	SHOETERIA	0004109-IN	PW UNIFORM WORK SHOES	1054266	01/07/2020	01/07/2020	200.00
							<b>600.00</b>
							<b>Total Dept. PUBLIC WORKS: 17,695.35</b>
<b>Dept: 4314 BUILDING</b>							
01-4314-4200.0000	CONTRACT S TRANSTECH ENGINEERS, IN WILLDAN ENGINEERING	20193084	DEC 2019 PROF MONTHLY SV	1054301	01/01/2020	01/01/2020	532.00
		00222130	12.02 - 12.23.19 PROF STAFFIN	1054270	01/13/2020	01/13/2020	7,865.00
							<b>8,397.00</b>
							<b>Total Dept. BUILDING: 8,397.00</b>
<b>Dept: 4410 PARK AND RECREAT</b>							
01-4410-4200.0000	CONTRACT S GARCIA/VANESSA// JIMENEZ/ELIAS// TORRES/NOEMI//	170	01.21 - 01.29.20 ZUMBA	1054280	01/31/2020	01/31/2020	84.00
		020120	01.25 - 02.01.20 KARATA	1054285	02/03/2020	02/03/2020	145.00
		283	01.21 - 01.30.20 COMPUTER	1054300	01/30/2020	01/30/2020	336.00
							<b>565.00</b>
01-4410-4300.0000	OFFICE SUPP STAPLES BUSINESS ADVAN	3436059294	ADMIN SUPPLIES	1054299	01/11/2020	01/11/2020	327.39
	STAPLES BUSINESS ADVAN	3436658406	ADMIN SUPPLIES	1054299	01/18/2020	01/18/2020	68.50
	STAPLES BUSINESS ADVAN	3436658407	ADMIN SUPPLIES	1054299	01/18/2020	01/18/2020	25.17
	STAPLES BUSINESS ADVAN	3436658408	ADMIN SUPPLIES	1054299	01/18/2020	01/18/2020	50.14
	STAPLES BUSINESS ADVAN	3436658409	ADMIN SUPPLIES	1054299	01/18/2020	01/18/2020	200.36
							<b>671.56</b>
01-4410-4410.0000	EQUIPMENT LOS ALTOS TROPHY COMP/ SC CONSULTING GROUP LL	84321	ADMIN SUPPLIES	1054288	01/28/2020	01/28/2020	6.47
		HGC-282REC	CRL COMPUTER EQUIPMENT	1054265	01/28/2020	01/28/2020	2,162.46
							<b>2,168.93</b>
							<b>Total Dept. PARK AND RECREATION: 3,405.49</b>
<b>Dept: 4414 ADULT SPORTS</b>							
01-4414-4300.0000	OFFICE SUPP SIR SPEEDY PRINTING & STAPLES BUSINESS ADVAN	100348	ADULT SPORTS SPECIAL SUP	1054294	12/23/2019	01/01/2020	361.35
		3436059300	ADULT SPORTS SUPPLIES	1054299	01/11/2020	01/11/2020	111.62
							<b>472.97</b>
01-4414-4330.0000	SPECIAL SUP BSN SPORTS INC.	907948131	ADULT SPORTS SPECIAL SUP	1054275	01/13/2020	01/13/2020	591.90
							<b>591.90</b>
							<b>Total Dept. ADULT SPORTS: 1,064.87</b>
<b>Dept: 4415 C. ROBERT LEE CEN</b>							
01-4415-4200.0000	CONTRACT S HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	494.15
							<b>494.15</b>
01-4415-4300.0000	OFFICE SUPP STAPLES BUSINESS ADVAN	3434338015	CRL SUPPLIES CREDIT	1054299	12/21/2019	01/01/2020	-15.65

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							<b>-15.65</b>
							<b>Total Dept. C. ROBERT LEE CENTER: 478.50</b>
<b>Dept: 4416 LEE WARE PARK</b>							
01-4416-4300.0000	OFFICE SUPP						
	STAPLES BUSINESS ADVAN	3419287379A	LEE WARE PARK SUPPLIES C	1054299	07/13/2019	01/31/2020	-108.28
							<b>-108.28</b>
							<b>Total Dept. LEE WARE PARK: -108.28</b>
<b>Dept: 4417 LEE WARE POOL</b>							
01-4417-4300.0000	OFFICE SUPP						
	STAPLES BUSINESS ADVAN	3436059302	LEE WARE POOL SUPPLIES	1054299	01/11/2020	01/11/2020	506.31
	STAPLES BUSINESS ADVAN	3436059296	LEE WARE POOL SUPPLIES	1054299	01/11/2020	01/11/2020	80.47
	STAPLES BUSINESS ADVAN	3436658403	LEE WARE POOL SUPPLIES	1054299	01/18/2020	01/18/2020	260.70
	STAPLES BUSINESS ADVAN	3436658405	LEE WARE POOL SUPPLIES	1054299	01/18/2020	01/18/2020	56.93
	STAPLES BUSINESS ADVAN	3437225351	LEE WARE POOL SUPPLIES C	1054299	01/25/2020	01/25/2020	-365.94
							<b>538.47</b>
							<b>Total Dept. LEE WARE POOL: 538.47</b>
<b>Dept: 4418 NEIGHBORHOOD PAF</b>							
01-4418-4151.0000	BUILDING & C						
	AMERICAN CITY PEST-TERM	457908	01/20 PEST CONTROL - ELKS	1054251	01/24/2020	01/24/2020	47.50
							<b>47.50</b>
01-4418-4151.0600	CLARKDALE F						
	AMERICAN CITY PEST-TERM	460733	01/20 PEST CONTROL - 22008	1054251	01/24/2020	01/24/2020	50.00
							<b>50.00</b>
01-4418-4151.0800	FURGESON						
	AMERICAN CITY PEST-TERM	457906	01/20 PEST CONTROL - 22215	1054251	01/24/2020	01/24/2020	47.50
							<b>47.50</b>
							<b>Dept. NEIGHBORHOOD PARK/FIELDS: 145.00</b>
<b>Dept: 4419 SENIOR CITIZENS CE</b>							
01-4419-4200.0000	CONTRACT S						
	HUMAN SERVICES ASSOCI/A	123120196	DEC 2019 SENIOR MEALS SEF	1054282	01/10/2020	01/10/2020	10,643.75
							<b>10,643.75</b>
							<b>Total Dept. SENIOR CITIZENS CENTER: 10,643.75</b>
<b>Dept: 4421 RECREATION SPECIA</b>							
01-4421-4331.0000	SPECIAL EVE						
	STAPLES BUSINESS ADVAN	3436658404	SPECIAL EVENTS SUPPLIES	1054299	01/18/2020	01/18/2020	76.42
	STAPLES BUSINESS ADVAN	3436658411	SPECIAL EVENTS SUPPLIES	1054299	01/18/2020	01/18/2020	242.07
							<b>318.49</b>
01-4421-4331.0020	CARNIVAL						
	BAZUA SIGNS & GRAPHICS	448	04.17.20 CARNIVAL TALENT	1054273	01/30/2020	01/30/2020	340.55
							<b>340.55</b>
							<b>Dept. RECREATION SPECIAL EVENTS: 659.04</b>
<b>Dept: 4423 TEEN CENTER</b>							
01-4423-4150.0000	EQUIPMENT M						
	GARCIA/PABLO//	1475	CARPET/SOFA CLEANING	1054279	01/29/2020	01/29/2020	350.00
							<b>350.00</b>
01-4423-4330.0000	SPECIAL SUP						
	STAPLES BUSINESS ADVAN	3436059304	TEEN CENTER SUPPLIES	1054299	01/11/2020	01/11/2020	65.79
							<b>65.79</b>



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<b>Total Dept. TEEN CENTER:</b>							<b>415.79</b>
<b>Dept: 4425 COMMUNITY OUTREACH</b>							
01-4425-4330.0000	SPECIAL SUP BAZUA SIGNS & GRAPHICS	444	COMMUNITY OUTREACH TAX	1054273	12/19/2019	01/01/2020	76.65
							<u>76.65</u>
01-4425-4330.0031	TATTOO REM CLEAN SLATE INC.	HG01-2020	JAN 2020 TATTOO REMOVAL (	1054254	01/22/2020	01/22/2020	1,455.00
							<u>1,455.00</u>
<b>COMMUNITY OUTREACH SERVICES:</b>							<b>1,531.65</b>
<b>Dept: 4427 FEDDE SPORTS COM</b>							
01-4427-4151.0000	BUILDING & C AMERICAN CITY PEST-TERM	459920	01/20 PEST CONTROL - 21409	1054251	01/24/2020	01/24/2020	87.00
	AMERICAN CITY PEST-TERM	460239	01/20 PEST CONTROL - 21409	1054251	01/24/2020	01/24/2020	68.00
							<u>155.00</u>
01-4427-4337.0000	UNIFORMS AT MOLI-MEX INC.	24994	FEDDE SPORTS COMPLEX UN	1054290	01/31/2020	01/31/2020	269.68
							<u>269.68</u>
<b>total Dept. FEDDE SPORTS COMPLEX:</b>							<b>424.68</b>
<b>total Fund GENERAL FUND:</b>							<b>101,742.06</b>
<b>Fund: 03 PUBLIC SAFETY</b>							
<b>Dept: 0419 YAL PROBATION FUN</b>							
03-0419-4200.0000	CONTRACT S BROWN/DEANDRE DONTE//	0041	01.11 - 01.24.20 YAL	1054252	01/24/2020	01/24/2020	640.00
	BROWN/DEANDRE DONTE//	42	01.25 - 02.07.20 YAL	1054274	02/07/2020	02/07/2020	640.00
	LUCAMBIO/HAROLD MICHAEL	041	01.11 - 01.24.20 YAL	1054261	01/24/2020	01/24/2020	720.00
	LUCAMBIO/HAROLD MICHAEL	042	01.25 - 02.07.20 YAL	1054289	01/31/2020	02/07/2020	720.00
							<u>2,720.00</u>
<b>total Dept. YAL PROBATION FUNDING:</b>							<b>2,720.00</b>
<b>total Fund PUBLIC SAFETY:</b>							<b>2,720.00</b>
<b>Fund: 06 PROPOSITION C</b>							
<b>Dept: 4510 PARATRANSIT PROG</b>							
06-4510-4200.0000	CONTRACT S HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	156.64
							<u>156.64</u>
06-4510-4337.0000	UNIFORMS AT BAZUA SIGNS & GRAPHICS	443	TRANSPORTATION STAFF AT	1054273	12/18/2019	01/01/2020	615.97
							<u>615.97</u>
<b>total Dept. PARATRANSIT PROGRAM:</b>							<b>772.61</b>
<b>total Fund PROPOSITION C:</b>							<b>772.61</b>
<b>Fund: 07 PROPOSITION A</b>							
<b>Dept: 4511 RECREATIONAL TRAI</b>							
07-4511-4200.0000	CONTRACT S HENRY RADIO, INC.	78999	FEB 2020 RADIO SERVICE	1054281	02/01/2020	02/01/2020	156.64
							<u>156.64</u>
07-4511-4337.0000	UNIFORMS AT BAZUA SIGNS & GRAPHICS	443	TRANSPORTATION STAFF AT	1054273	12/18/2019	01/01/2020	615.96

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							<u>615.96</u>
							<b>RECREATIONAL TRANSIT PROGRAM: 772.60</b>
							<b>tal Fund PROPOSITION A: 772.60</b>
<b>Fund: 10 COMMUNITY DEVELOPMENT</b>							
<b>Dept: 4815 STREET IMPROVEMENT</b>							
10-4815-4200.0000	CONTRACT S						
	MICHAEL BAKER INTERNAT	1054196	JUN 2019 STREET IMPROV/TIL	1054262	07/12/2019	01/01/2020	705.00
	MICHAEL BAKER INTERNAT	1071497	DEC 2019 STREET IMPROV/TIL	1054262	01/13/2020	01/13/2020	652.50
							<u>1,357.50</u>
							<b>tal Dept. STREET IMPROVEMENT PROJECT: 1,357.50</b>
<b>Dept: 4829 NEIGHBORHOOD BEAUTIFICATION</b>							
10-4829-4200.0000	CONTRACT S						
	MICHAEL BAKER INTERNAT	1071497	DEC 2019 STREET IMPROV/TIL	1054262	01/13/2020	01/13/2020	180.00
							<u>180.00</u>
							<b>NEIGHBORHOOD BEAUTIFICATION: 180.00</b>
							<b>DEVELOPMENT BLOCK GT: 1,537.50</b>
<b>Fund: 11 ADMIN COSTS - SARDA</b>							
<b>Dept: 4901 ADMINISTRATIVE SUPPORT</b>							
11-4901-4250.0000	LEGISLATIVE						
	JOE A. GONSALVES & SON	157970	FEB 2020 - PROF LEGISLATIVE	1054259	01/21/2020	01/21/2020	1,000.00
							<u>1,000.00</u>
							<b>tal Dept. ADMINISTRATIVE SUPPORT: 1,000.00</b>
							<b>tal ADMIN COSTS - SARDA: 1,000.00</b>
<b>Fund: 12 SELACO WIB</b>							
<b>Dept: 4430 CITY COSTS YEP</b>							
12-4430-4200.0000	CONTRACT S						
	ROMERO/EVANGELINA//	YEP200131	01.18 - 01.31.20 PAY PERIOD	1054264	01/31/2020	01/31/2020	171.00
							<u>171.00</u>
12-4430-4330.0000	SPECIAL SUP						
	SC CONSULTING GROUP LL	HGC-212F	FINANCE ADOBE ACROBAT SI	1054265	01/28/2020	01/28/2020	318.25
							<u>318.25</u>
							<b>Total Dept. CITY COSTS YEP: 489.25</b>
							<b>Total Fund SELACO WIB: 489.25</b>
<b>Fund: 21 LIGHTING/LANDSCAPING</b>							
<b>Dept: 4340 PW/STREET MAINTENANCE</b>							
21-4340-4159.0000	PARKWAY/ME						
	JHM SUPPLY LANDSCAPING	51953	IRRIGATION/LANDSCAPING SI	1054258	01/03/2020	01/03/2020	121.33
							<u>121.33</u>
							<b>tal Dept. PW/STREET MAINTENANCE: 121.33</b>
							<b>LANDSCAPING ASSESMENT: 121.33</b>
<b>Fund: 30 CAPITAL PROJECTS</b>							
<b>Dept: 4909 CAPITAL PROJECTS</b>							
30-4909-5209.1901	18-19 PAVEMENT						
	WILLDAN ENGINEERING	003-31281	11.01-11.30.19 CONST. MGMT	1054270	12/27/2109	01/01/2020	11,801.70

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							<b>11,801.70</b>
<b>Total Dept. CAPITAL PROJECTS:</b>							<b>11,801.70</b>
<b>und CAPITAL PROJECTS:</b>							<b>11,801.70</b>
<b>Fund: 31 CAPITAL PROJECTS - N</b>							
<b>Dept: 4180 PLANNING</b>							
31-4180-5215.0002	ADU PREPAR						
	MIG, INC.	0062112	NOV 2019 PROF SVCS ACCES	1054263	12/16/2019	01/01/2020	5,803.76
	MIG, INC.	0061712	OCT 2019 PROF SVCS ACCES	1054263	11/21/2019	01/01/2020	8,198.75
							<b>14,002.51</b>
<b>Total Dept. PLANNING:</b>							<b>14,002.51</b>
<b>Dept: 4192 INFORMATION TECH</b>							
31-4192-5214.0006	WINDOWS 10						
	X-ACT TECHNOLOGY SOLU	22362	FEB 2020 OFFICE 365 - BUS PI	1054303	02/01/2020	02/01/2020	1,187.50
							<b>1,187.50</b>
<b>Dept. INFORMATION TECHNOLOGY:</b>							<b>1,187.50</b>
<b>CAPITAL PROJECTS - NON CIP:</b>							<b>15,190.01</b>
<b>Grand Total:</b>							<b>136,147.06</b>

**Recap by Fund**

Fund #	Fund Name	Amount To Pay	Amount To Relieve
01	GENERAL FUND	101,742.06	0.00
03	PUBLIC SAFETY	2,720.00	0.00
06	PROPOSITION C	772.61	0.00
07	PROPOSITION A	772.60	0.00
10	COMMUNITY DEVELOPMENT BLOCK GT	1,537.50	0.00
11	ADMIN COSTS - SARDA	1,000.00	0.00
12	SELACO WIB	489.25	0.00
21	LIGHTING/LANDSCAPING ASSESMENT	121.33	0.00
30	CAPITAL PROJECTS	11,801.70	0.00
31	CAPITAL PROJECTS - NON CIP	15,190.01	0.00
<b>Grand Total:</b>		<b>136,147.06</b>	<b>0.00</b>

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<b>Fund: 01 GENERAL FUND</b>							
<b>Dept: 4120 CITY MANAGER</b>							
01-4120-4110.0000 AUTOMOTIVE							
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	38.30
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	86.30
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/16/2019	89.38
							<b>213.98</b>
<b>Total Dept. CITY MANAGER:</b>							<b>213.98</b>
<b>Dept: 4140 CITY CLERK</b>							
01-4140-4190.0000 EQUIPMENT F							
	DE LAGE LANDEN FINANCI	66456000	01.01 - 01.31.20 COPIER SVCS	748	01/11/2020	01/11/2020	502.36
							<b>502.36</b>
<b>Total Dept. CITY CLERK:</b>							<b>502.36</b>
<b>Dept: 4150 FINANCE DEPARTME</b>							
01-4150-4130.0000 BANK SERVIC							
	BANK OF THE WEST-BANK (	COFEE-200203	JAN 2020 - BANK FEE CHARGE	743	02/03/2020	02/03/2020	678.78
	BANK OF THE WEST-BANK (	MERCHANT-200203	JAN 2020 - ELECTRONIC MER(	744	02/03/2020	02/03/2020	129.93
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	674.99
							<b>1,483.70</b>
<b>Total Dept. FINANCE DEPARTMENT:</b>							<b>1,483.70</b>
<b>Dept: 4191 COMMUNITY INFORM</b>							
01-4191-4221.0000 UTILITIES/PHI							
	TIME WARNER CABLE	0032031020220	JAN 2020 SVCS CABLE TV,	749	02/02/2020	02/02/2020	1,769.91
							<b>1,769.91</b>
<b>Total Dept. COMMUNITY INFORMATION:</b>							<b>1,769.91</b>
<b>Dept: 4193 COMMUNITY RELATIK</b>							
01-4193-4110.0000 AUTOMOTIVE							
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	148.01
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	141.20
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/15/2019	246.29
							<b>533.50</b>
<b>Total Dept. COMMUNITY RELATIONS:</b>							<b>533.50</b>
<b>Dept: 4210 PUBLIC SAFETY</b>							
01-4210-4110.0000 AUTOMOTIVE							
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	783.51
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	984.37
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/15/2019	905.17
							<b>2,653.05</b>
<b>Total Dept. PUBLIC SAFETY:</b>							<b>2,653.05</b>
<b>Dept: 4311 PUBLIC WORKS</b>							
01-4311-4110.0000 AUTOMOTIVE							
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	32.16
							<b>32.16</b>
01-4311-4151.0000 BUILDING & E							
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	26.67
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	47.05
							<b>73.72</b>
01-4311-4151.0100 BLDG & GROU							
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	148.60

**INVOICE APPROVAL LIST BY FUND REPORT**

Online Prnts 2/1/20 to 2/14/20

Date: 02/18/2020

Time: P . 1 0 1 1

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City of Hawaiian Gardens

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							<b>148.68</b>
01-4311-4151.0200	BLDG & GROU						
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	24.37
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	31.44
							<b>55.81</b>
01-4311-4151.0400	BLDG & GROU						
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	72.19
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	39.77
							<b>111.96</b>
01-4311-4219.0000	UTILITIES/WA						
	CITY OF LONG BEACH	CLB200123	12.18.19 - 01.22.20 SER PER	741	01/23/2020	01/23/2020	1,603.20
							<b>1,603.20</b>
<b>Total Dept. PUBLIC WORKS:</b>							<b>2,025.53</b>
<b>Dept: 4410 PARK AND RECREAT</b>							
01-4410-4110.0000	AUTOMOTIVE						
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	206.41
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	94.01
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/15/2019	227.82
							<b>528.24</b>
<b>Total Dept. PARK AND RECREATION:</b>							<b>528.24</b>
<b>Dept: 4419 SENIOR CITIZENS CE</b>							
01-4419-4110.0000	AUTOMOTIVE						
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	23.00
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	39.00
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/15/2019	52.00
							<b>114.00</b>
<b>tal Dept. SENIOR CITIZENS CENTER:</b>							<b>114.00</b>
<b>Dept: 4427 FEDDE SPORTS COM</b>							
01-4427-4151.0000	BUILDING & G						
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	41.47
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	126.71
							<b>168.18</b>
<b>tal Dept. FEDDE SPORTS COMPLEX:</b>							<b>168.18</b>
<b>tal Fund GENERAL FUND:</b>							<b>9,992.45</b>

<b>Fund: 02 STATE GAS FUND</b>							
<b>Dept: 4340 PW/STREET MAINTEN</b>							
02-4340-4150.0000	EQUIPMENT M						
	LOWE'S BUSINESS ACCOUN	LOWES200117	01.17.2020 STATEMENT DATE	742	01/17/2020	01/17/2020	46.02
							<b>46.02</b>
<b>al Dept. PW/STREET MAINTENANCE:</b>							<b>46.02</b>
<b>I Fund STATE GAS FUND:</b>							<b>46.02</b>
<b>Fund: 06 PROPOSITION C</b>							
<b>Dept: 4510 PARATRANSIT PROG</b>							
06-4510-4110.0000	AUTOMOTIVE						
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	-5.10
	CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19 FUEL PURCHA	745	09/15/2019	11/01/2019	1,288.00
	CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19 FUEL PURCHA	746	10/15/2019	11/01/2019	1,150.50
	CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19 FUEL PURCHA	747	11/15/2019	11/15/2019	1,223.50

**INVOICE APPROVAL LIST BY FUND REPORT**

Online Pmts 2/1/20 to 2/14/20

Date: 02/18/2020

Time: P. 1021

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City of Hawaiian Gardens

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
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3,656.90

Total Dept. PARATRANSIT PROGRAM: 3,656.90

Total Fund PROPOSITION C: 3,656.90

**Fund: 07 PROPOSITION A**

**Dept: 4511 RECREATIONAL TRANSPORTATION**

07-4511-4110.0000 AUTOMOTIVE

CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19	FUEL PURCHA	745	09/15/2019	11/01/2019	-5.09
CHEVRON AND TEXACO UN	61315642	08.16 - 09.15.19	FUEL PURCHA	745	09/15/2019	11/01/2019	1,288.00
CHEVRON AND TEXACO UN	61830752	09.16 - 10.15.19	FUEL PURCHA	746	10/15/2019	11/01/2019	1,150.50
CHEVRON AND TEXACO UN	62344124	10.16 - 11.15.19	FUEL PURCHA	747	11/15/2019	11/15/2019	1,223.50

3,656.91

RECREATIONAL TRANSPORTATION PROGRAM: 3,656.91

Total Fund PROPOSITION A: 3,656.91

**Fund: 21 LIGHTING/LANDSCAPING ASSESSMENT**

**Dept: 4340 PW/STREET MAINTENANCE**

21-4340-4219.0000 UTILITIES/WATER

CITY OF LONG BEACH	CLB200123	12.18.19 - 01.22.20	SER PER	741	01/23/2020	01/23/2020	136.33
CITY OF LONG BEACH	CLB200123	12.18.19 - 01.22.20	SER PER	741	01/23/2020	01/23/2020	27.37

163.70

Total Dept. PW/STREET MAINTENANCE: 163.70

LANDSCAPING ASSESSMENT: 163.70

Grand Total: 17,515.98

**Recap by Fund**

Fund #	Fund Name	Amount To Pay	Amount To Relieve
01	GENERAL FUND	9,992.45	0.00
02	STATE GAS FUND	46.02	0.00
06	PROPOSITION C	3,656.90	0.00
07	PROPOSITION A	3,656.91	0.00
21	LIGHTING/LANDSCAPING ASSESSMENT	163.70	0.00
	<b>Grand Total:</b>	<u>17,515.98</u>	<u>0.00</u>

CITY OF HAWAIIAN GARDENS  
PLANNING COMMISSIONREGULAR MEETING

WEDNESDAY, JANUARY 22, 2020 AT 6:00 P.M.

**CALL TO ORDER**

The Regular meeting of the Planning Commission of the City of Hawaiian Gardens was called to order by Vice Chair member Winford on Wednesday, January 22, 2020 at 6:01 PM in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**FLAG SALUTE**

The Flag Salute was led by Commissioner Rodriguez.

**ROLL CALL****PRESENT:**

Vice Chair Member	Grant Winford
Commissioner	Priscilla Kwan (arrived late)
Commissioner	Anna Rodriguez
Commissioner	Donna Schultze

**ABSENT:** Chair Member Sammy So (absent)

Brenda Becerra, Planning Secretary, announced a quorum.

**EXCUSED ABSENCE OF CHAIR SO**

Commissioner Schultze made a motion to excuse Chair member So, second by Vice Chair member Winford, motion carried by voice vote.

**1. REORGANIZATION OF MEMBERS OF THE PLANNING COMMISSION****NOMINATIONS FOR CHAIRMEMBER**

Planning Secretary Brenda Becerra opened nominations for Chairmember.

Commissioner Schultze nominated Vice Chairmember Winford as Chairmember.

Planning Secretary Brenda Becerra conducted a voice vote to approve Grant Winford as Chairmember

Motion carried, 3-0-1. Chairmember So was absent.

**NOMINATIONS FOR VICE CHAIRMEMBER**

Planning Secretary Brenda Becerra opened the nominations for Vice Chair member.

Chairmember Winford nominated Commissioner Rodriguez for Vice Chairmember.

Commissioner Schultze nominated Commissioner Kwan for Vice Chairmember.

Planning Secretary Brenda Becerra conducted a voice vote to approve Anna Rodriguez as Vice Chairmember, a brief discussion was conducted, Commissioner Rodriguez declined the nomination.

Planning Secretary conducted a voice vote to approve Priscilla Kwan as Vice Chairmember.

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Motion carried, 3-0-1. Chairmember So was absent

**2. AGENDA ORGANIZATION**

Vice Chairmember Kwan requested Agenda Organization on Public Hearings items, Community Development Director Joseph Colombo explained that Public Hearing items 5b through 5g were all related to one project, there were no changes to the Agenda Organization.

**3. ORAL COMMUNICATIONS**

No one addressed the Planning Commission.

**4. APPROVE THE PLANNING COMMISSION MINUTES:**

It was moved by Vice Chairmember Kwan, seconded by Commissioner Rodriguez and approved by voice vote to approve the minutes of November 13, 2019. Chairmember Winford abstain.

Motion carried, 3-1-1, Commissioner So was absent.

**5. PUBLIC HEARING(S)**

**5a. APPROVAL OF RESOLUTION NO. 2020-001**

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA ADOPT AN ORDINANCE AMENDING HAWAIIAN GARDENS, MUNICIPAL CODE SECTION 18.80.010, CC-CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-001.

David Pierucci, Deputy City Attorney, presented the Staff Report.

After some discussion, Public Hearing was open.

No one came forward to address the Planning Commission for the Public Hearing.

Commissioner Rodriguez made a motion to close the public hearing, seconded by Commissioner Schultze, approved by voice call.

**PUBLIC HEARING - CLOSED**

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez, and approved by roll call vote to adopt Resolution No. 2020-001

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried, 4-0-1.



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The following Public Hearing Items 5b through 5g were presented and discussed all at one time and voted upon separately:

5b. APPROVAL OF RESOLUTION NO. 2020-002

CONSIDERING CASE NO. PLNG2019-0054GPA (GENERAL PLAN AMENDMENT), A REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL/CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVE., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-002.

5c. APPROVAL OF RESOLUTION NO. 2020-003

CONSIDERING CASE NO. PLNG2019-0055ZC (ZONE CHANGE), A REQUEST TO REZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/ CASINO OVERLAY FOR PROPERTY LOCATED AT 21623 JUAN AVE., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-003

5d. APPROVAL OF RESOLUTION NO. 2020-004

CONSIDERING CASE NO. PLNG2019-0076 (CONDITIONAL USE PERMIT), A REQUEST BY THE GARDENS CASINO TO CONSTRUCT AND OPERATE A NINE-UNIT PRIVATE HOTEL FACILITY AS AN ACCESSORY USE TO THE CASINO ON PROPERTY LOCATED AT 21623 JUAN AVE., CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-004

5e. APPROVAL OF RESOLUTION NO. 2020-005

CONSIDERING CASE NO. PLNG2019-0077 (MINOR EXCEPTION), A REQUEST TO ALLOW A 9-UNIT HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT, IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-005

5f. APPROVAL OF RESOLUTION NO. 2020-006

CONSIDERING CASE NO. PLNG2019-0078 (DESIGN REVIEW BOARD), A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A NEW 9-UNIT HOTEL PROJECT LOCATED AT 21623 JUAN AVENUE, IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-006

5g. APPROVAL OF RESOLUTION NO. 2020-007

CONSIDERING CASE NO. PLNG2019-0080ZCA (ZONE CODE AMENDMENT), A REQUEST TO AMEND CHAPTER 18.60.050 (USES PERMITTED IN NON-RESIDENTIAL ZONES) OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO ALLOW A HOTEL TO HAVE A KITCHEN IN GUESTS' ROOMS FOR A PROPERTY LOCATED AT 21623 JUAN AVENUE, IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA.

PLANNING COMMISSION ACTION: Adopt Resolution No. 2020-007

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Kevin Nguyen, Associate Planner, presented the Staff Report along with a PowerPoint presentation.

Joseph Colombo, Community Development Director along with David Pierucci, Deputy City Attorney, indicated three additional conditions will be added to Attachment 'A' Conditions of Approval as follows:

**Planning Division:**

35. Within 30 calendar days following final approval of the above referenced applications, the owner/applicant shall execute and record a restrictive covenant to (a) limit use of the property to a private hotel, not open to the public, as an ancillary use to the existing casino and (b) to agree to pay the City a fee in-lieu of the transient occupancy tax that would be generated by a hotel open to the public. The restrictive covenant shall be of the content and in the form as approved by the City Manager and the City Attorney.
36. Within 30 calendar days following final approval of the above referenced applications, the owner/applicant shall execute and record an easement for reciprocal access between the property and the existing casino. The easement shall be of the content and in the form as approved by the City Manager and the City Attorney.
37. Except building's address number, no signs of any kind or advertising shall be placed on the subject property and/or building without first obtaining approval of the City.

Some of the discussion items where focus on fire department approval; egress and ingress of property; if zone code amendment is applicable to any project or certain projects; parking on Juan Avenue and if neighbors where notified verbally also if any written or oral communication was received from public.

PUBLIC HEARING - OPEN

Manny Mancha, 13403 Branding Iron Place, Chino, CA, representing applicant, stepped forward addressed the Planning Commissioners concerns and agrees with the amended conditions. He presented a survey which they conducted of surrounding cities for Hotels with Kitchens (Extended Stay).

Some of the items discussed where safety, security cameras, electrical and/or gas stove tops, block wall, rental price range for the Master Villas and if patrons were able to receive mail due to their extended stay.

Commissioner Rodriguez stepped out at 7:08pm

Commissioner Rodriguez returned at 7:10pm

Chair member Winford addressed staff and inquired if Zone Code Amendment was applicable to any building/project or certain projects.

Ernie Hernandez, City Manager, reiterated that this was a private project.

Planning Secretary indicated she was having technical difficulties with the recording device.

Commissioner Winford recessed at 7:15pm

Planning Commission Minutes  
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Meeting was convened at 7:25pm.

Community Development Director, Joseph Colombo, amended Attachment 'A' Conditions of approval #7 as follows:

7. Approval of a Zoning Code Amendment to HG Municipal Code Section 18.20.30 (Definitions-Hotel) allows an exemption of the code for hotels located within the C-4/Casino Overlay zone only.

Jan LaPoint, Hawaiian Gardens Resident, stepped forward and spoke on some of her concerns as to why gamblers need a Villa to stay and to limit the number of nights a gambler can stay. She had concerns of any illegal behavior, parking spaces and inquired why there is no pool or jacuzzi. She also inquired about the status of the Mercado.

Keith Sharp, General Counsel of Casino, stepped forward, and addressed the concerns from public comment.

Commissioner Schultze made a motion to close the public hearing, seconded by Commissioner Rodriguez, approved by voice call.

PUBLIC HEARING - CLOSED

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez, and approved by voice vote to adopt Resolution No. 2020-002/Case No. PLNG2019-0054GPA, as amended.

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

It was moved by Commissioner Rodriguez, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-003/Case No. PLNG2019-0055ZC, as amended.

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

It was moved by Vice Chair member Kwan, seconded by Commissioner Schultze, and approved by voice vote to adopt Resolution No. 2020-004/Case No. PLNG2019-006CUP, as amended.

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

Planning Commission Minutes  
Meeting of January 22, 2020

It was moved by Chairmember Winford, seconded by Vice Chairmember Kwan, and approved by voice vote to adopt Resolution No. 2020-005/Case No. PLNG2019-0077ME, as amended.

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez, and approved by voice vote to adopt Resolution No. 2020-006/Case No. PLNG2019-0078DRB, as amended.

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

It was moved by Vice Chairmember Kwan, seconded by Commissioner Rodriguez, and approved by voice vote to adopt Resolution No. 2020-007/Case No. PLNG2019-0080ZCA, as amended.

Chair member Winford thanked staff for addressing their concern on Resolution No. 2020-007/Case No. PLNG2019-0080ZCA (Zoning Code Amendment).

AYES: Winford, Kwan, Rodriguez, Schultze  
NOES: None  
ABSENT: So  
ABSTAIN: None

Motion carried. 4-0-1

Joseph Colombo, Community Development Director, indicated that the Planning Commission has recommended that all the entitlements to be presented to the City Council on February 11, 2020 meeting.

## 6. ORAL STAFF REPORTS

There were no Oral Staff Reports.

## 7. COMMISSIONER REPORTS

Commissioner Schultze reported the homeless issue behind complex and the fire incident. Also inquired how long the scaffolding in front of Casino on Carson was going to be there. Joseph Colombo, Community Development Director, addressed her concern.

Commissioner Rodriguez reported that the Waba Grill manager had some concerns regarding the parking situation. She indicated maybe opening of landscape between Food 4 Less and Waba Grill, Joseph Colombo, Community Development Director, addressed her concern.

Planning Commission Minutes  
Meeting of January 22, 2020

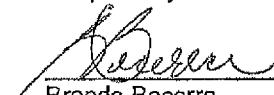
Vice Chairmember Kwan reiterated regarding the fire incident, reported the accident at Don Ruben Restaurant, and reported that the LA County Fire Department is promoting the tax proposition. She inquired status on a request from City to the State requesting \$5 million and inquired if the Community Development Department is applying for the grant and if program is part of the "Keep Your Home California" Program. She inquired about having a monthly Planning Commission meeting, would like status on the hospital and if there is still enforcement on unsightly locations, Joseph Colombo, Community Development, addressed her concerns.

Chair member Winford made a comment on why he had a concern regarding kitchenette in hotels and inquired about the scaffolding in front of casino. He thanked the Planning Commissioners for selecting him as Chair member and apologized for his confusion regarding the reorganization nominees.

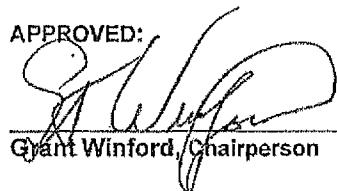
8. ADJOURNMENT

Commissioner Schultze made a motion to adjourn the meeting at 8:22 p.m., seconded by Chairmember Winford to the next scheduled meeting of February 12, 2020. Carried by voice vote.


Respectfully submitted:

  
\_\_\_\_\_  
Brenda Becerra  
Planning Secretary

APPROVED:

  
\_\_\_\_\_  
Grant Winford, Chairperson

ATTEST:

  
\_\_\_\_\_  
Brenda Becerra  
Planning Secretary

**MINUTES**  
**CITY OF HAWAIIAN GARDENS**  
**REGULAR MEETING**  
**PUBLIC SAFETY COMMISSION**  
**JANUARY 15, 2020**

The Regular Meeting of the Hawaiian Gardens Public Safety Commission was held on Wednesday, January 15, 2020, and began at 6:00pm, at the Public Safety Center, 11940 Carson Street, 2<sup>nd</sup> Floor, Hawaiian Gardens, California 90716.

Pledge of Allegiance was led by Chair Laughlin.

<b>ROLL CALL</b>	<b>CHAIRMEMBER</b>	<b>BARBARA LAUGHLIN</b>	<b>PRESENT</b>
	<b>VICE CHAIRMEMBER</b>	<b>LIZET MENDOZA</b>	<b>PRESENT</b>
	<b>COMMISSIONER</b>	<b>PEDRO AMARO</b>	<b>PRESENT</b>
	<b>COMMISSIONER</b>	<b>MARIO RICO</b>	<b>PRESENT</b>
	<b>COMMISSIONER</b>	<b>BERTHA MERAZ</b>	<b>PRESENT</b>

A quorum was announced.

Also, in attendance, Administrative Technician: Ramie Torres, Sr. Administrative Analyst: Linda Suniga, Staff Assistant I; Barbara Garcia, Public Safety Officer: Jose Loera, Recording Secretary: Mishaun Watkins, and with Los Angeles County Sheriff's Department: Deputy Portillo.

**PRESENTATIONS - NONE**

**ORAL COMMUNICATIONS**

Ana Amaro is concerned about the lack of sidewalks on Pioneer Blvd., specifically in front of the Public Works Maintenance Yard. She suggests that a sign should be posted that warns pedestrians the sidewalk is coming to an end.

**PUBLIC HEARINGS - NONE**

**CONSENT CALENDAR**

1. PRESENTATION OF THE PUBLIC SAFETY COMMISSION MEETING MINUTES FOR THE MONTH OF DECMEBER 2019.  
COMMISSION ACTION: *Approve as Presented.*
2. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MONTHLY CRIMES REPORT FOR DECMEBER 2019.  
COMMISSION ACTION: *Receive and File.*

3. LOS ANGELES COUNTY ANIMAL CARE AND CONTROL MONTHLY REPORT FOR NOVEMBER 2019.

**COMMISSION ACTION:** *Receive and File.*

Commissioner Pedro Amaro made a motion to receive and file the Consent Calendar in its entirety. Commissioner Berta Meraz 2<sup>nd</sup> the motion, all in favor. Motion passed.

**STAFF REPORTS - NONE**

**DISCUSSION ITEMS**

As an update and response to previous Commission concerns, Sr. Administrative Analyst Linda Suniga discussed the following items:

- A staff report provided by the Community Development Department in response to Commissioner Rico's question regarding the ongoing projects in the City. Ms. Suniga referred the Commission to the second page of the report that gives a description of what the projects entail. Locations of these projects are also listed in the staff report.
- Ms. Suniga has put forth a request to the Community Development Department regarding the crosswalks on 226<sup>th</sup> Street. The director of the department, Joe Colombo, said that he would investigate this request. Mr. Colombo stated the City Engineer needs time to do some research and get back to us and that he will send the engineer to one of the future Public Safety Commission meetings.
- She also inquired about flooding in the Burger King parking lot. Mr. Colombo stated that he will do a test on the drain system and currently there is no code case opened regarding this matter. Ms. Suniga asked the Commission to call our Community Development Department the next time it rains to open a code case. When you call about the flooding ask that a request be put in to Vector Control either by the Community Development Department or by Public Works.
- A lighting project was approved in the city. Southern California Edison will replace current lighting with LED lighting. Mr. Colombo will work with Public Works to find out where the increases in light are needed. Also, please look at Tilbury Street and any other areas for any possible upgrades that can be done.
- Commissioner Bertha Meraz added that when she passed by Tilbury it was so dark that she could not see anyone crossing the street.
- Chairmember Barbara Laughlin reported that there is a tree blocking the crossing light on Norwalk Blvd by El Pescador.
- February is the annual reorganization for Chair and Vice Chair. Set to expire are Commissioner terms for Vice Chairmember Mendoza, Commissioner Pedro Amaro and Commissioner Bertha Meraz. Ms. Suniga explained that no direction has been received about Commission appointments. However, following past

practice, if you are interested in being reappointed, please submit a letter of interest.

- The homeless encampment on Norwalk and 221<sup>st</sup> Street has been cleaned up.

Recording Secretary Mishaun Watkins reported to the Commission:

- AARP will provide free income tax preparation assistance at the Public Safety Center. This will take place beginning on February 4, 2020 through April 14, 2020 from 9:00AM to 12:00PM. Please see the flyer that is included in your binder for further information.

## NEW BUSINESS - NONE

## ORAL STAFF REPORTS

- Ramie Torres reported the following in response to previous Commission inquires:
  - There are two areas on 212<sup>th</sup> street where the sidewalk is lifting. Public works will know by next week when the next phase of repairs will begin.
  - Bulky Items- this program has continued with the new trash company. They will collect bulky items on Wednesdays when they collect the trash. Call the trash company to request a bulky item pickup.
  - Block Clean Up- the next Block Clean Up will be mid to late February. Flyers will be posted when the date is confirmed.
  - Flood Channel- the issue with flood channel is the gates being broken and locks being cut. This is an ongoing issue with the County because they own and maintain the flood channels. The City provides the County with immediate notification when repairs are needed.

Sr. Administrative Analyst Linda Suniga added: the news reported that the beaches in Long Beach were off limits because of a blockage in Hawaiian Gardens. Those sewer lines are managed by the LA County, not by Hawaiian Gardens. The County maintains our sewer lines on a regular basis. It is unfortunate that this negative thing was reported about our city.

Questions from the Commission regarding Mrs. Torres report:

- Chairmember Barbara Laughlin- Can we release something to the media explaining that the City was not responsible?
  - Ramie Torres- we have a good relationship with the County, going to the media is a decision to be made by the City Manager.
- Commissioner Pedro Amaro- is there a street sweeper going to sweep the debris from the construction?
  - Ramie Torres- yes, the construction workers are cleaning behind themselves.



- Commissioner Lizet Mendoza- There was a speed bump on 223rd Street between Juan and Pioneer that has been grinded down, is the bump going to be replaced.
  - Linda Suniga: is not sure if the removal of the speed bump is a part of the project and will keep an eye on it to see if they replace it.

## ORAL COMMISSION REPORTS

- Commissioner Bertha Meraz wished everyone a Happy New Year and she will submit a letter of interest soon.
  - Vice Chairmember Mendoza reported the following:
    - She appreciates that the speed was adjusted on the speed trailers and they are not as scary for drivers as they once were. She would like to know if the speed trailers are still being put out and if there cameras around the city.
    - Chairmember Mendoza would like a report from Public Safety Officers regarding how many citations are being given per month. She would like to have a Public Safety Officers statistics report included on agendas.
    - Do we have protocol in place if someone hits a fire hydrant?
- Sr. Administrative Analyst Linda Suniga response to Vice Chairmember Mendoza's questions:
  - Ms. Suniga has access to all parking data. She will speak with the City Manager and the Public Safety Officer supervisor regarding the information requested.
  - Public Works, Fire Department or the Water Department would be called to respond to someone hitting a fire hydrant.
  - We have cameras in place at all of our sites. Also, there are ongoing projects to add additional cameras in various parts of the city.
- Public Safety Officer Jose Loera responded to Vice Chairmember Mendoza's question regarding the speed trailers:
  - One of our speed trailers was vandalized about a week ago, so the speed trailers are brought in earlier.
- Commissioner Pedro Amaro wished everyone a Happy New Year and reported on the following:
  - Concerned about vendors selling food on the street.
  - Would like to know if the City Attorney can come to a meeting and explain the Senate Bill that requires vendors to get a permit to sell food.
  - Was anything sent to the Casino asking their employees to use the crosswalk?
  - Public Safety Officer Jose Loera explained that they are working hard to make sure vendors are permitted.

- Chairmember Laughlin wished everyone a Happy New Year. She is hopeful that this year will be better and urges the Commission to be stronger this year and to continue to keep an eye out in the community and report any and all safety concerns.

**ADJOURNMENT to the next Regular Public Safety Commission Meeting on February 19, 2020.**


Respectfully,



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Mishaun Watkins,  
Recording Secretary  
January 08, 2020

**Attest:**



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Mishaun Watkins, Recording Secretary

**Approved:**



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Chairmember Pedro Amaro

CITY OF HAWAIIAN GARDENS  
RECREATION AND PARKS COMMISSION MEETING  
December 18, 2019

1. CALL TO ORDER

The meeting of the Recreation and Parks Commission was called to order on Wednesday, December 18, 2019 at 6:05 p.m. by Chairmember Ana Lugo, in the Mary Rodriguez Senior Center, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716.

2. INVOCATION

Recreation Supervisor Juan Serrano led the invocation.

3. PLEDGE OF ALLEGIANCE

Chairmember Ana Lugo led the pledge of allegiance.

4. ROLL CALL

PRESENT

- |                  |                    |
|------------------|--------------------|
| Chairmember      | Ana Lugo           |
| Vice Chairmember | Carmella Mahar     |
| Commissioner     | Juan Gonzales      |
| Commissioner     | Carmen Hernandez   |
| Commissioner     | Emmanuel Rodriguez |

Elizabeth Vigil, Executive Assistant, announced there was a quorum.

5. ORAL COMMUNICATION

No Oral Communication

6. CONSENT

A. Minutes of November 20, 2019 approved by Vice-Chairmember Mahar, second by Commissioner Hernandez.

B. Promotional Materials

It was moved by Commissioner Rodriguez to receive and file Promotional Materials, second by Commissioner Gonzales. Motion carried.

C. Department Monthly Report

It was moved by Vice-Chairmember Mahar to receive and file Promotional Materials, second by Commissioner Hernandez. Motion carried.

7. RECREATION AND COMMUNITY SERVICES INTRODUCTIONS AND PROGRAM UPDATE

- Yvette Velazquez, Teen Center Coordinator
- Eric Leon, Recreation Leader
- Juan Serrano, Recreation Supervisor

8. DISCUSSION

A. Department Update

- No Updates

9. OTHER BUSINESS

10. COMMISSIONER REPORTS

No Commissioner Reports


11. ADJOURNMENT

It was moved by Vice Chairmember Mahar to adjourn the next Recreation and Parks Commission meeting to Wednesday, January 15, 2020. Commissioner Hernandez second the motion. Motion carried.

Respectfully Submitted:

  
 Elizabeth Vigil  
 Executive Assistant

APPROVED:

  
 Ana Lugo  
 Chairmember

Attest:

  
 Elizabeth Vigil  
 Executive Assistant

**REPORT  
CITY OF HAWAIIAN GARDENS  
SPECIAL EVENTS COMMITTEE MEETING  
January 23, 2020 ~ 4:00 P.M.**

**A. CALL TO ORDER**

The Special Events Committee Meeting was called to order by Recreation Supervisor Juan Serrano, on Thursday, January 23, 2020 at 4:03 p.m. at the Mary Rodriguez Senior Center (Conference Room) 21815 Pioneer Blvd., Hawaiian Gardens, California.

**B. ROLL CALL OF COMMITTEE MEMBERS**

Committee members in attendance: Councilmember Victor Farfan and City Staff

**C. PUBLIC COMMENTS**

There were no Public Comments

**D. DISCUSSION ITEMS**

1. Discussion on City of Hawaiian Gardens Carnival Event.

- Councilmember Farfan suggested reaching out to Saint Peter Channel Church for pre-sale ticket opportunities

Committee members concurred on the following:

- Phoenix Patrol security and the Sheriff's Department will be screening everyone entering the carnival site
- A light tower will be placed by the Indian Trail monument *site.*
- Committee requested ten (10) radios from Public Works
- Talent show applications now available at recreational sites and [hgcity.org](http://hgcity.org)

- Parking permit will be provided to vendors, entertainers and VIP's
- Parking permit and site/lot availability will be color coded
- The food booth vendor list was reviewed and approved
- Volunteer sub-committee will meet to discuss volunteer group options

#### **E. NEW BUSINESS**

No New Business

#### **F. ORAL COMMITTEE REPORTS**

No Oral Committee Reports

#### **G. ADJOURNMENT**

Supervisor Juan Serrano adjourned to the next Special Event Committee meeting February 6, 2020 at 4:00 p.m.

**REPORT  
CITY OF HAWAIIAN GARDENS  
SPECIAL EVENTS COMMITTEE MEETING  
February 6, 2020 ~ 4:00 P.M.**

**A. CALL TO ORDER**

The Special Events Committee Meeting was called to order by Recreation Supervisor Juan Serrano, on Thursday, February 6, 2020 at 4:05 p.m. at the Mary Rodriguez Senior Center (Conference Room) 21815 Pioneer Blvd., Hawaiian Gardens, California.

**B. ROLL CALL OF COMMITTEE MEMBERS**

Committee members in attendance: Phoenix Patrol and City Staff

**C. PUBLIC COMMENTS**

There were no Public Comments

**D. DISCUSSION ITEMS**

1. Discussion on City of Hawaiian Gardens Carnival Event.

Committee members concurred on the following:

- Staff will reach out to Saint Peter Channel Church for pre-sale ticket opportunities
- Light towers and radios on order by Public Works
- Phoenix Patrol security and the Sheriff's Department will be conducting bag check and screening everyone entering the carnival site
- Phoenix Patrol inquired on additional security, Logistics & Safety sub-committee will meet and discuss
- Phoenix Patrol and Sylvia Gooden offer to donate \$100.00 for talent show winners

- Extra lighting will be provided at First Aid booth
- The following are the Non-Profit Food Booths vendors: HG Eagles, HG Warriors, HG Little League, YAL, Artesia High, Fedde Middle School, Furgeson Elementary and Tracy High School
- City Booth will be promoting Census and Active Net programs
- Information Booth sub-committee will meet February 13, 2020 at 4:00pm to review list of businesses
- City Transportation will be provided during the three-day carnival. A flyer with sites and times will be created

**E. NEW BUSINESS**

No New Business

**F. ORAL COMMITTEE REPORTS**

No Oral Committee Reports

**G. ADJOURNMENT**

Supervisor Juan Serrano adjourned to the next Special Event Committee meeting February 20, 2020 at 4:00 p.m.





**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

P . 1 2 1

Agenda Item No.: B-6

City Manager: 

**DATE:** February 19, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Joseph Colombo, Community Development Director  
**BY:** Dennis Tarango, Building Official  
**SUBJECT:** **COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING AND SAFETY DIVISION – MONTHLY REPORT – JANUARY 2020**

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**SUMMARY**

The City of Hawaiian Gardens Community Development Department, Building and Safety Division, has prepared its January 2020, monthly status report on activities carried out within the City of Hawaiian Gardens. This report includes all of the permits issued in the City with the associated fees and evaluations for the reporting period.

**DISCUSSION**

None

**FISCAL IMPACT**

None

**RECOMMENDATION**

Receive and file the report

**ATTACHMENTS**

Community Development Department, Building and Safety Division, January 2020 Monthly Report

**CITY OF HAWAIIAN GARDENS**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING AND SAFETY DIVISION**  
**MONTHLY REPORT**  
**JANUARY 2020**

<b>2019</b>	<b>Permits Issued</b>	<b>Construction Valuation</b>	<b>Total Fees</b>	<b>Plans Reviewed</b>	<b>Inspections Provided</b>
January	9	\$154,700	\$5,133	8	49
February	19	\$195,764	\$8,131	3	57
March	25	\$80,434	\$5,357	10	47
April	14	\$55,406	\$2,985	11	51
May	24	\$292,490	\$11,519	9	42
June	11	\$2,188,700	\$47,664	6	32
July	13	\$83,500	\$3,004	6	82
August	17	\$158,150	\$5,228	13	53
September	22	\$602,241	\$38,672	15	38
October	15	\$66,850	\$2,459	10	49
November	8	\$42,445	\$1,834	6	27
December	14	\$557,152	\$27,650	19	15
<b>2019 YEAR TO DATE</b>	191	\$4,477,832	\$159,636	116	542
<b>2018 YEAR TO DATE</b>	245	\$2,710,067	\$152,690	133	933
<b>% CHANGE</b>	<b>-28%</b>	<b>39%</b>	<b>4%</b>	<b>-15%</b>	<b>-72%</b>
<b>2020</b>	<b>Permits Issued</b>	<b>Construction Valuation</b>	<b>Total Fees</b>	<b>Plans Reviewed</b>	<b>Inspections Provided</b>
January	26	\$9,984,760	\$519,545	8	35
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
<b>2020 YEAR TO DATE</b>	26	\$9,984,760	\$519,545	8	35
<b>2019 YEAR TO DATE</b>	154	\$3,811,385	\$127,693	81	451
<b>% CHANGE</b>	<b>-492.31%</b>	<b>62%</b>	<b>75%</b>	<b>-913%</b>	<b>-1189%</b>

Approved by: \_\_\_\_\_

Building Official

**City of Hawaiian Gardens**  
**PERMITS ISSUED**  
**For the Period 1/1/2020 thru 1/31/2020**

Permit No./Issued	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Total Fees	Paid
BLDG2020-0007 1/16/2020	BUILDING NEW ISSUED	21826 CLARKDALE AVE 7068003039 Permit Name: NEW 6' BLOCK WALL	RAMA MALINE ZZ CONSTRUCTION	5,000.00	210.34	210.34
BLDG2020-0001 1/6/2020	BUILDING NEW FINALED	22006 ELAINE AVE 7068019036 Permit Name: TEAR OFF AND REROOF	EDQUIVIAS,GERARDO AND INTEG ROOF COMPANY	8,000.00	276.64	276.64
BLDG2020-0002 1/6/2020	BUILDING ALTERATION ISSUED	12256 211TH ST 7066026015 Permit Name: INTERIOR REMODEL	KMN INDUSTRIES	18,000.00	1,916.80	1,916.80
BLDG2020-0003 1/7/2020	BUILDING NEW FINALED	22013 ELAINE AVE 7068020044 Permit Name: NEW COVERED FRONT PORCH	MOLINA,JORGE TR HDR CONSTRUCTION	8,500.00	523.95	523.95
BLDG2020-0004 1/8/2020	BUILDING NEW FINALED	12238 BRITAIN ST 7076033007 Permit Name: NEW CMU BLOCK WALL 6' HIGH	RODRIGUEZ,JOSE F AND MAJ DEL REAL RESTORATION	3,500.00	189.74	189.74
BLDG2020-0005 1/8/2020	BUILDING ALTERATION ISSUED	12422 BRITAIN ST 7076008005 Permit Name: REPLACE 5 WINDOWS AND STUCCO GARAGE	LACHICA,EVA HURLBERT SAMIA	7,000.00	256.45	256.45
BLDG2019-0072 1/9/2020	BUILDING NEW ISSUED	12508 CARSON ST 7076006006 Permit Name: NEW 5 STORY SELF STORAGE FACILITY	JSF CARSON ST EX, LLC HBI CONSTRUCTION	9,602,559.66	484,341.78	484,341.78
BLDG2019-0130 1/16/2020	BUILDING TENANT IMPROVEMENT FINALED	11871 CARSON ST 7065007144 Permit Name: TENANT IMPROVEMENT FOR NEW WINE TASTING BAR	RON SARABI OWNER-BUILDER	75,000.00	1,633.01	1,633.01
BLDG2020-0009 1/22/2020	BUILDING NEW ISSUED	12403 223RD ST 7076011014 Permit Name: REROOF OVER EXISTING LAYER	KIM,UISIK AND YOUNG O TOM'S ROOFING	7,900.00	276.64	276.64
PLCK2019-0034 1/24/2020	BUILDING ALTERATION ISSUED	22007 ELAINE AVE 7068020043 Permit Name: INTERIOR REMODEL	GRIFFIN WESTMINISTER	61,000.00	1,441.80	1,441.80
BLDG2020-0010 1/23/2020	BUILDING ALTERATION FINALED	12240 222ND ST 7076036011 Permit Name: LEGALIZE EXISTING WALL	CARVAJAL,DAVID AND MARI	400.00	114.40	114.40
PLCK2019-0032 1/24/2020	BUILDING TENANT IMPROVEMENT ISSUED	22213 NORWALK BLVD 7069013048 Permit Name: CONVERT EXISTING CHURCH TO RESTAURANT	HUMBERTO ZARAGOTA CRU DOUGLAS ENRIQUE RIVAS	60,000.00	1,437.33	1,437.33
BLDG2020-0011 1/24/2020	BUILDING TENANT IMPROVEMENT ISSUED	22213 NORWALK BLVD 7069013048 Permit Name: CONVERT EXISTING CHURCH TO RESTAURANT	HUMBERTO ZARAGOTA CRU DOUGLAS ENRIQUE RIVAS	60,000.00	1,212.77	1,212.77
BLDG2019-0105 1/23/2020	BUILDING NEW ISSUED	12260 211TH ST 7066026016 Permit Name: DRYWALL & INSULATION	NAVEJAS,FELICIA C AND AJ OWNER-BUILDER	2,500.00	296.34	296.34
BLDG2020-0006 1/15/2020	BUILDING FINALED	12342 221ST ST 7076013009 Permit Name: RETROFIT 8 (E) WINDOWS	MENDOZA,ASCENCION AND HDR CONSTRUCTION	2,500.00	166.14	166.14
BLDG2020-0012 1/24/2020	BUILDING ALTERATION ISSUED	22007 ELAINE AVE 7068020043 Permit Name: INTERIOR REMODEL	GRIFFIN WESTMINISTER GRIFFIN RESIDENTIAL	61,000.00	1,814.93	1,814.93

**City of Hawaiian Gardens**  
**PERMITS ISSUED**  
For the Period 1/1/2020 thru 1/31/2020

Permit No./Issued	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Total Fees	Paid
ELEC2019-0013 1/9/2020	ELECTRICAL  ISSUED	12508 CARSON ST 7076006006 Permit Name: NEW 5 STORY SELF STORAGE FACILITY	JSF CARSON ST EX, LLC HBI CONSTRUCTION	0.00	8,254.33	8,254.33
ELEC2019-0018 1/24/2020	ELECTRICAL  ISSUED	22213 NORWALK BLVD 7069013048 Permit Name: CONVERT EXISTING CHURCH TO RESTAURANT	HUMBERTO ZARAGOTA CRU DOUGLAS ENRIQUE RIVAS	0.00	1,055.72	1,055.72
GRAD2019-0004 1/13/2020	GRADING  ISSUED	12508 CARSON ST 7076006006 Permit Name: NEW 5 STORY SELF STORAGE FACILITY	JSF CARSON ST EX, LLC HBI CONSTRUCTION	0.00	9,176.70	9,176.70
MECH2019-0034 1/24/2020	MECHANICAL  ISSUED	22213 NORWALK BLVD 7069013048 Permit Name: CONVERT EXISTING CHURCH TO RESTAURANT	HUMBERTO ZARAGOTA CRU DOUGLAS ENRIQUE RIVAS	0.00	640.31	640.31
MECH2019-0032 1/9/2020	MECHANICAL  ISSUED	12508 CARSON ST 7076006006 Permit Name: NEW 5 STORY SELF STORAGE FACILITY	JSF CARSON ST EX, LLC HBI CONSTRUCTION	0.00	2,465.58	2,465.58
MECH2020-0001 1/28/2020	MECHANICAL GENERAL ISSUED	12424 FARLOW ST 7066031002 Permit Name: 7 SUPPLIES 1 RETURN (8 DUCTS)	UNDERWOOD,JAMES W AND RIGHTTIME HOME SERVICES	1,000.00	80.99	80.99
PLMB2020-0001 1/3/2020	PLUMBING WATER HEATER ISSUED	12260 211TH ST 7066026016 Permit Name: NEW WATER HEATER	NAVEJAS,FELICIA C AND OWNER-BUILDER	0.00	57.46	57.46
PLMB2020-0003 1/22/2020	PLUMBING WATER HEATER ISSUED	21948 BELSHIRE AVE 7076002110 Permit Name: REPLACE WATER HEATER	UYLOAN,JIMMY F ET AL LIQUID PLUMBING	900.00	57.46	57.46
PLMB2019-0015 1/24/2020	PLUMBING  ISSUED	22213 NORWALK BLVD 7069013048 Permit Name: CONVERT EXISTING CHURCH TO RESTAURANT	HUMBERTO ZARAGOTA CRU DOUGLAS ENRIQUE RIVAS	0.00	513.50	513.50
PLMB2019-0010 1/9/2020	PLUMBING  ISSUED	12508 CARSON ST 7076006006 Permit Name: NEW 5 STORY SELF STORAGE FACILITY	JSF CARSON ST EX, LLC HBI CONSTRUCTION	0.00	1,133.91	1,133.91

**26 Permits Issued from 1/1/2020 Thru 1/31/2020**

**Total Valuation: \$9,984,759.66**  
**Total Fees: \$519,545.02**  
**Total Fees Paid: \$519,545.02**

**City of Hawaiian Gardens**  
**Permit Routing Report By Date Sent (then by permit)**  
**For the Period 1/1/2020 thru 1/31/2020**

Permit #	Appl. Date Permit Type	Aging	Address Description	Owner Name	Plan Review Detail					
					Contact	Review Type	Status	Date Sent	Date Due	Completed
BLDG2020-00	01/07/20 BUILDING	43	22013 ELAINE AVE NEW COVERED FRONT PORCH	MOLINA, JORGE TR	TRANS TECH	BUILDING	APPROVED	01/07/20	01/17/20	01/07/20
BLDG2020-00	01/06/20 BUILDING	44	12256 211TH ST INTERIOR REMODEL	KMN INDUSTRIES	TRANS TECH	BUILDING	APPROVED	01/09/20	01/19/20	01/09/20
GRAD2019-01	04/17/19 PLAN CHECK	308	22002 HAWAIIAN AVE NEW 8 UNIT APARTMENT COMPLEX	SINH TRAN	TRANS TECH	BUILDING	CORRECTIONS REQ	01/13/20	01/23/20	02/05/20
PLCK2020-00	01/13/20 PLAN CHECK	37	12463 222ND ST 551 SQ' 2-CAR GARAGE ADDITION TO SFR	DELFIN, NICOLAS	TRANS TECH	BUILDING	CORRECTIONS REQ	01/13/20	01/23/20	01/28/20
PLCK2019-00	07/18/19 PLAN CHECK	216	22116 PIONEER BLVD ADD PATIO & FACADE REMODEL, TENANT IMPROVEMENT OF TEMPLE	GAYATRI PARIWAE YUG NIRMAN	TRANS TECH	BUILDING	APPROVED	01/17/20	01/27/20	02/04/20
PLCK2020-00	01/17/20 PLAN CHECK	33	12321 CARSON ST 7 TENANT IMPROVEMENT		TRANS TECH	BUILDING	CORRECTIONS REQ	01/17/20	01/27/20	02/03/20
PLMB2020-00	01/17/20 PLAN CHECK	33	12321 CARSON ST 7 TENANT IMPROVEMENT		TRANS TECH	BUILDING	CORRECTIONS REQ	01/17/20	01/27/20	02/03/20
PLCK2020-00	01/31/20 PLAN CHECK	19	22421 DEVLIN AVE BUILD NEW GARAGE 528 SQ'	AGUSTIN GUARDADO	TRANS TECH	BUILDING		01/31/20	02/10/20	

City of Hawaiian Gardens  
Inspection Totals Completed by Insp Type  
For the Period 1/1/2020 thru 1/31/2020


DRYWAIL NAILING	2
ELECTRIC RELEASE	1
ELECTRICAL FINAL	4
EXTERIOR LATH	1
FINAL	9
FLOOR SHEATHING	1
FOOTING	1
FOUNDATION/SLAB	3
MECHANICAL FINAL	2
OTHER	1
PLUMBING FINAL	1
ROOF SHEATHING	2
ROUGH FRAMING	1
STEEL REBAR	1
UNDERGROUND CONDUIT	1
UNDERGROUND WATER	1
WALL INSULATION	2
WATER HEATER FINAL	1
<b>TOTAL INSPECTIONS COMPLETED:</b>	<b>35</b>



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-7

City Manager: 

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Joseph Colombo, Director of Community Development   
**BY:** Anthony Estrada, Code Compliance Officer  
**SUBJECT:** **CODE ENFORCEMENT REPORT FOR THE MONTH OF JANUARY 2020**

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**DISCUSSION**

The Code Enforcement Division, as part of the Community Development Department, is responsible for enhancing the quality of life for the citizens of the City by providing effective public service in the enforcement of Building, Business License, Public Nuisance, and Zoning Ordinances. Code Compliance Officers are responsible for enforcing codes which address public health and safety issues, including regulations related to rubbish, garbage, attractive nuisance, removal of overgrown vegetation, dangerous buildings, and housing and inoperative vehicles on private property. Enforcement actions are taken both proactively and in response to requests for action received from citizens.

The attached chart is a summary of code cases opened during the month of January 2020, with the attached list containing further details of the same cases.

**RECOMMENDATION**

Staff recommends that the City Council of the City of Hawaiian Gardens receive and file the Code Enforcement monthly status report for the month of January 2020 as presented.

**ATTACHMENTS**

Chart of Code Cases by Type, January 2020  
List of Code Cases with Details, January 2020

**City of Hawaiian Gardens**  
**CODE ENFORCEMENT CASES OPENED (BY OFFICER)**

For the Period 1/1/2020 thru 1/31/2020

Case No	Opened Closed	Type SubType	Site Address Parcel Number	Status/Officer
CE2020-001	1/3/2020 1/10/2020	CODE ENFORCEMENT COMMERCIAL MAINT	22122 NORWALK BLVD 7076037008	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> VAGRANTS / CARTS W/DEBRIS			
CE2020-002	1/7/2020 1/16/2020	CODE ENFORCEMENT PROHIBITED ANIMALS	12100 215TH ST 7065017033	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> MAINTAINING CHICKENS/ROOSTERS			
CE2020-003	1/8/2020 1/9/2020	NPDES ILLICIT DISCHARGE	22016 SEINE AVE 7068021038	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> ILLEGAL WATER DISCHARGE			
CE2020-004	1/10/2020 1/22/2020	CODE ENFORCEMENT SIGNS	12569 CARSON ST 7066013061	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQ			
CE2020-005	1/10/2020	CODE ENFORCEMENT SIGNS	12561 CARSON ST 7066013059	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-006	1/10/2020	CODE ENFORCEMENT SIGNS	12513 CARSON ST 7066013065	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-007	1/10/2020 1/17/2020	CODE ENFORCEMENT SIGNS	12309 CARSON ST 7066017018	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQ			
CE2020-008	1/10/2020 1/22/2020	CODE ENFORCEMENT SIGNS	12259 CARSON ST 7066018013	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQ			
CE2020-009	1/13/2020 1/13/2020	CODE ENFORCEMENT SIGNS		CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i>			
CE2020-010	1/13/2020	CODE ENFORCEMENT SIGNS	12139 CARSON ST 7065015050	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-011	1/13/2020	CODE ENFORCEMENT SIGNS	12117 CARSON ST 7065015050	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			



**City of Hawaiian Gardens**  
**CODE ENFORCEMENT CASES OPENED (BY OFFICER)**  
For the Period 1/1/2020 thru 1/31/2020

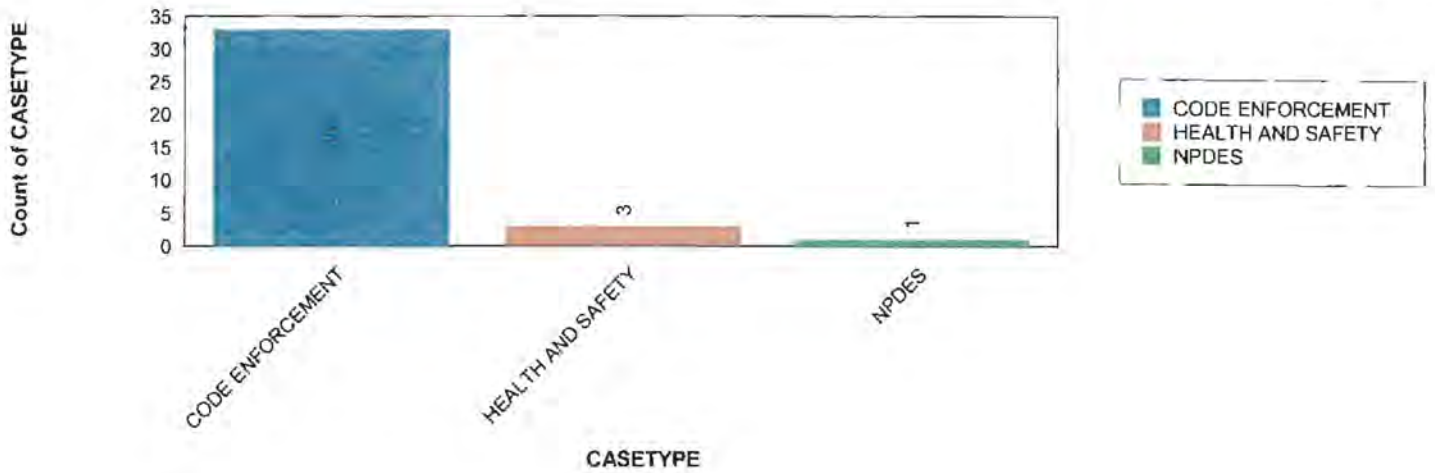
Case No	Opened Closed	Type SubType	Site Address Parcel Number	Status/Officer
CE2020-012	1/13/2020 2/6/2020	CODE ENFORCEMENT SIGNS	12157 CARSON ST 7065015052	CLOSED CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-013	1/13/2020	CODE ENFORCEMENT SIGNS	12013 CARSON ST 7065007053	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-014	1/13/2020	CODE ENFORCEMENT SIGNS	21702 NORWALK BLVD 7076039001	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-015	1/14/2020 2/5/2020	CODE ENFORCEMENT SIGNS	22410 NORWALK BLVD 7076034023	CLOSED CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-016	1/14/2020	CODE ENFORCEMENT SIGNS	22402 NORWALK BLVD 7076034001	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-017	1/14/2020 2/6/2020	CODE ENFORCEMENT SIGNS	22412 NORWALK BLVD 7076034023	CLOSED CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-018	1/14/2020	CODE ENFORCEMENT SIGNS	22200 NORWALK BLVD 7076036001	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-019	1/14/2020	CODE ENFORCEMENT SIGNS	22122 NORWALK BLVD 7076037008	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-020	1/14/2020	CODE ENFORCEMENT SIGNS	21123 NORWALK BLVD 7065001016	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-021	1/14/2020	CODE ENFORCEMENT SIGNS	12062 CENTRALIA RD B 7065001032	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				
CE2020-022	1/14/2020	CODE ENFORCEMENT SIGNS	12050 CENTRALIA RD 7065001032	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED				

**City of Hawaiian Gardens**  
**CODE ENFORCEMENT CASES OPENED (BY OFFICER)**  
**For the Period 1/1/2020 thru 1/31/2020**

Case No	Opened Closed	Type SubType	Site Address Parcel Number	Status/Officer
CE2020-023	1/14/2020	CODE ENFORCEMENT SIGNS	12036 CENTRALIA RD 7065001032	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-024	1/14/2020 2/6/2020	CODE ENFORCEMENT SIGNS	12028 CENTRALIA C 7065001033	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-025	1/16/2020 1/23/2020	CODE ENFORCEMENT RESIDENTIAL MAINT	12125 215TH ST 7065018007	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> PROPERTY MAINT - LIVING IN MOBILE HOME			
CE2020-026	1/21/2020 2/10/2020	HEALTH AND SAFETY PRE-SALE REQUIRED	22429 JOLIET AVE 7069022032	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> RESIDENTIAL PRE-SALE REQUIRED			
CE2020-027	1/21/2020	HEALTH AND SAFETY PRE-SALE REQUIRED	21522 BELSHIRE AVE 8 7066017039	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> RESIDENTIAL PRE-SALE REQUIRED			
CE2020-028	1/23/2020 1/24/2020	CODE ENFORCEMENT GARAGE CONVERSION	12140 216TH ST 7065016022	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> GARAGE RENTED AS LIVING UNIT			
CE2020-029	1/22/2020	CODE ENFORCEMENT SIGNS	12332 CARSON ST 7076001028	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> TEMPORARY SIGN PERMIT REQUIRED			
CE2020-030	1/24/2020	CODE ENFORCEMENT SIGNS	22231 NORWALK BLVD 7069013030	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> SIGNAGE W/O REVIEW, APPROVAL, PERMIT			
CE2020-031	1/28/2020	CODE ENFORCEMENT GARAGE/PARKING	21502 JUAN AVE 7065009023	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> PARKING IN FRONT YARD SETBACK - LAWN			
CE2020-032	1/29/2020 2/5/2020	HEALTH AND SAFETY PRE-SALE REQUIRED	22124 SEINE AVE 7069006010	CLOSED CASE ANTHONY ESTRADA
	<i>Case Name:</i> RESIDENTIAL PRE-SALE REQUIRED			
CE2020-033	1/24/2020	CODE ENFORCEMENT YARD SALES	21826 PIONEER BLVD 7068001050	OPEN CASE ANTHONY ESTRADA
	<i>Case Name:</i> FREQUENT YARD SALES - PROACTIVE			

City of Hawaiian Gardens  
CODE ENFORCEMENT CASES OPENED (BY OFFICER)  
For the Period 1/1/2020 thru 1/31/2020

Case No	Opened Closed	Type SubType	Site Address Parcel Number	Status/Officer
CE2020-034	1/24/2020	CODE ENFORCEMENT YARD SALES	12233 TILBURY ST 7066019017	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> FREQUENT YARD SALES				
CE2020-035	1/17/2020	CODE ENFORCEMENT RESIDENTIAL MAINT	12232 223RD ST 7076035007	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> RESIDENTIAL PROPERTY MAINTENANCE				
CE2020-036	1/17/2020	CODE ENFORCEMENT RESIDENTIAL MAINT	22429 HORST AVE 7069021050	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> RESIDENTIAL PROPERTY MAINTENANCE				
CE2020-037	1/27/2020	CODE ENFORCEMENT RESIDENTIAL MAINT	12100 215TH ST 7065017033	OPEN CASE ANTHONY ESTRADA
<i>Case Name:</i> RESIDENTIAL PROPERTY MAINTENANCE				
<hr/>				
37 Cases Opened from 1/1/2020 Thru 1/31/2020				



2/18/2020

**CASES Opened by Type & Subtype  
For the Period 1/1/2020 thru 1/31/2020**

Page 1

TYPE	SUBTYPE	
<b>CODE ENFORCEMENT</b>		
	COMMERCIAL MAINT	1
	GARAGE CONVERSION	1
	GARAGE/PARKING	1
	PROHIBITED ANIMALS	1
	RESIDENTIAL MAINT	4
	SIGNS	23
	YARD SALES	2
<b>HEALTH AND SAFETY</b>		
	PRE-SALE REQUIRED	3
<b>NPDES</b>		
	ILLICIT DISCHARGE	1
<b>Grand Total:</b>		<b>37</b>



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-8City Manager: [Signature]

**DATE:** February 25, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Joseph Colombo, Community Development Director  
Neema Ghanbari, Assistant Engineer

**SUBJECT: ENGINEERING DIVISION PUBLIC WORKS PERMITS REPORT FOR THE MONTH OF JANUARY 2020**

**DISCUSSION**

The Engineering Division as part of the Community Development Department is responsible for the implementation of the policies and objectives of the community as set forth in the City of Hawaiian Gardens General Plan, Municipal Code, and oversees the project management of the construction of the City's capital improvements, infrastructure, and public facilities.

The Engineering Division reviews applications and issues construction and encroachment permits for any work that is done in the public right-of-way, such as the streets and alleys, and if the public right-of-ways are used for equipment parking/staging and to conduct any construction, repair, or maintenance of any property or utilities within or adjacent. Work on or use of the public right-of-ways may include for example: underground and above-ground utilities repair/replacement by utility companies and their contractors, driveway construction, temporary use for staging of equipment and vehicles, contractors working on behalf of the City for public improvements, etc. The permits and final inspections will ensure that any work is conducted in accordance with City Engineering specifications and appropriate standards and that any traffic control and safety measures are properly in place and followed.

The attached chart is a summary of all permits issued during the month of January 2020.

**RECOMMENDATION**

Receive and file the report

**ATTACHMENT(S)**

Monthly Permit Report List for January 2020

City of Hawaiian Gardens - Community Development Department

**Monthly Report - Public Works Permits Issued**

January 2020

No.	Permit	Date	Contractor	For	Location	Type	Amount
1	1204	01/05/20	Fortel Traffic, Inc.	City of Hawaiian Gardens	Various Locations	Install two new speed radar- improve City-wide speed radar signs	\$ -
2	1205	01/13/20	RCS	SCE	Intersection of Norwalk Boulevard and 214th Street	R/R SCE utility pole #1727102E	\$ 1,018.00

Total permits for month: 2

Total for month: \$ 1,018.00

Total permits for calendar year: 2

Total for the year: \$ 1,018.00



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-9 P. 135

City Manager: [Signature]

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Joseph Colombo, Community Development Director  
Neema Ghanbari, Assistant Engineer  
**SUBJECT: COMMUNITY DEVELOPMENT DEPARTMENT – ENGINEERING  
DIVISION – MONTHLY REPORT – JANUARY 2020**

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**SUMMARY**

The City of Hawaiian Gardens Community Development Department, Engineering Division, has prepared its January 2020, monthly status report on Capital Improvements currently being carried out within the City of Hawaiian Gardens. This report deals with different types of projects that have been currently budgeted and monitored by Community Development Department.

**FISCAL IMPACT**

None

**RECOMMENDATION**

Receive and file the report

**ATTACHMENT(S)**

January 2020 Monthly Report

## HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects

### Project Status Report - January 2020

#	Project Description	Budget	Status / Comments
<b>Streets Improvements</b>			
1	<p><b>Street Improvement Proj (FY 18/19)</b> - \$167,516 CDBG, \$327,000 Gen Fund, \$150,000 Measure M, \$251,000 SB1 (Project Total \$895,516)</p> <p><b>Proj Description:</b> Various Residential Street Improvements which includes grind and overlay of six residential street segments. <b>1- Clarkdale Ave from Civic Center to 221st St 2- Tilbury St from Norwalk Blvd to Horst Ave 3- 223rd St from Juan Ave to Pioneer Blvd 4- Belshire Ave from 214th St to 216th St 5- 213th St from Norwalk Blvd to Claretta Ave 6- 211th St from Norwalk Blvd to Claretta Ave</b></p>	\$895,516	<p>Overlay street list for Fiscal Year 2018/2019 approved by City Council on September 2018. RFS for design was prepared by IE on October 2018 and signed by Community Development Director on April 2019 . 80% plans and specifications were reviewed by City staff and comments submitted to IE on May 2019. IE submitted 100% PS&amp;E for City's review on July 2019. On August 13th, City Council approved the construction plans and specifications and authorized the community development director to advertise and seek public bids for the project. Plans and specifications of the project were approved by LACDA. Section 3 pre-bid meeting was held on September 16th. On September 25, 2019, the City Clerk received seven (7) sealed bid proposals for the Project. On October 22, 2019 the City Council awarded the construction contract to Sequel Contractors, Inc. with a bid amount of \$686,075.50.</p> <p><b>Construction phase of the project began on November 18, 2019 and will be completed by February 2020.</b></p> <p><i>Milestones: February 2018 - CDBG streets approved. April 2018- Council approved SB-1 streets for project. October 2018- IE prepared RFS/Proposal for Design. April 2019- Design proposal signed. May 2019- 80% plans and specifications submitted to the City for review. 80% PS&amp;E reviewed and comment submitted to IE. June 2019- Design phase completed. July 2019- Final PS&amp;E were submitted to LACDA for review and approval. August 2019- LACDA office approved the plans and specifications of the project. Staff advertised the project and scheduled the bid opening date. September 2019- The City Clerk received and publicly opened seven sealed bid proposals, ranging from \$686,075.50 to \$844,233.02 in price. October 2019- City Council awarded the construction contract to Sequel Contractors of Santa Fe Springs. November &amp; December 2019- Construction phase of the project started by removing and replacing damaged sidewalks curb and gutters and driveway approaches. January 2020- Grind and overlay 2" asphalt completed on Belshire, 211th, 213th Streets.</i></p>



## HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects Project Status Report - January 2020

2	<p style="text-align: center;"><b>Traffic Signal Equipment Upgrades (FY 17/18) -</b> \$861,900 HSIP Grant, \$51,600 Measure R</p>	\$913,500	<p>Project was added to FY 17/18 CIP during mid-year budget review/Grant funding not available until after Jan 2018. In April 2018, Eng Svcs RFP was submitted to Caltrans for approval. In May 2018, RFP was amended per Caltrans comments. Per Chapt 10 of LAPM, RFP not required due to amount of design fees. In June 2019, submitted RFS from IE, for preparing plans, specifications and estimate for twelve intersections improvements was approved by the City. Kick off meeting was held on June 25, 2019. 65% plans and specifications were submitted for City's review on August 2019. Plans reviewed by City staff and comments submitted to IE for preparing 95% PS&amp;E. Prior to July 2018, Willdan was responsible for meeting the project milestones. Willdan prepared an RFP for the design services with limited communication with Caltrans to move the project along. Willdan did not receive approval from Caltrans to issue the RFP. The project utilized grant funds to complete the design/construction documents under Preliminary Engineering (PE). None of the project milestones were met. Caltrans allows a one-time extension thereby not losing the construction funds for both HSIP projects. The extension request was presented to Caltrans on September 24, 2019. In order to keep moving the projects moving forward, a new project funding plan utilizing City funds to pay for the environmental and construction document preparation is required.</p> <p><i><b>Milestones:</b> Evaluate design costs, If under \$150,000, Caltrans does not required the full RFP process. Design cost analysis complete. June 2019- IE prepared RFS for design work for each project. Submitted RFS to prepare plans, specifications and estimate (PS&amp;E) for twelve intersections approved by City. June 2019- Kick off meeting with design team . August 2019- 65% design plans submitted for City's review. September 2019- Comments regarding the 65% plans and specifications submitted to IE for preparing 95% PS&amp;E. September 2019- The extension request was presented to Caltrans. December 2019- PES forms for both projects were submitted to Caltrans.</i></p>
<p><b>Proj Description:</b> Traffic signal equipment upgrades at 8 intersections along Carson Street between Pioneer Boulevard and Bloomfield Avenue and 4 intersections along Norwalk Boulevard between 214th and 226th Streets.</p>			

## HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects

### Project Status Report - January 2020

Traffic Improvements			
3	<p><b>Various Street Improvements Project FY 2019-2020</b></p>	<p>\$1,051,871</p>	<p>This project is part of the City's Five-year Pavement Management Program which was updated and approved by the City Council in July 2019. On January 14, 2020 City Council approved locations for the Various Street Improvements Project for FY 2019-2020 and authorized Community Development Director to Solicit a professional engineering services proposal from Infrastructure Engineers (IE) for design services. <b>Staff will search for As-built plans and schedule a kick off meeting with IE to start the design phase of the project.</b></p>
<p><i><b>Proj Description:</b> The street improvements will include: grinding existing asphalt concrete; overlaying the full street width with Asphalt Rubber Hot Mix (ARHM) or slurry seal as noted on the list; removing and replacing damaged curb and gutter, sidewalk; installing new ADA compliant curb ramps; restriping and upgrading existing crosswalks with thermoplastic paint; and removing and replacing damaged non-ADA compliant alley approaches.</i></p>		<p><i><b>Milestones:</b> November 2019- Design RFS was submitted to Community Development Director. January 2020- Staff Report was presented to January 14 City Council meeting for approving the list of the streets for FY 2019-2020 Street Improvements Project. Submitted RFS for design was signed by Community Development Director.</i></p>	

**HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects  
Project Status Report - January 2020**

<p align="center">4</p>	<p align="center"><b>City-wide Speed Awareness Sign Improvements</b></p>  <p><i>Proj Description: A radar speed sign is an interactive sign, generally constructed of a series of LEDs, that displays vehicle speed as motorists approach. The purpose of radar speed signs is to slow cars down by making drivers aware when they are driving at speeds above the posted limits. Improvements will include remove and replace two speed radar signs on Pioneer Boulevard and installing white flashers to the signs located at 214th, 215th, 223rd streets and Pioneer Boulevard.</i></p>	<p align="right">\$13,942</p>	<p>Staff has been requested to improve the City-wide Speed Awareness Signs by installing white flashers at 6 locations and remove and replace two broken signs on Pioneer Boulevard. On December 2019, purchase order was signed by Community Development Director. <b>On Jnauary 2020, Fortel Traffic installed two new speed radar signs on Pioneer Boulevard and improved four other signs on 223rd and 215th streets.</b></p>  <p><i>Milestones: October 2019 - Staff was directed to improve the City-wide Speed Radar Signs. November 2019- Cost estimate was prepared for Community Development Director review and approval. December 2019- Purchase order was given to Fortel Traffic for installation. January 2020- City-wide speed radar signs were improved by installing white flashers at six locations and two broken signs were removed and replaced on Pioneer Boulevard.</i></p>
<p align="center">5</p>	<p align="center"><b>Traffic Signal Surveillance (Cameras) System (FY 18/19) - \$350,000 Gen Fund</b></p>	<p align="right">\$350,000</p>	<p>In November 2018, the City Council authorized the Community Development Director to solicit competitive bids for the surveillance camera system. On June 27, 2019 staff received two bid proposals for the project. On August 13, 2019 the construction contract awarded to the lowest responsive bidder, Convergent Technologies in the amount of \$213,476.60. In October 2019, the first phase of installation of surveillance cameras was started at the City's Public Safety Facility. Fedde Sports Complex was followed up as the second phase of the City Wide Surveillance system. <b>Currently, staff is coordinating with Convergent to install the cameras at the City intersections, which is the final phase of the project and this phase will be completed by February 2020.</b></p>

## HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects

### Project Status Report - January 2020

	<p><b>Proj Description:</b> Install security cameras at Teen Center, Public Safety Center, City Library, Fedde Sport Complex and intersections of Carson Street and Pioneer Boulevard, Carson Street and Norwalk Boulevard and 223rd Street and Norwalk Boulevard.</p>		<p><b>Milestones:</b> November 2018- City Council authorized to solicit competitive bids. June 2019- Staff received two bid proposals for the project. August 2019- Construction contract awarded to the lowest responsive bidder. October 2019- Installation of surveillance cameras was started at the City's Public Safety Facility. November 2019- The second phase of the project was followed up at the Fedde Sports Complex.</p>
<b>Facilities Improvements</b>			
6	<p><b>City Hall Improvements (FY 17/18)</b> - \$60,000 Gen Fund</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">\$60,000</div>	<p>June - CIP Committee Meeting -Reviewed prelim cost estimate &amp; prelim proj schedule. <b>Project on hold.</b></p>
	<p><b>Proj Description:</b> Original proj included \$50,000 front counter remodel &amp; \$10,000 Council Chambers microphone update. City Mgr proposing more extensive council chambers remodel to include: new carpet, new furniture, improved technology</p>		<p><b>Milestones:</b> Oct 2017 City Mgr mtg - refine list of improvements incl redesign dias &amp; city staff seating location/ Nov - Two phase approach: 1st phase prelim design options/schematic drawings/prelim cost estimates. BOA Architecture selected for svcs/ Jan to Feb 2018- Staff, architect, CIP Comm selected chambers floor plan option./Apr - CIP Comm selected front counter remodel option.</p>
<b>Other Improvements</b>			

## HAWAIIAN GARDENS 2019/2020 - Capital Improvement Projects

### Project Status Report - January 2020

7	<p><b>Regional COG/ Urban Trail(FY 17/18) \$60,000 Gen Fund</b></p> <p><i>Proj Description:</i> Develop possible Bike Lane Projects on Carson St &amp; Norwalk Blvd that could be Regional COG Measure R funded.</p>	\$60,000	<p>Fall of 2018 City signed RFS for IE to prepare and submit application for RMC grant for Linear Park project. Grant application package submitted on December 16, 2019. RMC completed ranking process and the City was not successful and did not meet the threshold for funding. <b>City to re-apply with during next funding cycle and work with COG to obtain funding through Regional COG.</b></p> <p><i>Milestones:</i> Fall of 2018 RFS Signed by City- Grant application submitted on December 16,2019. Staff working with RMC to increase grant score for potential funding. Staff prepared grant application documents for the Prop 68 State Park Grants on August 5 for the design of the full linear park project and construction funding for on block of park. Staff will monitor the Prop 68 for information of grant rating in the next few months</p>
	<b>City CIP Total:</b>	<b>\$3,344,829</b>	
	<b>CIP by Others</b>		
8	<p><b>LA County Bridge Maintenance Program (FY 14/15)</b> \$93,000 NHP Grant &amp; \$13,000 Measure R</p>	\$106,000	<p>LA County Co-Op Project; County handling project &amp; funding admin; plan to go to bid Spring 2019</p>



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.: B-10

City Manager: 

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Joseph Colombo, Director of Community Development  
**BY:** Jamie Donaldson, Planning Technician  
**SUBJECT:** **PLANNING DIVISION REPORT FOR THE MONTH OF JANUARY 2020**

**DISCUSSION**

The Planning Division as part of the Community Development Department is responsible for the implementation of the policies and objectives of the community as set forth in the City of Hawaiian Gardens General Plan and Zoning Ordinance. The City's Planning Division guides the City's orderly development, thus achieving a livable city that balances the needs of residents and businesses. Current planning projects range from residential remodels to new commercial developments. Staff serves the City Council and Planning Commission by providing reports and detailed analysis for projects subject to discretionary review.

The attached chart is a summary of all opened projects during the month of January 2020, and the attached list contains additional details of the same projects.

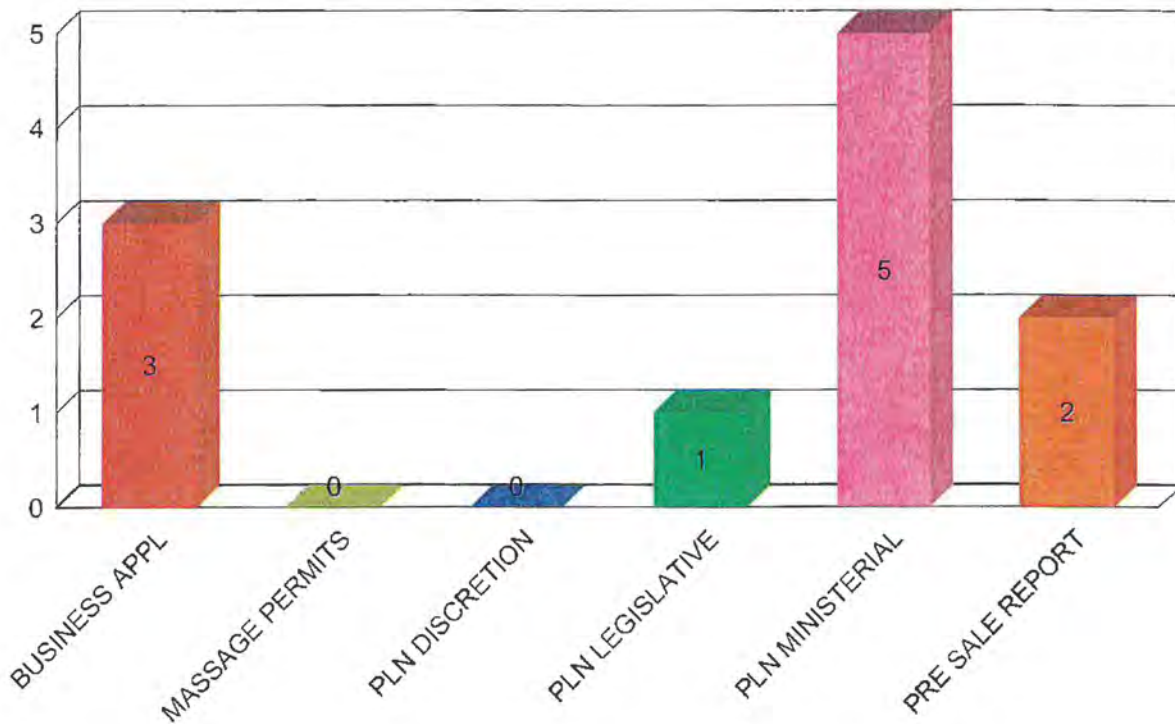
**RECOMMENDATION**

Staff recommends that the City Council of the City of Hawaiian Gardens receive and file the Planning Division monthly status report for the month of January 2020 as presented.

**ATTACHMENT(S)**

Chart of Projects by Type, January 2020  
List of Projects with details, January 2020

City of Hawaiian Gardens  
Projects Applied For by Type  
For the Period 1/1/2020 thru 1/31/2020



Total Projects Applied for: 11

CHART90

**City of Hawaiian Gardens**  
**Projects by Type, Status and Date**  
**For the Period 1/1/2020 thru 1/31/2020**

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Project Subtype	Address
BLC2020-0001 SUNSET RECYCLING TO ASSUME (E)CUP JAMIE DONALDSON	1/14/2020 2/4/2020 COMPLETE	2/4/2020	BUSINESS APPL CUP	12222 CARSON ST
BLC2020-0002 TELECOMM CONSTRUCTION JOE COLOMBO	1/27/2020 2/4/2020 APPROVED	2/4/2020	BUSINESS APPL LETTER OF INTENT	
BLC2020-0003 INSTALL CONDUIT FOR FIBER JOE COLOMBO	1/27/2020 APPLIED		BUSINESS APPL LETTER OF INTENT	
PLNG2020-0001 CHOI'S MAINTENANCE HOP JAMIE DONALDSON	1/13/2020 2/10/2020 AFFIDAVIT PENDING		PLN MINISTERIAL HOME OCC PERMIT	21984 BELSHIRE AVE
PLNG2020-0002 TEMPORARY NOW OPEN BANNER JAMIE DONALDSON	1/14/2020 1/14/2020 APPROVED	1/14/2020 7/14/2020	PLN MINISTERIAL TEMPORARY USE PERMIT	12309 CARSON ST
PLNG2020-0003 NEW 3RD CAR GARAGE TO FRONT HOUSE JAMIE DONALDSON	1/22/2020 APPLIED		PLN MINISTERIAL PLOT PLAN REV <2000	21410 JUAN AVE
PLNG2020-0004 PARKING LOT SALES VALENTINES DAY JAMIE DONALDSON	1/24/2020 2/10/2020 AFFIDAVIT PENDING		PLN MINISTERIAL TEMPORARY USE PERMIT	22231 NORWALK BLVD
PLNG2020-0005 MINIMUM AGE ORDINANCE JOSE HERNANDEZ	1/29/2020 APPLIED		PLN LEGISLATIVE ORDINANCE	
PLNG2020-0006 SHEAR ARTISTRY TEMP FLAG BANNER JAMIE DONALDSON	1/31/2020 1/31/2020 APPROVED	2/4/2020 8/1/2020	PLN MINISTERIAL TEMPORARY USE PERMIT	11858 CARSON ST 1/2
RPR2020-0001 PRE-SALE: 21525 NORWALK - COMMERCIAL ANTHONY ESTRADA	1/2/2020 AFFIDAVIT PENDING		PRE SALE REPORT COMMERCIAL/INDUSTRIAL	21525 NORWALK BLVD
RPR2020-0002 PRE-SALE: 21302 NORWALK - COMMERCIAL ANTHONY ESTRADA	1/7/2020 AFFIDAVIT PENDING		PRE SALE REPORT COMMERCIAL/INDUSTRIAL	21302 NORWALK BLVD

**11 Project(s) Found**






# CITY OF HAWAIIAN GARDENS CITY COUNCIL STAFF REPORT

Agenda Item No. B-11City Manager 

**DATE:** February 25, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Joseph Colombo, Community Development Director  
Gloria R. Thomas, Housing Rehab Supervisor 

**SUBJECT:** **COMMERCIAL SIGN PROGRAM UPDATE REPORT FOR THE MONTH OF JANUARY 2020.**

## SUMMARY

The City of Hawaiian Gardens City Council created a Commercial Sign Program that will be used to improve the visual quality of commercial buildings, present an appealing image and remove blighted conditions within the community. This program is currently being funded through the City's General Fund. The City offers business owners a 75% rebate to cover the cost of replacing or removing a business sign. The business owner is responsible to cover difference of 25%. A maximum of \$5,000.00 of financial assistance will be made available to the applicant; one sign per business. Below is a program update and status on applications received.

No	ADDRESS	TYPE OF ASSISTANCE	APPLICANT TYPE	STATUS	EXPENSE
1	Total Clothing of HG 22231 Norwalk Blvd	Rebate	Tenant	Project Complete	\$5,000.00
2	Sandra's Shop	Rebate	Tenant	Project Complete	\$2,650.89
3	Aloha Medical 11803 Carson St.	Rebate	Tenant	Project Complete	\$2,735.06
4	Western Liquor 22300 Norwalk Blvd	Rebate	Tenant	Project Complete	\$4,791.28
5	Raul's Ducts 12149 216 <sup>th</sup> St.	Rebate	Tenant	Project Complete	\$3,767.39
6	Lakewood Mobile Estates 12550 Carson St.	Rebate	Tenant	Under Construction	\$3,277.95
7	Gardens Jewelry and Gold 11858 Carson St	Rebate	Tenant	Code violations	--

8	Silver Auto 12322 Carson St	Rebate	Tenant	Code violations	--
9	Assured Pools 12444 Carson St	Rebate	Owner	Business is for sale	--
10	John & Associates 12026 Centralia St #C	Rebate	Owner	Not responding	--
11	Tropic Lounge 12414 Carson Ave	Rebate	Owner	Not responding	--
12	Los Coyotes 21612 Norwalk Blvd	Rebate	Tenant	Not responding	--
13	Le Petit Bakery 22100 Norwalk Blvd	Rebate	Tenant	Not responding	--
14	Speedy Auto Care 12518 Carson St	Rebate	Tenant	Not enough funding. Wait until next fiscal	--
15	Ray's Auto Collision and Tire Center 12520 Carson St.	Rebate	Tenant	Not enough funding. Wait till next fiscal	--
16	California Smog 11804 Carson St.	Rebate	Tenant	Not enough funding. Wait till next fiscal	--

**Total**

**\$ 22,222.57**

### **FISCAL IMPACT**

A total of \$25,000 has been budgeted for Fiscal Year 2019-2020.

### **RECOMMENDATION**

Staff recommends that the City Council receive and file the City Commercial Sign Program updated report for the month of January 2020 as presented.



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**


Agenda Item No. B-12

City Manager 

**DATE:** February 25, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Joseph Colombo, Community Development Director  
Gloria R. Thomas, Housing Rehab Supervisor 

**SUBJECT:** **WINDOW SECURITY BAR REMOVAL PROGRAM UPDATE REPORT FOR THE MONTH OF JANUARY 2020.**

**SUMMARY**

The City of Hawaiian Gardens City Council created a Security Window Bar Removal Program that will be used to improve the aesthetics of homes, provide a curb appeal, and help improve the overall appearance of City's neighborhoods while boosting community pride. The Program will offer up to \$4,000 for the removal of security bars on windows and other services such as installation of security cameras, new windows, security door, landscaping or any other Program Services that aesthetically improves the property. Below is a program update and status on applications received.

No	ADDRESS	TYPE OF ASSISTANCE	APPLICANT TYPE	STATUS	EXPENSE
1	12253 215 <sup>th</sup> St	Grant	Absentee Landlord	Withdrew due to restrictive covenant	--
2	12429 223 <sup>rd</sup> St	Grant	Owner	Withdrawn- bars not visible from street	--
3	22424 Funston Ave	Grant	Owner	Withdrawn- bars not visible from street	--
4	22017 Violeta Ave	Grant	Owner	Withdrawn- no response	--
5	22221 Seine Ave	Grant	Owner	Withdrawn- no response	--
6	22113 Arline Ave	Grant	Owner	Project Complete	\$4,000.00
7	22224 Clarkdale Ave	Grant	Owner	Project Complete	\$3,497.62

8	21900 Horst Ave	Grant	Owner	Project Complete	\$4,000.00
9	22110 Violeta Ave	Grant	Owner	Project Complete	\$4,000.00
10	22412 Funston Ave	Grant	Owner	Project Complete	\$2,858.51
11	12457 Brittain St	Grant	Owner	Project Complete	\$3,978.59
12	12463 222 <sup>nd</sup> St	Grant	Owner	Project Complete	\$3,645.00
13	22028 Arline Ave	Grant	Owner	Project Complete	\$4,000.00
14	12342 221 <sup>st</sup> St.	Grant	Owner	Project Complete	\$4,000.00
15	12240 222 <sup>nd</sup> St.	Grant	Absentee Landlord	Reviewing estimate	--

**Total**

**\$33,979.72**

### **FISCAL IMPACT**

A total of \$50,000 has been budgeted for Fiscal Year 2019-2020.

### **RECOMMENDATION**

Staff recommends that the City Council receive and file the Window Security Bar Removal Program updated report for the month of January 2020 as presented.



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Linda Hollinsworth, Finance Director/Treasurer  
**SUBJECT: TREASURER'S REPORT FOR DECEMBER 2019**

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**SUMMARY**

The attached Treasurer's Report provides balances for the month of December 2019. During this period the City investments were in compliance with the Investment Policy and the City had sufficient cash reserves to meet the expenditure requirement for operations for the next six (6) months.

The City maintains checking accounts for general operations, payroll, the housing account and the Civic League. In addition, we maintain an investment account with LAIF. Funds are also retained by the Bank of New York Mellon for the Successor Agency Bond payments. The general operating account and LAIF represent cash transactions for multiple funds (Pooled Cash) with the amount available for each fund tracked in the general ledger. Interest earned through LAIF is allocated quarterly to each fund based on the balance shown in the general ledger.

**FISCAL IMPACT**

None

**RECOMMENDATION**

Receive and File

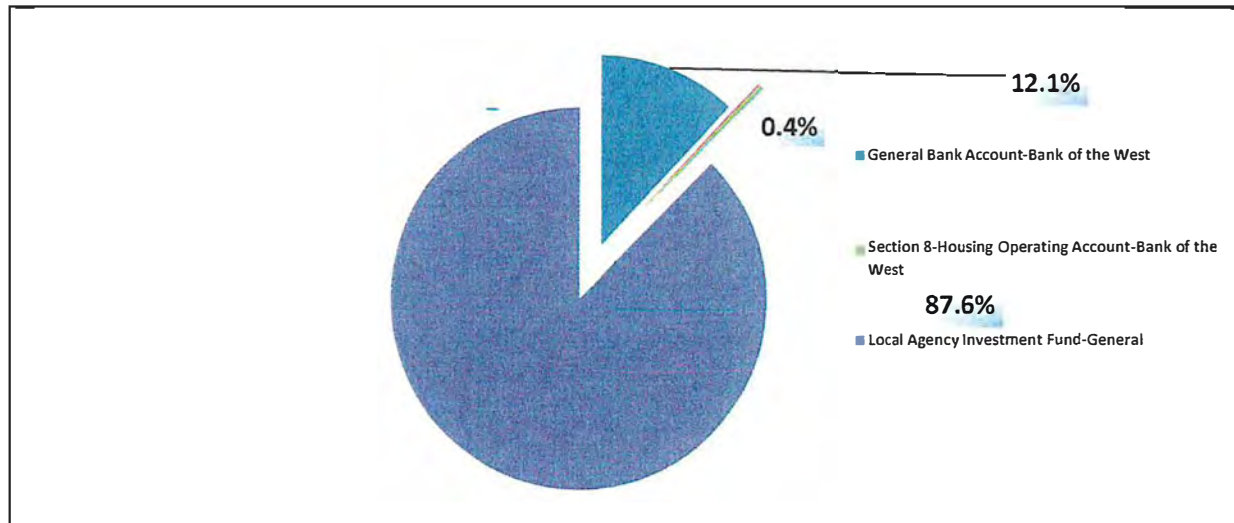
**ATTACHMENTS**

- A. Treasurer's Report for the period of December 2019
- B. PMIA Average Monthly Effective Yields

**CITY OF HAWAIIAN GARDENS**

Treasurer's Report  
As of December 2019

	Percent of Total	Amount
<b>Operating Accounts</b>		
General Bank Account-Bank of the West - Pooled Cash	12.1%	3,619,969
Payroll Bank Account-Bank of the West- ZBA	-0.1%	-
Section 8-Housing Operating Account-Bank of the West	0.4%	116,050
<b>Investment Accounts</b>		
Local Agency Investment Fund-Pooled Cash	87.6%	26,228,630
<b>Total Cash &amp; Cash Equivalents Invested by City Treasurer</b>		<b><u>29,964,649</u></b>



Not Included in above:

Petty Cash	4,050
Successor Agency Cash - BNY	148

**Total Cash Per City's Books** **29,968,848**

*I certify that the City of Hawaiian Gardens investments have at all times, during the period of December 2019 been in compliance with its Investment Policy and the City has had sufficient cash reserves for six months of operations.*

  
Linda Hollinsworth, Finance Director/Treasurer

  
Date



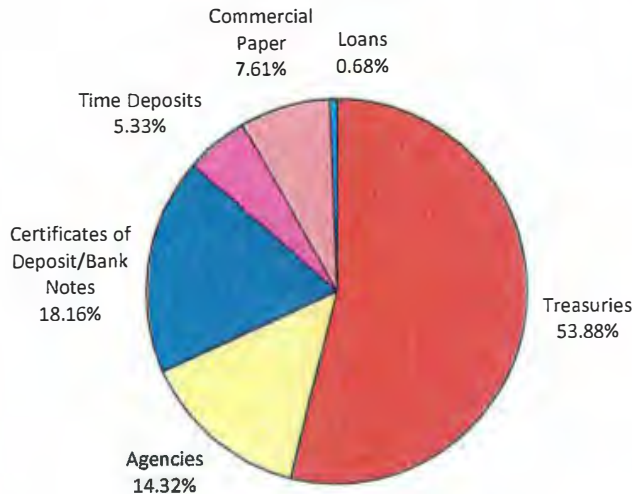
## PMIA/LAIF Performance Report as of 01/15/2020



### Pooled Money Investment Account Portfolio Composition <sup>(1)</sup>

12/31/19

\$88.9 billion



Percentages may not total 100% due to rounding

### PMIA Average Monthly Effective Yields <sup>(1)</sup>

Dec 2019	2.043
Nov 2019	2.103
Oct 2019	2.190

### LAIF Quarterly Performance Quarter Ended 12/31/19

Apportionment Rate <sup>(2)</sup> :	2.29
Earnings Ratio <sup>(2)</sup> :	0.0000625008577897
Fair Value Factor <sup>(1)</sup> :	1.001770298
Daily <sup>(1)</sup> :	2.02%
Quarter to Date <sup>(1)</sup> :	2.11%
Average Life <sup>(1)</sup> :	226

### PMIA Daily Rates <sup>(1)</sup>

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
12/16/19	2.04	2.13	226
12/17/19	2.04	2.13	226
12/18/19	2.04	2.13	227
12/19/19	2.04	2.13	226
12/20/19	2.03	2.12	224
12/21/19	2.03	2.12	224
12/22/19	2.03	2.12	224
12/23/19	2.03	2.12	222
12/24/19	2.03	2.12	225
12/25/19	2.03	2.12	225
12/26/19	2.03	2.12	224
12/27/19	2.03	2.12	227
12/28/19	2.03	2.12	227
12/29/19	2.03	2.12	227
12/30/19	2.03	2.11	224
12/31/19	2.02	2.11	226
01/01/20	2.03	2.03	224
01/02/20	2.00	2.02	231
01/03/20	2.00	2.01	229
01/04/20	2.00	2.01	229
01/05/20	2.00	2.01	229
01/06/20	2.00	2.00	226
01/07/20	1.99	2.00	224
01/08/20	1.99	2.00	224
01/09/20	1.99	2.00	224
01/10/20	1.98	2.00	223
01/11/20	1.98	2.00	223
01/12/20	1.98	2.00	223
01/13/20	1.98	1.99	220
01/14/20	1.97	1.99	221
01/15/20	1.96	1.99	228

\*Daily yield does not reflect capital gains or losses

[View Prior Month Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

Source:

(1) State of California, Office of the Treasurer

(2) State of California, Office of the Controller

**MINUTES**

2/25/2020  
CITY CC P. 151

**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL**

**REGULAR MEETING**

**TUESDAY, FEBRUARY 11, 2020 AT 6:00 PM**

**CALL TO ORDER**

The Regular Meeting of the Council Meeting of the City of Hawaiian Gardens was called to order by Mayor Alvarado on Tuesday, February 11, 2020 at 6:07 PM in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

**INVOCATION**

The invocation was led by Dandy DePaolo, Program Director of Covenant Kids Preschool/New Hope Community Church.

**FLAG SALUTE**

The flag salute was led by Mayor Pro Tem Luis Roa.

**ROLL CALL**

**PRESENT**

<b>MAYOR</b>	<b>JESSE ALVARADO</b>
<b>MAYOR PRO TEM</b>	<b>LUIS ROA</b>
<b>COUNCILMEMBER</b>	<b>VICTOR FARFAN</b>
<b>COUNCILMEMBER</b>	<b>MYRA MARAVILLA</b>
<b>COUNCILMEMBER</b>	<b>HANK TRIMBLE** (ARRIVED LATE)</b>

Lucie Colombo, CMC, CPMC, City Clerk, announced a quorum.

*\*\*Councilmember Trimble was absent during Roll Call but arrived late during Discussion Item C-11.*

**PROCLAMATIONS AND CERTIFICATES**

PRESENTATION OF CERTIFICATE AND RETIREMENT WATCH TO CONNIE SEPULVEDA FOR HER 25 YEARS OF SERVICE TO THE CITY OF HAWAIIAN GARDENS.

PRESENTATION OF PROCLAMATION TO CAROLYN REED, HAWAIIAN GARDENS LIBRARY MANAGER, FOR HER YEARS OF SERVICE TO OUR COMMUNITY.

PRESENTATION OF CERTIFICATE OF RECOGNITION TO GRACIELA LAGUNA FOR THE 2020 VOLUNTEER OF THE YEAR.



## PRESENTATIONS

ORAL PRESENTATION AND UPDATE BY THE HAWAIIAN GARDENS LIBRARIAN CAROLYN REED.

This was Ms. Reed's last meeting and she introduced the new Hawaiian Gardens Librarian.

CITY OF HAWAIIAN GARDENS VIDEO PRESENTATION OF CITY EVENT(S).

## PUBLIC COMMENTS – GENERAL OR ITEMS ON THE AGENDA

Reynaldo Rodriguez, Hawaiian Gardens resident, spoke during General Public Comment.

Frances Rodriguez, Hawaiian Gardens resident, spoke during General Public Comment.

Jan LaPointe, Hawaiian Gardens resident, spoke during General Public Comment.

Lorraine Cabrera, Hawaiian Gardens resident, spoke during General Public Comment.

Alba Bac, Hawaiian Gardens resident, spoke during General Public Comment.

## AGENDA ORGANIZATION

There were no changes to the Agenda Organization.

### **A. PUBLIC HEARING(S) / HEARING(S)**

1. ORDINANCE NO. 589  
INTRODUCE FOR FIRST READING AND CONDUCT PUBLIC HEARING TO AMEND THE HAWAIIAN GARDENS MUNICIPAL CODE (HGMC) SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS.

COUNCIL ACTION: Conduct Public Hearing. Conduct first reading, read by title only, waive further reading and introduce Ordinance No. 589.

Mayor Pro Tem Roa was recused from participating on Agenda Item A-1 and left the dais at 6:43 PM.

Joe Colombo, Community Development Director, presented the staff report.

### PUBLIC HEARING – OPEN

Mayor Alvarado opened the Public Hearing.

### PUBLIC HEARING – CLOSED

Mayor Alvarado closed the Public Hearing.

It was moved by Councilmember Farfan, seconded by Councilmember Maravilla and approved by voice vote to conduct first reading, ready by title only, waive further reading and introduce Ordinance No. 589.

Lucie Colombo, CMC, City Clerk, read the Ordinance title.

Motion carried, 3-0-1-1. Mayor Pro Tem Roa was recused and Councilmember Trimble was absent.

**A. PUBLIC HEARING(S) / HEARING(S) (CONTINUED)**

*(NOTE: AGENDA ITEMS A-2 THRU A-7 WILL BE PRESENTED JOINTLY BUT ACTED UPON SEPARATELY.)*

Lucie Colombo, CMC, City Clerk, read all the Agenda Item titles A2 through A7.

**2. RESOLUTION NO. 005-2020**

APPROVING CASE PLNG2019-0054 – GENERAL PLAN AMENDMENT, AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION OF A PROPERTY FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL / CASINO OVERLAY, FOR PROJECT LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

Joe Colombo, Community Development Director, presented the joint staff report for Agenda Items A-2 thru A-7.

**PUBLIC HEARING – OPEN**

Mayor Alvarado opened the Public Hearing.

Keith Sharp, Hawaiian Gardens Casino General Counsel, gave a brief summary of the hotel services and add to business success by increasing VIP services, generate tax to the City and develop VIP games. He explained the overall operations and security of the property.

Victor Locket, Architect, gave a brief summary of the project and the design.

Lorraine Cabrera, Hawaiian Gardens resident, made comments regarding the décor and concerns of potential criminal activity.

Alba Bac, Hawaiian Gardens resident, requested for construction to start after school hours due to kids going to school and traffic. She asked for construction to be done through the Casino's parking lot rather than the residential street.

Jan LaPointe, Hawaiian Gardens resident, made comments regarding the classification of the building structure and tax revenues received from the City.

Frances Rodriguez, Hawaiian Gardens resident, had concerns regarding security guards and protocol on public nuisance at the hotel.

**A. PUBLIC HEARING(S) / HEARING(S) – CONTINUED**

P . 1 5 4

Mr. Sharp responded to the public's comments and concerns regarding public safety and security, paying taxes, monitor offensive behavior, the classification of the building, alcohol consumption. It is the Casino's intent for construction to be done using the Casino parking lot and minimizing obstruction on Juan Avenue and construction nuisances to the community

Mr. Colombo responded to the City Council regarding the plans for construction.

Ernie Hernandez, City Manager, informed the City Council regarding the development agreement and fees.

Councilmember Farfan, made positive comments regarding the building structure.

Councilmember Maravilla made positive comments regarding the structure and security plans.

Keith Sharp, the applicant, stated that he read and approved the conditions of approval as listed.

Mayor Alvarado closed the Public Hearing.

**PUBLIC HEARING - CLOSED**

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to adopt Resolution No. 005-2020.

Motion carried, 3-0-1-1. Mayor Pro Tem Roa was recused, and Councilmember Trimble was absent.

3. ORDINANCE NO. 590  
INTRODUCE FOR FIRST READING AND CONDUCT PUBLIC HEARING APPROVING CASE PLNG2019-0055 - ZONE CHANGE, TO RE-ZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL) / CASINO OVERLAY, FOR THE DEVELOPMENT OF A 9-UNIT PRIVATE HOTEL LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

COUNCIL ACTION: Conduct Public Hearing. Conduct first reading, read by title only, waive further reading and introduce Ordinance No. 590.

4. RESOLUTION NO. 006-2020  
APPROVING CASE PLNG2019-0076 – CONDITIONAL USE PERMIT (CUP) FOR THE CONSTRUCTION AND OPERATION OF AN 11,074 SQUARE FOOT NINE-UNIT PRIVATE HOTEL AS AN ANCILLARY USE TO THE EXISTING GARDENS CASINO THE PROJECT SITE IS LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to adopt Resolution No. 006-2020.

Motion carried, 3-0-1-1. Mayor Pro Tem Roa was recused and Councilmember Trimble was absent.

5. RESOLUTION NO. 007-2020  
APPROVING CASE PLNG2019-0077 – MINOR EXCEPTION TO ALLOW A NINE-UNIT PRIVATE HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT. THE PROPOSED PRIVATE HOTEL IS LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

COUNCIL ACTION: Conduct Public Hearing. Adopt Resolution No. 007-2020.

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to adopt Resolution No. 007-2020.

Motion carried, 3-0-1-1. Mayor Pro Tem Roa was recused and Councilmember Trimble was absent.

6. RESOLUTION NO. 008-2020  
APPROVING CASE PLNG2019-0078 – DESIGN REVIEW BOARD, FOR THE ARCHITECTURAL DESIGN OF A NINE-UNIT PRIVATE HOTEL PROJECT ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA.

COUNCIL ACTION: Conduct Public Hearing. Adopt Resolution No. 008-2020.

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to adopt Resolution No. 008-2020.

Motion carried, 3-0-1-1. Mayor Pro Tem was recused, and Councilmember Trimble was absent.

7. ORDINANCE NO. 591  
INTRODUCE FOR FIRST READING AND CONDUCT PUBLIC HEARING APPROVING CASE PLNG2019-0080 - ZONE CODE TEXT AMENDMENT, A MODIFICATION TO THE HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.20.30 (DEFINITIONS) TO ALLOW HOTELS TO HAVE A KITCHEN IN GUEST'S ROOMS. THE DEFINITION OF "HOTEL" UNDER SECTION 18.20.30 SHALL NOT APPLY TO STRUCTURES LOCATED IN THE C-4/SPACE CASINO OVERLAY ZONE.

COUNCIL ACTION: Conduct Public Hearing. Conduct first reading, read by title only, waive further reading and introduce Ordinance No. 591.

**A. PUBLIC HEARING(S) / HEARING(S) – CONTINUED**

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to conduct first reading, read by title only, waive further reading and introduce Ordinance No. 591.

Motion carried, 3-0-1-1. Mayor Pro Tem was recused, and Councilmember Trimble was absent.

*Councilmember Roa returned the dais at 7:19 PM.*

**B. CONSENT CALENDAR**

The City Council, upon approval of the Consent Calendar will waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived

8. *THIS AGENDA ITEM WAS REMOVED FROM THE CONSENT CALENDAR FOR SEPARATE DISCUSSION. (See Agenda Section, Separate Discussion below.)*
9. PRESENTATION FROM THE FINANCE DEPARTMENT OF WARRANTS PROCESSED DURING THE PERIOD OF JANUARY 18, 2020 THROUGH JANUARY 31, 2020.

COUNCIL ACTION: Receive and File.

10. PRESENTATION OF VARIOUS COMMISSION MINUTES AND COMMITTEE REPORTS:
  - PUBLIC SAFETY COMMISSION
    - December 18, 2019
  - PLANNING COMMISSION
    - December 18, 2019.

COUNCIL ACTION: Provide direction to staff.

Councilmember Maravilla requested to pull Agenda Item B-8 from Consent Calendar for separate discussion.

It was moved by Councilmember Farfan, seconded by Councilmember Maravilla, and approved by voice vote to adopt the Consent Calendar as presented, excluding Agenda Item B-8.

Motioned carried, 4-0-1. Councilmember Trimble was absent.

**B. CONSENT CALENDAR (AGENDA ITEMS REMOVED FOR SEPARATE DISCUSSION) P. 157**

8. RESOLUTION NO. 009-2020  
AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING UNDER THE CALHOME PROGRAM.

Joe Colombo, Development Director, presented the staff report.

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to adopt Resolution No. 009-2020.

Motion carried, 4-0-1. Councilmember Trimble was absent.

**C. DISCUSSION ITEM(S)**

11. RESOLUTION NO. 010-2020  
DECLARING SUPPORT FOR THE REDUCING CRIME AND KEEPING CALIFORNIA SAFE ACT OF 2020.

Linda Suniga, Senior Administrative Analyst, presented the staff report.

*\*\*Councilmember Trimble arrived to the City Council meeting at approximately 7:25 PM.*

It was moved by Councilmember Maravilla, seconded by Councilmember Farfan, and approved by voice vote to approve Resolution No. 010-2020.

Motion carried, 5-0.

12. RESOLUTION NO. 011-2020  
APPROVING A SALARY RANGE INCREASE FOR THE DEPUTY CITY CLERK CLASSIFICATION WHILE AMENDING THE SALARY SCHEDULE FOR FISCAL YEAR 2019-2020 FOR UNREPRESENTED, SEASONAL MANAGEMENT, AND RANK & FILE UNIT EMPLOYEES.

Patrick Matson, Human Resources Director, presented the staff report

Councilmember Trimble had questions and concerns regarding staffing.

Ernie Hernandez, City Manager, addressed Councilmembers questions regarding staffing.

Councilmember Maravilla made comments regarding the City Clerk's organizational needs and requested the City Clerk to provide additional information.

Lucie Colombo, City Clerk, responded to Councilmember Trimble's concerns and per Councilmember Maravilla provided information relating to the organizational structure of the department, staff history, and needs.

It was moved by Councilmember Maravilla, seconded by Councilmember Trimble, and approved by voice vote to approve Resolution No. 011-2020.

Motion carried, 5-0.

13. DISCUSSION OF A NEW REVENUE SOURCE.

COUNCIL ACTION: Provide direction to staff.

Councilmember Trimble presented the staff report.

Councilmember Trimble had comments as it relates to cannabis distribution centers. There was additional comments, suggestions, and discussion regarding this matter being a potential revenue source, similar to other local cities.

The City Council discussed possible locations, the message of the sale of cannabis gives to the city, health related concerns, sending the wrong message to children in the community, etc.

City Manager Hernandez responded to comments and questions and made various remarks.

The City Council discussed various options including taxes, election measures, City's ability to regulate, thoughts, and concerns.

The City Council did not take further action on this matter at this time.

**RECESSED**

Mayor Alvarado recessed the City Council meeting at approximately 8:12 PM.

**RECONVENED**

The City Council reconvened to the City Council meeting at approximately at 8:22 PM.

14. DISCUSSION OF MEASURE HG.

Councilmember Trimble presented the staff report and made comments. He stated that he was briefed by the City Manager and City Attorney relating to this item.

**D. COMMITTEE REPORT(S)**

There were no Committee Report Items at this time.

**E. NEW BUSINESS**

There were no New Business items at this time.

**F. ORAL STAFF REPORTS**

There were no Oral Staff Reports at this time.

**G. ORAL COUNCIL REPORTS**

Councilmember Trimble gave a brief summary regarding his experience at a winter conference, Bellflower's homeless shelter program, and human trafficking.

Councilmember Roa made positive comments regarding the Teen Center participation.

Lucie Colombo, City Clerk, announced and invited voters to the Election - 11-day Vote Center. It will be at the C. Robert Lee Activity Center, Room B, from February 22, 2020 through March 3, 2020.

**H. CLOSED SESSION**

- 15. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
SIGNIFICANT EXPOSURE TO LITIGATION  
PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54956.9 (d)(2)  
NUMBER OF CASES: ONE (1) (EMPLOYEE GRIEVANCE)

Megan Garibaldi, Interim City Attorney, announced the Closed Session item.

**RECESSED**

The City Council recessed to Closed Session at approximately 8:32 PM.

**RECONVENED**

The City Council reconvened to the Regular Council Meeting at approximately 10:53 PM.

The Interim City Attorney stated that there was no reportable action.

**I. ADJOURNMENT**

Mayor Alvarado adjourned the meeting at approximately 10:54 PM to the next Regular City Council meeting to be held on Tuesday, February 25, 2020 at 6:00 PM.

Respectfully submitted:

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Lucie Colombo, CMC, CPMC  
City Clerk

APPROVED:

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JESSE ALVARADO  
MAYOR

Attest:

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LUCIE COLOMBO, CMC, CPMC  
CITY CLERK





**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

C.-15 P. 161  
Agenda Item No.:

City Manager: 

**DATE:** February 25, 2020  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Ernie Hernandez, City Manager  
**BY:** Linda Hollinsworth, Finance Director/Treasurer  
**SUBJECT: CONSIDER APPROVING DONATIONS TO NON-PROFIT ORGANIZATIONS**

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**SUMMARY**

The donation policy provides for non-profit organizations to submit applications for donations from the City in July and January of each fiscal year. For the first cycle in FY 19-20 the City approved donations of \$5,000 each to Hawaiian Gardens Youth Football and Cheer and to the Community Family Guidance Center. For the January application period the City has received three (3) applications. The applications have been reviewed and they meet the requirements of the policy. Below are the organizations, the amount requested and the planned use of the funds.

- **Hawaiian Gardens Eagles Soccer Club** - \$5,000 to support costs of uniforms, equipment and league/tournament registrations.
- **Hawaiian Gardens/Lakewood Little League** - \$5,000 to support costs of uniforms, equipment and team supplies.
- **Su Casa** - \$5,000 to support services to survivors of domestic violence.

**FISCAL IMPACT**

The FY 2019-2021 Approved Budget includes funds of \$25,000 each year for donations to non-profit organizations. For this cycle there is \$15,000 available for distribution. The total being requested is \$15,000

**RECOMMENDATION**

Provide direction

**ATTACHMENTS**

Donation Request Summary Forms

## Donation Request Presented to City Council February 25, 2020

### Hawaiian Gardens/Lakewood Little League

<b>Amount Requested</b>	\$5,000
<b>HG Donations Received in 2018-2019</b>	\$5,000
<b>Mission Statement</b>	To provide education through youth sports and help children develop skills of leadership and teamwork
<b>Planned Use of Donation</b>	Support the cost of uniforms, equipment
<b>Number of Participants</b>	200
<b>Percentage of HG Residents</b>	90%
<b>Sources of Revenue</b>	Participant registration fee Fund raisers Donations

# Donation Request

## Presented to City Council February 25, 2020

### Su Casa

<b>Amount Requested</b>	\$5,000
<b>HG Donations Received in 2018-2019</b>	\$5,000
<b>Mission Statement</b>	To empower individuals and their families. Su Casa provides education and information to the community to advance the goal of ending domestic violence
<b>Planned Use of Donation</b>	Support services provided to survivors of domestic violence - 24/7 crisis hotline, confidential housing, long term transitional housing, walk in center and outreach programs.
<b>Number of Participants</b>	400
<b>Percentage of HG Residents</b>	7%
<b>Sources of Revenue</b>	Grants - corporate and private Donations Governmental funding

**Donation Request  
Presented to City Council February 25, 2020**

**Hawaiian Gardens Eagles Soccer Club**

<b>Amount Requested</b>	\$5,000
<b>HG Donations Received in 2018-2019</b>	\$5,000
<b>Mission Statement</b>	To provide assistance to reach academic success and to provide an organized and competitive sport.
<b>Planned Use of Donation</b>	Support the cost of uniforms, equipment maintenance, registrations
<b>Number of Participants</b>	200
<b>Percentage of HG Residents</b>	85%
<b>Sources of Revenue</b>	Participant registration fee Snackbar Sponsorships Donations



## CITY OF HAWAIIAN GARDENS CITY COUNCIL STAFF REPORT

**DATE:** February 25, 2020

**TO:** Honorable Mayor and Members of City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Brittany Leslie, Administrative Technician

**SUBJECT: DISCUSSION OF PROPOSALS FOR LEGAL SERVICES AND/OR IDENTIFICATION AND APPOINTMENT OF CITY ATTORNEY**

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### BACKGROUND

As directed by the City Council staff solicited proposals from law firms to provide legal services for the City. As such, on October 18, 2019, the City released an RFP to provide general and specialized legal services to the City.

Four proposals were received on November 8<sup>th</sup> from the following firms:

Alvarez-Glassman & Colvin  
Best Best & Krieger

Cole Huber, LLP  
Richards Watson Gershon Law

The following summarizes the firms, in alpha order, that provided proposals to the City along with information related to each firm's Qualifications and Experience; Understanding of the City's operations/legal needs; Proposer's ability and available resources to perform the requested services; and the proposed fees:

#### Alvarez-Glassman & Colvin ("AGC")

Thirty years experience specialized in representing municipal and other public agencies. A minority-owned public agency law firm. Currently serves as City Attorney to the cities of Buena Park, Chico, Commerce, Huntington Park, Lynwood, Montebello, Norwalk, and Pico Rivera. In addition provides general counsel and special counsel to a variety of public entities; to include, Inglewood, Santa Ana, Lynwood, Oakland, Vallejo, El Rancho Unified School District, and Long Beach Transit.

The firm served as City Attorney and legal counsel for the City of Hawaiian Gardens from September 2016 to December 2018.

The firm is composed of twenty (20) attorneys and the proposal lists specialization in land use; environmental; real estate; FPPC Regulations; elections; contract; Proposition 218; construction; cannabis, code compliance; and municipal tort law.

Proposal fees for General Legal Services are \$195/hour for Partner; \$190/hour Sr. Associates; \$185/hour Associates; and \$110 Law Clerk. AGC defines General Legal Services as municipal law matters that arise on a regular, routine basis and would include all categories set forth in the RFP. General Legal Services would also include review of public hearing notices, review and response to Public Records Acts requests, review and preparation of ordinances and resolutions, and other day-to-day legal services not identified as "Special Legal Services. Special Legal Services/Litigation will be billed at \$225/hours. AGC does not charge for word processing or computer services, nor do they propose any markup on postage, or travel arrangements, which would be billed at cost. Travel time will be billed at one-half of time incurred for travel.

#### Best Best & Krieger ("BB&K")

Established in 1891, BB&K has provided legal services to cities, counties, special districts, redevelopment agencies, school districts, joint powers authorities, and other public agencies for 128 years. BB&K attorneys currently represent 51 cities as City Attorney and over 700 public agencies as General or Special Counsel. BBK is the largest firm in California with primary practice in the public sector.

BB&K has been serving as Interim City Attorney for the City of Hawaiian Gardens for over a year. The proposal outlines the firm's knowledge of the City and its understanding of the City's organizational structure, including its form of government and the entities through which it provides municipal services. Additionally, the proposal states the firm's understanding of the role the firm will have with the City Council, City Manager and Department Heads as a strength

BB&K has over 220 attorneys in every area of practice with offices in Northern and Southern California. The proposal states that the firm offers comprehensive guidance on all matters involving day-to-day operations, governance, and regulation; to include, Brown Act; Public Records Act; Conflict of Interest; Election; Environmental; Land Use; Planning; Labor; Employment; Contracts; Civil Litigation; Code Enforcement; and Litigation.

Proposal fees for Basic Services are \$215/hour for Attorneys, \$245 for the City Attorney, and \$160/hour for paralegals. Basic services include the Attendance at meetings; Agenda and document review; Brown Act; Public Records Act; Conflict of interest; General planning and zoning advice; other general legal services not covered in the specialized services.

Proposal fees for Special Services are \$315/hour for Attorneys and \$170/hour for paralegals. Special services include Litigation and formal administrative or other adjudicatory hearing matters; Non-routine contract negotiation matters (including non-BB&K model agreements and franchise agreements); Acquisition, disposal, and resolution of real estate, easements, rights-of-way, leases, licenses, and other property transactions; Environmental law (CEQA) and complex land use and development matters; Public works/capital contracts and related requirements of the California Uniform Construction Cost Accounting Code; Personnel and disability laws; Employee relations and labor negotiation matters; Water law matters; Fee collection, cost recovery, and ratemaking governed by propositions 26,218 AB1600, and other state and federal requirements; Tort liability and risk management matters; Fees, taxes, and assessments matters; Redevelopment dissolution matters; Complex public utility matters; Other matters mutually agreed upon between BB&K and the City.

Public Records Act processing will be billed at \$180/hour.

Cole Hubbard, LLP

Formed in January 2007, Cole Hubbard, LLP represents municipalities throughout California. The proposal states that a benefit of Cole Huber is the ability to represent clients in multiple matters across a broad array of practice areas without the high overhead of large law firms. Current, recent clients include Anaheim, Montclair, Ontario, Paramount, and Santa Ana.

The proposal communicates that the firm understands that the City of Hawaiian Gardens is looking for a full-service municipal law firm that can provide all legal services needed by the City that they hold experience and a track record with. Proposals details importance of maintaining a close working relationship consistent with the direction of the City Council.

Firm consists of 13 attorneys between both Northern and Southern California offices. Experience in legal services such as Ralph M. Brown; California Public Records Act; Labor and Employment; Land Use and CEQA; Contracts; Real Estate; Proposition 26 and 218; and Elections.

The response proposes a monthly retainer of \$14,000 for 50 attorney hours per month. There are no "special" or "additional" legal service fees identified, but the proposal includes a mechanism for two adjustments that will adjust upwards or downwards depending on performance to effectuate an \$225/hour rate. The proposal provides that if the monthly retainer option is chosen, the monthly retainer be increased by \$475 per month (\$5,700 annually) on each anniversary of the firm's contract with the City, including during any extension. The City may choose traditional hourly rate arrangement at \$225/hour for attorneys and \$130/hour for paralegals.

### Richards Watson Gershon Law ("RWG")

Founded in 1954 RWG provides legal services to municipalities and other public agencies. A full-service law firm and currently serves as City Attorney to 26 California municipalities, and as general or special counsel to over 50 local and regional agencies across the state. Current City Attorney assignments include Agoura Hills, Beverly Hills, Brea, Davis, La Mirada, Maywood, Seal Beach, and Rancho Cucamonga.

Proposal pledges to provide Hawaiian Gardens with the highest quality of professional legal services in a prompt and cost-effective manner with expertise in all areas of municipal law.

Firm has over 60 attorneys and delivers full spectrum of legal services with specialized focus on public agency law including Administrative Law and Government Regulation; Affordable Housing; Appellate Law; California Coastal Act; Civil Rights and Constitutional Law; Municipal Torts; Political Reform Act; and Utilities and Franchising.

The RWG proposal provides for an hourly fee structure with significant discount for routine services. General services fees are \$195 for first 60 hours and \$225/hour for hours after 60. RWG defines General Legal Services to include all legal services except those that are defined as "Special Services," "Litigation Services," or "Bond Counsel Services," and shall include, without limitation: in-person attendance to all City Council meetings, in-person attendance at other meetings at the designation of the City Manager, standard real estate work, and consultation with staff regarding routine matters. Special services rates are \$275/hour. Special Services is defined to include the following advisory (non-litigation) services for the City of Hawaiian Gardens: all advisory (non-litigation services for labor and employment, environmental matters (such as air and water quality and hazardous material matters), specialized real estate services, public finance advisory services (excluding bond counsel and similar services defined below as Bond Counsel Services)' and water and water rights advisory services. Litigation services are \$295/hour. Litigation services are defined as the representation of the city in all aspects of the initiation, advancement, or defense of claims in litigation, arbitration, or mediation. Additionally, Litigation Services shall include representation of the City in administrative proceedings before other public agencies. Bond counsel is set at \$325/hour. Bond Counsel services shall be defined as bond counsel, disclosure counsel, and issuer counsel services in connection with the issuance of bonds or other obligations by the City, or any entity formed or created by the City.



## SUMMARY

Based on the firm summaries and information relevant to the criteria of the RFP, the following table summarizes an assessment by staff of each of the proposal's performance based on the established criteria. The table below recapitulates such assessment.

	<b>Qualifications and Experience</b>	<b>Understanding of the City</b>	<b>Available Resources</b>	<b>Fees</b>	<b>TOTAL</b>
<b>Alvarez- Glasman &amp; Colvin</b>	24	24	23	25	<b>96</b>
<b>Best Best &amp; Krieger</b>	25	25	25	22	<b>97</b>
<b>Cole Huber</b>	23	22	23	24	<b>92</b>
<b>Richards Watson Gershon</b>	24	22	24	25	<b>95</b>

As indicated in the table above, all of the proposals are comparable, qualified, and can fully satisfy the legal obligations and demands of the City. As these types of contracts fall under a professional services agreement, the City Council has full discretion to contract with any of the respondents.

## **FISCAL IMPACT**

Attorney services expenses will vary based legal services rendered per the direction of the City Council and/or staff demands. The FY2020-2022 includes a budget of \$200,000 for the current and upcoming fiscal years.

## **RECOMMENDATION**

Staff recommends the City council discuss and either establish the next phase in the evaluation process; or select from amongst the qualified proposals and approve Resolution No. 012-2020 authorizing the City Manager to enter into a three-year professional services agreement with the selected legal firm.

**ATTACHMENTS**

Proposals: a) Alvarez-Glasman & Colvin; b) Best Best & Krieger; c) Cole Hubbard, LLP; d) Richard Watson Gershon Law



ALVAREZ-GLASMAN & COLVIN

ATTORNEYS AT LAW

13181 Crossroads Parkway North  
Suite 400-West Tower  
City of Industry, CA 91746  
Tel: 562.699.5500  
Fax: 562.692.2244  
[www.agclawfirm.com](http://www.agclawfirm.com)

November 4, 2019

Mayor Rios and Members of the City Council  
City of Hawaiian Gardens  
221815 Pioneer Boulevard  
Hawaiian Gardens, CA 90716

Attn: Lucie Colombo, City Clerk

Re: Response to Request for Proposals for Legal Services

Dear Mayor Maravilla and Members of the City Council:

Alvarez-Glasman & Colvin ("AGC") is pleased to submit the enclosed response to the above-referenced Request for Proposals ("RFP") issued by the City of Hawaiian Gardens (the "City"). AGC and Senior Partner Noel Tapia welcome the opportunity to demonstrate our capacity to provide comprehensive legal services to the City.

AGC is a minority-owned public agency law firm with twenty (20) attorneys possessing the depth of experience and a proven track record that make it one of California's premier public agency law firms. For over thirty (30) years, AGC has served as legal counsel to a diverse range of public agencies throughout California, representing and advising cities, counties, and special districts on complex land use and environmental issues that will help shape these communities for decades to come. After reviewing the enclosed materials, AGC believes the City will find its team of experienced attorneys uniquely qualified to provide the specialized services sought in the RFP.

To that end, AGC respectfully submits the team of Senior Partner Noel Tapia to serve as City Attorney, and Senior Associate Araceli Almazan to serve as Assistant City Attorney. Additionally, we respectfully submit Senior Partners Roger Colvin and Sharon Medellin for consideration as the lead attorneys on litigation matters concerning the City. If selected, the City will benefit from the over seventy (70) years of combined legal experience possessed by this team of attorneys in the areas of general municipal law, land use, environmental law, and litigation matters, plus the added experience of AGC's other qualified legal professionals. This team of attorneys would welcome the honor of effectively and aggressively representing the interests of the City.

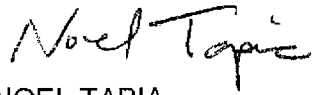
We look forward to the opportunity to meet with the City to further discuss our qualifications for this important role, and we are excited about the opportunity to represent the dynamic City of Hawaiian Gardens. The enclosed proposal outlines AGC's proposed scope of services and rates.

Mayor Maravilla and Members of the City Council  
City of Hawaiian Gardens  
November 4, 2019  
Page 2

Should you have any questions, please do not hesitate to contact me at (562) 699-5500, or by email at [ntapia@agclawfirm.com](mailto:ntapia@agclawfirm.com). As a Senior Partner, I am authorized to enter into contracts / agreements on behalf of AGC in furtherance of this response. Thank you in advance for your consideration.

Very truly yours,

ALVAREZ-GLASMAN & COLVIN



NOEL TAPIA  
Senior Partner

NT/cy  
Enclosures



**ALVAREZ-GLASMAN & COLVIN**

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**ATTORNEYS AT LAW**

**RESPONSE TO REQUEST FOR PROPOSALS  
TO PROVIDE LEGAL SERVICES  
FOR THE CITY OF HAWAIIAN GARDENS  
OCTOBER 2019**

**Due Date: November 4, 2019**

**REPLY TO:**

**NOEL TAPIA, SENIOR PARTNER**  
13181 Crossroads Parkway North  
Suite 400 – West Tower  
City of Industry, CA 91748  
tel 562.699.5500 | fax 562.692.2244  
[ntapia@agclawfirm.com](mailto:ntapia@agclawfirm.com)

**WWW.AGCLAWFIRM.COM**

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**EXPERIENCE AND QUALIFICATIONS – GENERAL COMPANY DATA**

1. **Alvarez-Glasman & Colvin**  
13181 Crossroads Parkway North, Suite 400 – West Tower  
Industry, CA 91746
2. **Point of Contact: Noel Tapia**  
562-699-5500
3. **Proposed City Attorney: Noel Tapia**  
**Assistant City Attorney: Araceli Almazan**  
**Litigation Lead Attorneys: Roger A. Colvin and Sharon Medellín**
4. **Type of Entity: Partnership**
5. **Federal Employer ID Number will be provided confidentially upon selection.**

**ALVAREZ-GLASMAN & COLVIN**  
**Specific Company Information**

For over 30 years, Alvarez-Glasman & Colvin (“AGC”) has provided unparalleled legal counseling in the field of public agency law.

Founded in 1985, AGC’s attorneys are experts in their fields, bringing a wealth of experience, talent, and skill to the cases and projects under their command. Whether litigating complex construction disputes, negotiating intricate contractual terms, or simply providing legal advice on important issues, AGC’s seasoned attorneys have the expertise to achieve consistent, positive results.

The strength of AGC’s reputation is illustrated by the diverse public agencies which have selected AGC attorneys to fulfill their legal needs. Current clients (bold) and former clients include:

<ul style="list-style-type: none"> <li>• <b>Access Services</b></li> <li>• Alameda-Contra Transit District</li> <li>• Banning Library District</li> <li>• Bassett Unified School District</li> <li>• Beverly Hills Unified School District</li> <li>• <b>California Airports Council</b></li> <li>• <b>California Joint Powers Insurance Authority</b></li> <li>• <b>California Joint Powers Risk Management Authority</b></li> <li>• Central Basin Municipal Water District</li> <li>• Channel Islands Community Services</li> </ul>	<ul style="list-style-type: none"> <li>• City of South El Monte</li> <li>• City of South Gate</li> <li>• City of South Pasadena</li> <li>• City of Walnut</li> <li>• City of West Covina</li> <li>• <b>City of Vallejo</b></li> <li>• <b>Chico Airport</b></li> <li>• El Rancho Unified School District</li> <li>• Fresno Unified School District</li> <li>• <b>Independent Cities Association</b></li> <li>• Long Beach Community College District</li> <li>• <b>Long Beach Transit</b></li> </ul>
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<p>District</p> <ul style="list-style-type: none"> <li>• City of Baldwin Park</li> <li>• City of Bell Gardens</li> <li>• <b>City of Buena Park</b></li> <li>• <b>City of Chico</b></li> <li>• <b>City of Commerce</b></li> <li>• City of East Palo Alto</li> <li>• City of Hawaiian Gardens</li> <li>• City of Hawthorne</li> <li>• <b>City of Huntington Park</b></li> <li>• City of Inglewood</li> <li>• City of La Puente</li> <li>• <b>City of Long Beach</b></li> <li>• City of Los Angeles</li> <li>• <b>City of Lynwood</b></li> <li>• <b>City of Montebello</b></li> <li>• <b>City of Norwalk</b></li> <li>• <b>City of Oakland</b></li> <li>• City of Pasadena</li> <li>• <b>City of Pico Rivera</b></li> <li>• City of Pomona</li> <li>• City of San Luis Obispo</li> <li>• <b>City of Santa Ana</b></li> <li>• City of Santa Rosa</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Long Beach Unified School District</b></li> <li>• <b>Los Angeles Community College District</b></li> <li>• Los Angeles Community Redevelopment</li> <li>• Los Angeles Unified School District</li> <li>• Lynwood Unified School District</li> <li>• Rio Hondo Community College District</li> <li>• <b>County of San Bernardino</b></li> <li>• Santa Clara County Office of Education</li> <li>• San Francisco Unified School District</li> <li>• South Coast Air Quality Management District (SCAQMD)</li> <li>• <b>Southeast Area Animal Control Authority</b></li> <li>• Town of Yountville</li> <li>• Tri-Cities Mental Health Joint Powers Authority</li> <li>• Yucca Valley Airport District</li> </ul>
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AGC specializes in the representation of municipalities and other public agencies. AGC currently serves as **City Attorney** to the cities of Buena Park, Chico, Commerce, Huntington Park, Lynwood, Montebello, Norwalk and Pico Rivera.

AGC currently serves as **General Counsel** to Access Services, Chico Airport, Southeast Area Animal Control Authority, Long Beach Community College District Board of Trustees, Long Beach Transit Authority, Montebello Bus Lines, and Independent Cities Association.

AGC has been selected and serves as **Special Counsel** to: the Cities of Long Beach, Inglewood, Santa Ana, Lynwood, Oakland, Vallejo, San Luis Obispo; the Buena Park Successor Agency, the California Airports Council, the South Coast Air Quality Management District; El Rancho Unified School District, Long Beach Unified School District, Los Angeles Community College District, Santa Clara Office of Education; and Oakland Housing Authority, Yucca Valley Airport District, Independent Cities Association.

### The Proposed Team

AGC proposes that Senior Partner Noel Tapia serve as City Attorney, Senior Associate Araceli Almazan serve as Assistant City Attorney. Senior Partner Roger A. Colvin will serve as the Head of Litigation along with Senior Partner Sharon Medellín serving as



assistant litigation counsel. While the entire AGC team is available to serve the City of Hawaiian Gardens at any time, Mr. Tapia would be the primary contact at AGC.

Ms. Almazan is an exemplary attorney in her own right, and would ably represent the City in the event of an absence or unavailability of Mr. Tapia.

**For the person whom you propose to designate as City Attorney, and for each person proposed as deputy or backup, please provide the following:**

### **PROPOSED CITY ATTORNEY**

**Noel Tapia – Partner  
(Admitted to California Bar 2000)**

#### **EDUCATION**

- Juris Doctor, University of California, Berkeley (1999)
- Masters in City and Regional Planning, University of California, Berkeley (1999)
- Bachelor of Arts, University of California, Los Angeles (1995)

#### **ADMISSIONS**

- California, SBN 208082

#### **PRACTICE AREAS**

- Public Agency - Municipal Law
- Land Use, Environmental, and Real Estate Development
- Government Relations/Legislative Advocacy
- Contracts

#### **Local Government Law Experience**

Noel Tapia has over 20 years of legal experience and presently serves as the City Attorney to the Cities of Commerce and Lynwood, and Assistant City Attorney to Huntington Park.

Mr. Tapia has extensive experience serving as lead counsel during City Council and Planning Commission meetings. He advises city departments and staff on all areas of general municipal law such as conflicts of interest, the Brown Act, land use, and Public Records Act compliance.

## **Land Use/ Environmental**

Mr. Tapia has extensive CEQA experience ranging from theory and policy considerations taught in the classroom to real world lessons learned advising both public entity and developer clients on large-scale development projects. Mr. Tapia's CEQA experience began in the classrooms of the University of California, Berkeley, where he earned a Masters in City and Regional Planning ("MCP") with a land use planning emphasis. Upon graduating from the joint JD/MCP program, Mr. Tapia quickly applied his CEQA training to providing CEQA counsel to some of the largest projects in Los Angeles County. Mr. Tapia also has significant municipal law experience.

Mr. Tapia's CEQA experience, ranges from reviewing and providing comments to draft initial studies, mitigated negative declarations and environmental impact reports to the successful defense of final environmental impact reports at trial. During the Los Angeles Unified School District's ("LAUSD") \$20.3 billion New School Construction and Modernization Program, which included the construction of 160 new schools, Mr. Tapia was a member of the LAUSD's CEQA team. Mr. Tapia reviewed and provided comments on more than twenty CEQA compliance documents including initial studies, mitigated negative declarations and environmental impact reports.

Mr. Tapia was also a member of two teams that successfully defended LAUSD's final EIR's at trial. In each case, Mr. Tapia briefed the legal issues raised in the petitions for writ of mandate, prepared the administrative records, drafted the opposition briefs and helped prepare the litigation team for the hearings to consider the petitions.

Mr. Tapia's land use experience also includes reviewing and analyzing local zoning codes, specific plans, general plans, the Subdivision Map Act, the Coastal Act and local coastal programs. Mr. Tapia has extensive experience representing his clients' interests before various administrative bodies, including city councils and planning commissions.

## **PROPOSED ASSISTANT CITY ATTORNEY**

### **Araceli Almazan – Proposed Assistant City Attorney**

#### **Education**

- Bachelor of Arts, *Cum Laude* and Honors Collegium Distinction, University of California, Los Angeles (2004)
- Juris Doctor, University of California, Davis (2009)
- Master of Public Administration, Columbia University (2010)
- Master of Public Administration, The London School of Economics and Political Science (2010)

#### **Admissions**

- California State Bar (2012)

- United States District Court, Central District (2012)
- United States Court of Appeals for the Ninth Circuit (2012)

### **Practice Areas**

- General Litigation
- Public Agency and Municipal Law
- Employment Law
- Government Relations/Legislative Advocacy
- Land Use and Environmental Law
- Water Law

Araceli Almazan is a Senior Associate in AGC's litigation practice group. She has 7 years of civil litigation experience, all of which have been representing defendants. She currently represents municipal entities in various civil litigation matters, and various other tort claims in state court. She has extensive experience with the California Tort Claims Act, including issues associated with private party compliance with claim procedures and the statutory grounds for bringing lawsuits against governmental entities.

Ms. Almazan represents municipal entities in lawsuits involving vehicle accidents, personal injury, various contractual claims in state court, and actions alleging premises liability claims for the existence of dangerous conditions of public sidewalks, streets and roadways. Ms. Almazan also serves as Deputy City Attorney in code enforcement and land use activity. She has represented municipal entities such as Montebello, Pico Rivera, Lynwood, Commerce, Pomona, Bell Gardens, Huntington Park, Hawaiian Gardens and Chico.

Prior to joining Alvarez-Glasman & Colvin, Ms. Almazan represented employers in various areas of employment including wrongful termination, discrimination, harassment and retaliation. She counseled employers on workplace issues, including leaves of absences, disability accommodation, personnel policies, severance agreements, and human resources decisions. Ms. Almazan also worked for a healthcare litigation firm where she represented major California healthcare providers involving health plans, insurance companies and government entities in insurance coverage, general contract, and business disputes.

Ms. Almazan received her law degree from the University of California, Davis, where she served as Editor for the Business Law Journal, 2L Representative for the Student Body and Co-Chair for La Raza Law Students Association. She also earned a Master's degree in Public Administration with a concentration in Public Policy from Columbia University and a Master's degree in Public Affairs with a concentration in Management from The London School of Economics. For her undergraduate studies, she attended the University of California, Los Angeles, earning a Bachelor of Arts degree in Political Science with Minors in Public Policy and Education.

Ms. Almazan has also been involved in various trade associations. She has fulfilled leadership roles with the Los Angeles County Bar Association, the California State Bar and the American Bar Association. Given her professional accomplishments and her contributions to the community, Ms. Almazan was recently invited to become an American Bar Foundation Fellow, an honorary organization of judges, lawyers and legal scholars.

## **Comprehensive Summary of AGC Attorneys Experience and Capacity in Specific Practice Areas**

### **Land Use and Planning Law**

AGC has counseled municipalities and other public agency clients extensively on land use and environmental issues and the various laws, regulations and local policies related to this complex area law. AGC serves as Planning Commission Counsel to the planning commissions in the cities of Buena Park, Chico, Montebello, Pico Rivera, Lynwood, Commerce and Huntington Park. We advise planning department staff on day-to-day land use matters such as CEQA, Density Bonus Law, Subdivision Map Act, Permit Streamlining Act, land use entitlements, zoning code amendments, housing elements and specific and general plan amendments. AGC attorneys have significant experience representing their public entities clients related to the negotiation and execution of exclusive negotiating agreements and disposition and development agreements.

AGC has also worked closely with numerous federal and state agencies with regulatory oversight of land use and public access, including the California Coastal Commission. As part of a public-private partnership through the Intergovernmental Personnel Act program that allows federal employees to be detailed to other government agencies, non-profits, or other partners, AGC Partner Vincent C. Ewing counseled the U.S. EPA Cooley Landing Project Manager on the cleanup, planning and development of a nine acre former burn dump located on the San Francisco Bay coast to become a nature park and education center. This included advising on CEQA, working with various regulatory agencies such as the California Department of Toxic Substances Control, the Midpeninsula Regional Open Space District, the California Coastal Commission and the Regional Water Quality Control Board. AGC also negotiated various types of agreements, from use to grant (including grants from the California Coastal Conservancy and the statewide Parks Program) and advised the project manager on obtaining approvals and cooperation of several allied public agencies and private entities, such as the California Coastal Conservancy/San Francisco Bay Trail Project, the Forest and Lands Stewardship Council and the Packard Foundation.

### **Real Estate Law**

AGC has substantial experience negotiating, drafting, and enforcing complex construction contracts, real estate transactions, and development agreements. We participate actively in all aspects of these complex transactions from concept design, financing, negotiation and documentation of acquisitions, development agreements, financings, leases and related entitlement documents. The diverse projects AGC has handled to completion include Hilton and Sheraton hotels, shopping centers with both national and regional tenants, auto dealerships, commercial and residential subdivisions, housing developments (both market rate and affordable projects), restaurants and other entertainment centers.

AGC has negotiated projects on behalf of our public agency clients involving developers or operators such as Lewis Homes and Retail, Alexander Haagen Company, the Southland Corporation, the Ezralow Company, Primestor Development, Eclipse Development, Inc., Big League Dreams, Regal Cinemas, Cacique, Inc., Dial Corporation, GVD Development, Familian Corporation, Home Depot, Wal-Mart, Costco, Chrysler Motor Company, Westfield Shopping Centers, the United States Government, the Olson Company, City Ventures, and countless others.

### **Fair Political Practices Commission Regulations / Conflicts of Interest**

AGC attorneys possess decades of experience advising city staff on matters relating to open government and ethics laws and procedures. AGC attorneys regularly counsel and train city officials and staff disclosure and conflict of interest requirements of the California Political Reform Act, associated regulations, common law conflicts of interest questions, and Government Code Section 1090 issues. AGC provides comprehensive AB 1234 ethics training seminars for our clients to ensure they are updated about newly promulgated or amended Fair Political Practices Commission regulations.

### **Environmental Law**

AGC has experience in all aspects of environmental law from CEQA compliance and environmental review of development projects; to toxic cleanup and hazardous material litigation under CERCLA, RCRA, the Polanco Act and other statutes; to general environmental compliance under the Clean Water Act, Clean Air Act, and other regulatory statutes. AGC's attorneys have negotiated oversight remediation plans with numerous federal and state agencies, including the California Public Utilities Commission, the U.S. EPA, the U.S. Army Corps of Engineers, California DTSC, and California Dept. of Fish & Game, to name a few.

AGC is at the forefront of environmental sustainability. From interpreting and implementing AB32/SB275 regulations, to assisting clients with "green" goals, AGC has the experience and capacity necessary to assist its public clients. We have assisted with LEED Certification of public buildings, worked with a variety of federal and state agencies that oversee and regulate groundwater and landfill related issues, and have advised clients in administrative proceedings before the California Public Utilities Commission, U.S. Department of Labor, U.S. Army Corps of Engineers, Department of Transportation (Caltrans and U.S. DOT), U.S. Environmental Protection Agency, California Highway Patrol, the State Water Resources Control Board, the California Air Resources Board, and the California Environmental Protection Agency.

Our attorneys have also extensively participated in the environmental review of significant development projects, by review, revising, and drafting significant portions of CEQA documents, reviewing and commenting on environmental impact studies, and writing comment letters objecting to analyses prepared by other jurisdictions.

On the litigation front, AGC's team of experienced litigators have successfully defended and prosecuted countless CEQA challenges on behalf of their public agency clients. In the recent past, AGC has prevailed in the following CEQA-based litigation matters: a challenge to an environmental impact report ("EIR") for a 70,000 square-foot Walmart expansion; a challenge to a city's temporary moratorium on the establishment of new charter schools; AGC successfully represented a city in two separate actions challenging the environmental analysis completed for a light-rail expansion project in Los Angeles County; defense of a challenge to the environmental analysis prepared for a waste transfer station; defense of a challenge to a senior housing project; and other similar matters.

### **The Subdivision Map Act**

AGC attorneys have extensive land use and planning experience, counseling planning commissions and planning staff on all facets of land use and planning including, requirements under the Subdivision Map Act, and the rights, requirements, and obligations associated with tentative and vesting subdivision maps.

### **Elections Law**

AGC attorneys have provided legal services and counseled election officials on over 75 elections, and have been involved with nearly every phase of municipal election law activities. AGC has overseen and advised city staff on multiple city-initiated measures, including tax increases, assessments, public safety limitations, charter revision and amendment processes, as well as citizen-sponsored referendum and initiative measures. Working closely with the city clerk, AGC guides the election official through the complex maze of statutes and case authority.

### **Contract Law**

AGC has drafted thousands of contracts in virtually all areas of public agency services. These include water facility maintenance, construction, and public works contracts, and agreements for waste hauling, street sweeping, taxicab and transportation services, and every other type of agreement public agencies require. Our attorneys have a reputation of being tough but fair negotiators in representing our public clients.

### **Municipal Tort Law**

AGC has a successful track record of defending its public agency clients in litigation proceedings. We regularly defend our public agency clients, and their respective officials and employees, in federal and state civil rights actions, litigation brought under the California Tort Claims Act, as well as other civil litigation matters concerning local governments such as contract or employment disputes. Though AGC's attorneys are seasoned litigators, we prefer a proactive risk avoidance approach where possible, and accordingly, we regularly advise clients on ADA compliance, EOE hiring issues,

affirmative action programs, environmental justice issues, and related statutory obligations to avoid incurring unnecessary liabilities.

AGC also has experience in interpreting and applying insurance provisions in civil litigation. Our attorneys have acted as coverage counsel for major insurance carriers and are familiar with the limits applied by carriers in civil litigation. AGC has counseled risk management and human resources department of several municipal and other public agency clients on (and negotiated agreements for) the purchase of insurance and benefits, self-insurance, joint powers authorities and varying layers of coverage regarding claims and lawsuits. AGC has represented its municipal and other public agency clients in numerous lawsuits involving coverage disputes and is familiar with both how to plead a case to avoid coverage issues, as well as how to negotiate settlements to settle within a policy.

Though a full listing of AGC's litigation successes cannot be listed here, a listing can be provided at your request.

AGC's team also knows appellate procedure at both the state and federal levels, having handled numerous appellate matters in the California State Courts, the Federal Circuit Courts of Appeals, the Bankruptcy Appellate Panel of the Ninth Circuit Court of Appeals, and the U.S. Supreme Court. Several of these cases have resulted in published decisions favorable to our clients.

### **The Brown Act**

AGC attorneys have advised clients and presided over literally thousands of public meetings subject to the Brown Act, including meetings of city councils, successor agencies, oversight boards, public financing authorities, planning commission, special districts, and their respective subordinate committees and commissions. We proactively work with the City Clerk, the City Manager, and staff to ensure compliance with Brown Act requirements, and we work to quickly correct any agenda or noticing errors identified through our review. AGC values the rights protected by the Brown Act, and is experienced at balancing the public's right to attend and participate in public meetings with the need of the City to conduct orderly and productive meetings.

### **Labor and Employment**

AGC provides daily advice to managers and the human resources departments of our municipal and Special District clients. We provide opinions on employee benefits, including pensions, donning and doffing, equal employment issues, wage garnishment, wage and hour claims, OSHA and drug and alcohol testing, interpretation of collective bargaining agreements, rules and regulations, assist in labor negotiations and draft MOU's and related labor agreements (e.g., side letters) and defend city clients in wrongful termination lawsuits. AGC attorneys advise clients on disciplinary actions up to and including termination, conduct employee investigations, 360° employee reviews, revise and draft personnel policies and handbooks, file injunctions regarding employees



threatening co-workers and represent clients at termination hearings. We have negotiated the terms of employment contracts and separation agreements for various consultants, employees and directors, including city attorneys, police chiefs, city managers and general managers.

### **Taxes, Assessments, Fees and Proposition 218**

AGC has extensive experience in property tax, business license tax, Proposition 62, Proposition 218 and has litigated several cases in this area. AGC has successfully litigated assessment district cases from trial to the California Supreme Court, and are presently working to renegotiate redevelopment agency passthrough agreements with county entities. These matters involve complex issues of statutory and contract interpretation, with millions of dollars at stake. We have also advised on Proposition 218 protest proceedings, the substantive and procedural requirements of adding new or increasing existing fees, and election proceedings concerning the imposition of new special or general taxes. AGC is often asked to provide guidance on the formation of assessment or improvement districts, and have drafted countless ordinances and resolutions concerning assessments, fees, and taxes.

### **Construction Law**

AGC recognizes the complexity of the construction process as well as the issues that can negatively impact a project which, in certain cases, can endanger its completion or end up costing thousands of dollars. To avoid such a dilemma, AGC makes every effort to secure proper performance by the general contractor, architects, engineers and others prior to the initiation of a claim.

### **Cannabis Regulation**

AGC has extensive experience in civilly enforcing the municipal code on matters relating to cannabis. AGC advises public agency clients daily on the implementation of local cannabis regulations and best practices in compliance with state cannabis legislation, regulations and case law. Since the enactment of Proposition 64 and MAUCRSA, AGC has become a leading authority on local zoning, licensing and taxing regulations of all commercial cannabis activities. AGC has drafted numerous zoning, business regulations, and permitting ordinances governing or prohibiting the operation of commercial medical and adult-use cannabis businesses for its clients, and is extremely knowledgeable of the complex and ever-changing state laws on the topic.

### **Code Compliance**

AGC regularly serves as an advisor to code enforcement and police departments in investigating local code violations and ensuring swift abatement of public nuisances. AGC has extensive experience working with and educating business owners, property owners, and other community members on code compliance. AGC has litigated countless public nuisance matters, including successfully obtaining over 50 court orders

abating illegal business operations. We have also prosecuted several receivership actions to both require cleanup under the city's control and to recoup all city costs associated with cleanup of the property.

### **Further Response to Specific Company Information**

Response to Item 3:

#### **The Entire AGC Team – AGC staffing and Office Operations**

AGC is a partnership consisting of 20 attorneys, 1 paralegal, 1 office administrator, 7 administrative assistants, 1 billing clerk, 2 office assistants, and 1 receptionist. We are a qualified minority-owned firm.

Our office hours are from 8 a.m. to 5:30 p.m., Monday through Thursday and 9 a.m. to 5:30 p.m. Friday. The attorneys of AGC are available whenever the client needs legal services, including weekends and non-business hours. AGC is a full-time, full service law firm.

There are no intended staffing changes in the event AGC is awarded the contract to serve as City Attorney. AGC looks to hire and retain the most qualified attorneys and support staff available and continuously takes steps to recruit the highest qualified personnel.

The background, experience and education of all attorneys of Alvarez-Glasman & Colvin are provided in the law firm resume provided with this submission.

Response to Item 4:

#### **Response Time Frames and Working Relationship with City Council, City Manager or Staff**

At Alvarez-Glasman & Colvin, one of our core values is:

***Contacts and communications from our client are not an interruption to our day...it is the purpose of our day.***

Simply stated, the City Attorney works *for* the City Council and *with* the City Manager and City staff. Each Council member will have direct communication lines with the City Attorney and the team of AGC attorneys. The City Attorney must be responsive to all Council members, but also must keep the communications with the City Council confidential for each individual member of the Council. Mr. Tapia has extensive experience of keeping the communications of each Council member protected under the requirements of the attorney-client privilege. However, he also understands that he follows the policy direction of a majority of the City Council, while respecting the perspective of every member of the legislative body.

Mr. Tapia and all attorneys of AGC will provide prompt, accurate advice as required or directed by the client. Phone calls will be returned the same day. Substantive research projects will be delivered at the timeline/deadline set forth by the client. The attorneys of AGC will adapt, adjust and adhere to the practices of the City of Hawaiian Gardens, not the other way around.

AGC provides full legal services for our clients to achieve the goals and objectives of the City Council and City Manager. To meet the needs of the City of Hawaiian Gardens, AGC would work tirelessly to establish a close working relationship with all members of the City Council, the City Manager, Department Heads and other staff personnel.

On every assignment, we develop reasonable timeframes for completion of work. Our goal is to provide high quality legal services in a timely manner at a reasonable rate.

The City staff will have direct access to the City Attorney, the Assistant City Attorney and other AGC attorneys, as authorized by the City Manager, at all times should the City need counsel on any matter. As City Attorney, Mr. Tapia understands the special relationship between the City Manager and City Attorney. As the Chief Executive of the City, AGC will follow the direction and practices established by the City Manager in addressing the needs of City staff.

Our clients do not receive answers from faceless attorneys they have never met. Our model is to connect people with places and attorneys with assignments. We do not forget that each file on our desk represents real issues for our clients. Our objective is that the client sets the deadlines and we meet them.

Response to Item 5.

**Describe the systems or mechanisms that would be established for monthly reporting of the status of projects, requests and litigation.**

AGC will develop a report system (Excel spreadsheet) to track each request for service, project and/or item of litigation. This report, which will track the status or progress of each matter, will include (i) the nature of the assignment or case name of the litigation, (ii) the date assigned, (iii) the department or staff member who is the contact point on behalf of the City, (iv) the work performed for that time period, (v) the date to be completed or notation that the project is completed, and (vi) additional notes or follow-up needed.

This report will be submitted to the City Manager as an "attorney-client, confidential communication," but will be available for review by those the City Manager views as critical to track and monitor the projects assigned to the office of the City Attorney.

AGC utilizes Microsoft Word for Windows programs for all attorneys and staff. The law firm utilizes Cloud based internet system. AGC continuously communicates with all of its municipal clients statewide via email and internet. If selected, AGC will ensure that all of its computer services are compatible with the City of Hawaiian Gardens.

## **AGC Core Approaches That Sets Our Law Firm Apart From Others...**

***AGC's business approach is to provide clients with high quality legal services at reasonable hourly rates.*** Our clients receive the benefit of "big firm" quality work product at reasonable "boutique" or small law firm prices. Working with cities on a daily basis, AGC understands that cities are looking to provide their constituents with the best value for their dollar -- that is to provide city with the best services possible at a responsible and reasonable cost.

***We pride ourselves in providing prompt and personal attention to the needs of our clients.*** As a leader in the area of municipal agency, development and land use law, AGC has the experience necessary to exceed the legal needs that the City of Hawaiian Gardens requires. Our goal is to provide our clients with high quality legal services in a timely manner, but at a reasonable rate.

***AGC recognizes its responsibility to become an integral part of the community.*** The firm and its individual attorneys are committed to actively participate in local events, organizations and programs that benefit the clients and communities we serve. AGC has a track-record of giving back to the communities that we represent.

***AGC also understands that every city seeks legal representation that mirrors its founding values and direction.*** We are proud of the diverse combination of skills, backgrounds and experience that AGC brings to the practice of law, and we welcome any questions you may have about AGC or the individual members of our team.

***We recognize that the client needs a clear, concise answer to the question, in a timely manner.*** AGC prides itself on being accessible to its public agency clients; regardless of the hour or method of contact.

AGC attorneys provide their direct contact information to their clients, and share a policy of responding to client inquires as quickly as possible. The firm operates throughout the state, and represents clients located as far north as the City of Chico and as far south as Orange County. In addition to the capacity to be on-site as requested by the client or mandated by representation needs, AGC utilizes state-of-the-art technological resources that allow communication and the sharing of information without regard to geographical limitations.

Mr. Tapia and Ms. Almazan will be available in person during mutually agreeable office hours, and at other times via video conference, phone, and email. Office hours would be established upon further discussion with the City and staff. Mr. Tapia, as the proposed City Attorney will be available to attend all City Council meetings, Council study sessions, Commission meetings and such other meetings as requested by the Mayor and City Council, City Manager, or other designee and weekly Executive Team meetings.

***We understand the bottom line.*** AGC works with the City Manager and staff to keep budgeted amounts on track for particular projects. AGC allocates resources to effectively and efficiently represent the client's interests. *AGC would be willing to negotiate maximum expenditures for assignments, cases, or projects.*

Itemized statements in a form dictated by the city are available monthly or another time frame as necessary. AGC can also customize status reporting to suit the client's needs. The City Council can be briefed on matters as frequently as the Council sees fit.

AGC's billing procedure is based on a monthly billing cycle, with a monthly itemized statement for all services. Statements consist of an overall summary page, as well as summary pages for each category of service. Statements can be further broken down by categories determined by the City, whether based on City departments or specific City projects. The City receives a complete log of the legal services provided during the month represented in the statement.

### **Litigation and Other Legal Services**

Typically, if a transactional issue handled by an AGC attorney proceeds to litigation, that same attorney will be the primary attorney handling the matter in court. In civil liberty cases, premises liability and other matters stemming from the claims process, the AGC Litigation Group is capable of handling the case, with the City Attorney monitoring.

Typically, the status of projects is discussed with the City Manager at weekly meetings. Reports on individual cases are typically presented as events warrant. We provide monthly litigation reports with a synopsis of all cases we are handling and attend quarterly in-person meetings to address the status of such cases. AGC can customize reports to a designated recipient to track progress on all or select projects. We leave it to the client's discretion to dictate how formal of a response is necessary to meet their needs.

### **CURRENT CLIENTS/CONFLICTS OF INTEREST**

1. AGC has no known current or former clients having a substantial property or business interest in the City of Hawaiian Gardens during the past three (3) years. AGC has not represented parties with property or business interests during its inception as a law firm. AGC has no foreseeable or potential conflicts of interest in representing the City of Hawaiian Gardens.

2. AGC represents numerous public agencies regionally and statewide. Those clients have been listed previously on pages 1 and 2 of this RFP submittal. While there are no foreseeable or potential conflicts of interest that would impact Hawaiian Gardens, for disclosure purposes, within Los Angeles County, AGC currently represents as City Attorney the cities of Commerce, Lynwood, Buena Park, Pico Rivera, Montebello, Norwalk and Huntington Park. AGC also serves as General Counsel to the Southeast Area Animal Control Authority (SEAACA) and to Independent Cities Association (ICA).

3. Noel Tapia currently serves as City Attorney for the City of Commerce which meets on the first and third Tuesdays of each month (meeting covered by Assistant City Attorney), Commerce Planning Commission on the fourth Wednesday of the month; Mr. Tapia also serves as the City Attorney for the City of Lynwood, which meets on the first and third Tuesdays of each month. If selected as Hawaiian Gardens City Attorney, Mr. Tapia will be "sitting in the chair" at each Hawaiian Gardens City Council meeting.

### **PROPOSED COMPENSATION AND REIMBURSEMENT**

AGC recognizes that the needs and preferences of its public agency clients vary greatly, and accordingly offers flexible fee structure and rates to its clients.

AGC is willing to cooperatively review the fee structure with the City Council and/or City Manager after six (6) months of service. At that time, the parties will have a more intimate understanding of the parties needs and cost considerations. In the litigation context, AGC is also willing to consider establishing a "not-to-exceed" litigation budget, on a case-by-case basis, for certain categories of litigation where costs may be estimated with reasonable particularity (such traditional and administrative writ proceedings, simple tort claims, code enforcement proceedings, etc.).

AGC proposes the following fee structure:

#### **General Legal Services Proposal**

Partners:	\$195/hour
Sr. Associates:	\$190/hour
Associates:	\$185/hour
Law Clerk:	\$110/hour

Matters falling outside the definition of "General Legal Services" constitute "Special Legal Services/Litigation," and shall be billed at the rate of \$250 per hour for Partners, \$225 per hour Associates and \$110 per hour.

For purposes of this section, AGC defines General Legal Services as municipal law matters that arise on a regular, routine basis and would include all categories of work set forth in the RFP. General Legal Services would also include review of public hearing notices, review and response to Public Records Act requests, review and preparation of ordinances and resolutions, and other day-to-day legal services not identified as "Special Legal Services."

"Special Legal Services" shall mean all other legal matters not listed under General Legal Services, or which the City and AGC agree are "substantially similar" to the listed General Legal Services, including, but is not limited to, the following:

- Litigation matters, court proceedings, administrative proceedings or hearings, and administrative enforcement matters
- Labor relations and employment matters
- Complex real estate or development transactional matters
- Public safety related matters
- Work for which the City is reimbursed by a consultant or applicant for a project pending before the City.

For the above listed Special Legal Services, AGC proposes the following rates:

\$250 per hour for Partners,  
 \$225 per hour for Associates; and  
 \$110/per hour for Law Clerk.

As noted above, AGC is willing to consider alternative cost proposals / billing structures as necessary to serve the City's needs and interests. The above compensation rates are subject to negotiation if AGC is selected as City Attorney for the City of Hawaiian Gardens.

**Reimbursement for Out of Pocket Expenses**

AGC does not charge for word processing or computer services, nor do we propose any markup on postage, or travel arrangements, which would be billed at cost. Travel time will be billed at one-half of time incurred for travel.

Item	Cost
Copies	.20
Postage and out of pocket expenses	At cost
Mileage	At current IRS rate
Travel (non-local air)	As charged by airline

AGC does not charge for time or mileage traveling to and from AGC's offices and Hawaiian Gardens City Hall.

**PROFESSIONAL REFERENCES**

Agency	Dates of Service	Responsible Officer
City of Commerce	2017 to present	Oralia Rebollo Councilmember orebollo@hpca.gov

<b>Agency</b>	<b>Dates of Service</b>	<b>Responsible Officer</b>
City of Lynwood	2017 to present	Jose Solache Mayor jsolache@lynwood.ca.us
City of Montebello	2008 to present	Rene Bobadilla City Manager rbobadilla@cityofmontebello.com

Additional professional and personal references available upon request.

### **GENERAL TERMS AND CONDITIONS**

AGC will comply with all requirements set forth in the section General Terms and Conditions, this includes executing an Agreement for Professional Services acceptable to both parties, providing proof of insurance as set forth in the RFP and obtaining a business license to conduct business in the City of Hawaiian Gardens. AGC understands and agrees that the contents of this response will be a public record at the meeting in which an agreement is awarded.



# OUR PEOPLE

## NOEL TAPIA

Senior Partner

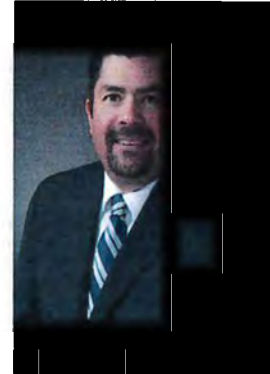
### Local Government Law Experience

Noel Tapia is a Senior Partner with AGC, and presently serves as City Attorney for the City of Commerce and the City of Lynwood. Mr. Tapia also serves as the Assistant City Attorney for the City of Huntington Park. In this capacity, Mr. Tapia has extensive experience serving as lead counsel during City Council and Planning Commission meetings. He advises city departments and staff on all areas of general municipal law such as conflicts of interest, the Brown Act, land use, and Public Records Act compliance.

Mr. Tapia is responsible for drafting ordinances, reviewing staff reports, preparing legal opinions and finalizing resolutions. He regularly reviews, advises staff and interprets contracts for government services. Mr. Tapia also has experience advising public agency clients on personnel matters. Mr. Tapia's practice includes drafting employment contracts, separation agreements and performance improvement plans.

Mr. Tapia has significant experience advising both private and public entity clients on the land use discretionary approval process and compliance with the California Environmental Quality Act ("CEQA"). Mr. Tapia's CEQA experience, ranges from reviewing and providing comments to draft initial studies, mitigated negative declarations and environmental impact reports to the successful defense of final environmental impact reports at trial. Mr. Tapia's land use experience includes reviewing and analyzing local zoning codes, specific plans, general plans, the Subdivision Map Act, the Coastal Act and local coastal programs. He has extensive experience representing his clients' interests before various administrative bodies, including city councils and planning commissions.

Mr. Tapia earned his Juris Doctorate degree from the University of California, Berkeley, (Boalt Hall). He also earned a Master's in City and Regional Planning from the University of California, Berkeley. Mr. Tapia attended the University of California at Los Angeles (UCLA) as an undergraduate, earning a B.A. in Economic International Studies and Chicano Studies.



### EDUCATION

- Juris Doctor, University of California, Berkeley (1999)
- Master in City and Regional Planning, University of California, Berkeley (1999)
- Bachelor of Arts, Economic International Area Studies and Chicano Studies, University of California, Los Angeles (1995)

### ADMISSIONS

- California State Bar (2000)

### PRACTICE AREAS

- Public Agency and Municipal Law
- Land Use and Planning
- Litigation
- Environmental
- Real Estate Development
- Government Relations/Legislative Advocacy
- Legislative Advocacy
- Contracts
- Conflicts of Interest
- Education Law
- Public Contracts

### CONTACT

P 562.699.5500

F 562.692-2244

E [ntapia@agclawfirm.com](mailto:ntapia@agclawfirm.com)

## **Municipal and Public Sector Positions**

- **City of Commerce**  
City Attorney  
(2017 to Present)
- **City of Lynwood**  
City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)  
  
Special Counsel  
(July 2018 to Feb. 2019)  
  
**City of Huntington Park**  
Assistant City Attorney  
(2015 to Present)
- **City of Santa Ana**  
Special Counsel  
(2015 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2014 to Present)
- **City of Chico**  
Deputy City Attorney  
(2014 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2014 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Bell Gardens**  
Deputy City Attorney  
(2014 to 2019)
- **City of Hawaiian Gardens**  
Assistant City Attorney and Planning Commission Counsel  
(2016 to 2018)

- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)
- **Central Basin Municipal Water District**  
Special Counsel  
(2014 to 2015)
- **Beverly Hills Unified School District**  
Assistant General Counsel  
(2014 to 2015)
- **Santa Clara Office of Education**  
Special Counsel  
(2014 to 2015)
- **Town of Yountville**  
Deputy Town Attorney  
(2014 to 2015)

# OUR PEOPLE

## ARACELI ALMAZAN

Senior Associate

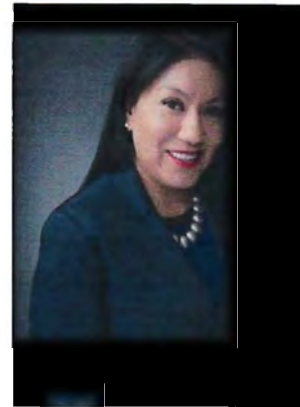
Araceli Almazan is a Senior Associate with AGC, handling both litigation and transactional matters. Ms. Almazan represents municipal entities, and public entity clients in all areas of civil litigation. Ms. Almazan currently serves as Deputy City Attorney for the cities of Pico Rivera, Chico, Montebello, Huntington Park, Commerce, and Lynwood.

Prior to joining AGC, Ms. Almazan represented employers in various areas of employment including wrongful termination, discrimination, harassment and retaliation. She counseled employers on workplace issues including leaves of absences, disability accommodation, personnel policies, severance agreements, and human resources decisions. Ms. Almazan also worked for a healthcare litigation firm where she represented major California healthcare providers involving health plans, insurance companies, and government entities in insurance coverage, general contract, and business disputes.

Prior to law school, Ms. Almazan worked for a member of the California State Senate, the Lieutenant Governor of California and the U. S. Department of Education in Washington, D.C.

In addition to her professional achievements, Ms. Almazan has been actively involved with various trade associations. She has taken on leadership roles with the Los Angeles County Bar Association, the California State Bar and the American Bar Association.

Ms. Almazan earned her Juris Doctorate degree from the University of California, Davis. She also earned a Master's degree in Public Administration with a concentration in Public Policy from Columbia University and a second Master's degree in Public Affairs with a concentration in Management from The London School of Economics and Political Science (LSE). Ms. Almazan attended the University of California, Los Angeles (UCLA) where she earned a Bachelor of Arts degree in Political Science and Minors in Public Policy and Education.



### EDUCATION

- Juris Doctor, U. C. Davis (2009)
- Master of Public Administration, Columbia University (2010)
- Master of Public Administration The London School of Economics and Political Science (2010)
- Bachelor of Arts, University of California, Los Angeles, (2004)

### ADMISSIONS

- California State Bar (2012)
- United States District Court (2012)
- United States Court of Appeals for the Ninth Circuit (2012)

### PRACTICE AREAS

- General Litigation
- Public Agency and Municipal Law
- Employment Law
- Government Relations/Legislative Advocacy
- Land Use and Environmental Law
- Water Law

### CONTACT

P 562.699.5500

F 562.692-2244

E [aalmazan@agclawfirm.com](mailto:aalmazan@agclawfirm.com)

## **Municipal and Public Sector Positions**

- **City of Montebello**  
Deputy City Attorney  
(2017 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2017 to Present)
- **City of Chico**  
Deputy City Attorney  
(2017 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2017 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)  
  
Special Counsel  
(July 2018 to Feb. 2019)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Bell Gardens**  
Deputy City Attorney  
(2017 to 2019)
- **City of Pomona**  
Deputy City Attorney  
(2017 to 2018)
- **City of Hawaiian Gardens**  
Deputy City Attorney  
(2017 to 2018)

## **SERVICES AND AFFILIATIONS**

- American Bar Association (ABA) Lawyer Referral and Information Service Standing Committee Member (2014 – Present)
- California State Bar Association - Law Practice Management and Technology Section Executive Committee Member (2015 – Present)
- Los Angeles County Bar Association (LACBA) Delegate to the Conference of Delegates of California Bar Associations (CCBA) – Delegate (2013-2017)
- American Bar Foundation (ABA) Fellow (July 2018 – Present)
- UCLA Alumni Southeast Network – President (August 2018- Present)
- Los Angeles County Bar Association Delegate to the Conference of Delegates of California Bar Associations – Secretary (January 2019 - Present)
- Los Angeles County Bar Association President's Advisory Committee on Women in the Legal Profession (August 2019 to Present)

# OUR PEOPLE

## ARNOLD M. ALVAREZ-GLASMAN

### Managing Partner

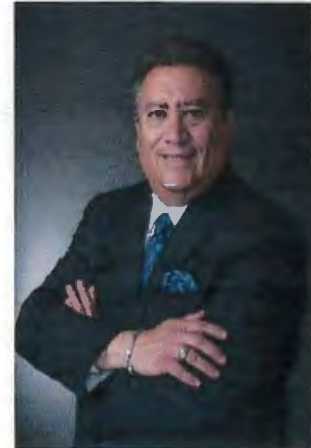
Arnold M. Alvarez-Glasman is the founding member and managing partner of Alvarez-Glasman & Colvin, a law firm focusing on representing cities and a variety of public agency clients and private parties with matters before public agencies.

Mr. Alvarez-Glasman has over 40 years of legal experience, with over 30 years representing cities, counties, school districts, water agencies and other special districts. He has represented numerous clients statewide. Throughout his career Mr. Alvarez-Glasman's expertise has earned him the opportunity to represent eleven communities as City Attorney or Town Attorney, and as Redevelopment Agency or Community Development Commission General Counsel. Mr. Alvarez-Glasman's knowledge and experience in government and legislative matters has earned him the respect of national, state and local leaders, and he has been recognized as one of California leading municipal practitioners.

Mr. Alvarez-Glasman's career had led him to being involved in a variety of unique real estate and development projects with an emphasis in private-public ventures. He has vast experience in all aspects of complex real estate transactions, including the negotiation and documentation of acquisitions, development agreements, financings, leases and related entitlement documents. The diverse projects he has handled to completion include Hilton and Sheraton hotels, shopping centers with both national and regional tenants, auto dealerships, housing developments (both market rate and affordable projects), restaurants and other entertainment centers.

Mr. Alvarez-Glasman has extensive experience in providing advice to numerous legislative bodies and organizations, specializing in the areas of the Brown Act, FPPC regulations, conflict of interest law and compliance, land use and environmental law, drafting of ordinances, resolutions, contracts and other relevant agreements.

In his career, Mr. Alvarez-Glasman has also served as a Judge Pro Tem for the Municipal Court for the County of Los Angeles (East Los Angeles Branch) handling civil jury and court trials, as well as traffic matters. He has also served as an Instructor, teaching Business Law at East Los Angeles Community College.



### EDUCATION

- Juris Doctor, Loyola Law School (1977)
- Coursework in Master of Public Administration Program, University of Southern California
- Bachelor of Arts, Political Science with Honors, California State Polytechnic University, Pomona (1974)

### ADMISSIONS

- California State Bar (1978)
- United States District Court
- United States Tax Court

### PRACTICE AREAS

- Public Agency and Municipal Law – Special District Law
- Land Use, Environmental, and Real Estate Development
- Successor Agency (formerly Redevelopment) Law
- Employment and Labor Law
- Government Relations/Legislative Advocacy
- Election Law and Initiative Process
- Brown Act and Conflict of Interest law compliance and training
- Public Contracts and Code compliance
- Private Construction, Development and Entitlement

### CONTACT

P 562.699.5500

F 562.692.2244

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In addition to his professional achievements, Mr. Alvarez-Glasman served twelve years as a member of the Montebello City Council, including three terms as Mayor. He has served as a volunteer for over thirty-five years to the California YMCA Youth and Government Program and also has also served as the Chairman of the Board for this unique statewide government-oriented, youth organization. He has also served as a volunteer advisor to the California delegation of high school students participating in the YMCA National Judicial Competition held annually in Chicago.

Throughout his career, he has served on numerous non-profit boards and organizations.

Mr. Alvarez-Glasman brings a unique perspective on behalf of the firm's public agency and private clients in achieving successful results with a positive attitude.

### **REPRESENTATIVE CLIENTS**

- City of Pomona, City Attorney, 1989 to 2018
- City of Bell Gardens, City Attorney, 2003 to 2019
- City of Pico Rivera, City Attorney, 2007 to current
- City of Montebello, City Attorney, 1998 to 2003 and 2008 to current
- City of Huntington Park, City Attorney, 2015 to current
- South Coast Air Quality Management District (SCAQMD), Special Counsel to SCAQMD Hearing Board, 2015 to current
- General Counsel, Yucca Valley Municipal Airport District, 2014 to current
- City of Hawaiian Gardens, City Attorney, 2016 to 2018
- City of West Covina, City Attorney, 2000 to 2014
- City of Baldwin Park, City Attorney, 1999 to 2003
- City of South Gate, City Attorney, 1993 to 2001
- City of South El Monte, City Attorney, 1999 to 2003
- Town of Yountville, Town Attorney, 2010 to 2015
- General Counsel to Successor Agency, Redevelopment Agency or Community Development Agency for all cities serving as City Attorney
- Interim General Counsel, Central Basin Municipal Water District, 2013 to 2014 and 2014 to 2015
- LAC Development Company
- L'Aventure and Ideology Wines
- Served as Special Counsel to numerous local agencies and special districts

### **PUBLICATIONS AND SPEAKING ENGAGEMENTS, SERVICE AND AWARDS**

- Leveling the Playing Field in Youth Sports Programming, *Western City* magazine
- Presenter, Achieving Gender Equity in City Recreation Programs - A Look at AB 2404, City Attorney Department Conference, League of California Cities
- Presenter, Update on Recall and Related Election Laws, City Clerks Department Annual Conference, League of California Cities
- Presenter, Next Steps: Post-Redevelopment Abolishment, 2012 Summer Seminar, Independent Cities Association
- League of California Cities, Representative to the City Legal Advocacy Committee And to the Administrative Services Committee



- AB 1234 Speaker/Instructor at California Contract Cities Association and Independent Cities Association Summer Seminars
- Presenter, Developing an Effective Working Relationship with Your City Attorney, California City Clerks Association 2015 Annual Seminar
- Presenter, Crafting More Effective Agenda Reports, League of California Cities, City Attorney Department
- Provide training to all levels of City staff in the areas of Brown Act, Conflict of Interest, Government Code Section 1090, agenda report writing and presentation
- Top Lawyers of San Gabriel Valley, *Pasadena Magazine*, 2013, 2014, 2015
- Recognized as one of the twelve leading Hispanic Mayors in the United States
- Served as City Attorney Representative to the League of California Cities Legal Advocacy Committee
- Served as Chairman of the Board and Board Member to the California YMCA Youth & Government
- Awarded Irvin C. Chapman Service to Youth recognition, YMCA Model Legislature and Court Program
- Advisor to the California delegation, National Judicial Conference/Competition, YMCA of the USA
- Advisor to the California delegation, YMCA Conference on National Affairs
- Volunteer Advisor to College Bound Program for High School Students, Montebello Unified School District
- Served as President of Montebello Baseball Association and Montebello Lions Club
- Served as Board Member to Beverly Hospital Foundation, Board Member to Montebello YMCA and Board Member of Ramona Convent High School Board of Trustees.

# OUR PEOPLE

## ROGER A. COLVIN

Senior Partner

Roger A. Colvin is one of the founding members and Senior Partner of Alvarez-Glasman & Colvin.

Mr. Colvin heads the Firm's Litigation Practice Group. With more than 40 years of trial and litigation experience in a broad range of legal issues, Mr. Colvin has represented clients in both federal and superior courts. He has successfully argued appeals before the California Courts of Appeal, the Ninth Circuit Court of Appeals, and the California Supreme Court.

Mr. Colvin's practice focuses on all phases of liability defense, including civil rights litigation, alleged police misconduct, public entity defense, premises liability, sexual harassment, and other complex public agency and civil litigation cases. Mr. Colvin has particular expertise in the unique field of First Amendment land-use law, having successfully litigated cases at both trial and appellate levels; involving issues such as zoning, adult business regulation, and First Amendment law.

Mr. Colvin also serves as legal counsel for the police departments of the Cities of Montebello, Huntington Park, and Chico, as well as counsel to the Department's Police Chiefs. Mr. Colvin is also on the County of San Bernardino's defense litigation panel and on the defense panel approved by the ICRMA. His representation covers a broad range of issues, including *Pitchess* motions, excessive force defense, civil rights litigation, public entity defense, disciplinary issues, and related law enforcement matters.

### **Municipal and Public Sector Experience and Specialization**

With more than forty (40) years of litigation experience in a broad range of legal fields. His practice focuses on all phases of liability defense, including civil rights proceedings, police misconduct, premises liability, sexual harassment, and other complex public agency and civil litigation cases. Mr. Colvin has served as legal counsel for the police department of West Covina and Pomona and continues to serve as legal counsel for the police departments of Montebello, Chico, and Huntington Park, as well as counsel to the police chiefs, and currently serves as special counsel for the County of San Bernardino.



### EDUCATION

- Juris Doctor, University of San Fernando Valley College of Law (1975)
- Bachelor of Arts, Political Science, University of Southern California (1971)

### ADMISSIONS

- California State Bar (1976)
- United States District Court
- United States Court of Appeals

### PRACTICE AREAS

- General Litigation/Wrongful Death
- Police and Public Safety
- Police Civil Liability Defense
- Public Entity Defense
- Dangerous Condition of Public Property [Premises Liability]
- ADA Claims
- Appellate Practice
- Federal and State Litigation
- Construction Law
- Personal Injury

### CONTACT

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Recently, Mr. Colvin successfully defended the City of Pomona and four officers in an intricate police shooting/wrongful death civil rights lawsuit involving a lengthy police chase that resulted in the death of a suspect who proved to be unarmed. *Estate of Hernandez V. City of Pomona, et al.* After a two-week federal court jury trial, Mr. Colvin achieved a defense verdict and a successful post-trial motion based upon the doctrine of qualified immunity. After the federal trial, plaintiffs filed a new action in state court alleging police negligence liability arising out of the incident. The state court judge dismissed the lawsuit on res judicata and collateral estoppel grounds. Plaintiffs filed an appeal.

This case was heard before a three-judge panel of the Second District Court of Appeal which ruled that plaintiffs' subsequent filing in state court addressing negligence issues could proceed to trial, in spite of the federal court jury verdict in favor of the officers. The California Supreme Court unanimously agreed to hear the issue of whether police officers cleared in federal civil rights charges in the fatal shooting of a suspect could later be held liable in state court for negligence. After presenting oral argument before the California Supreme Court, the Supreme Court ruled in favor of the City and determined that the presentation made by Mr. Colvin was persuasive in overturning the Court of Appeal.

In another federal civil rights lawsuit, Mr. Colvin successfully defended the City of Pomona and four police officers in an excessive force 42 U.S.C. § 1983 civil rights action which was tried before the Honorable United States District Court Judge Dale S. Fischer. *Enrique Anguiano v. City of Pomona, et al.* Plaintiff, a 22 year old diagnosed with paranoid schizophrenia, alleged that four Pomona police officers beat him with batons and used tasers, without cause. As a result of the confrontation, plaintiff received a compound fracture of the humerus. After a weeklong trial, the jury found unanimously for the City and the four officers.

In another alleged police misconduct federal civil rights lawsuit, Mr. Colvin successfully defended the City of West Covina and a West Covina police officer in a case pertaining to false arrest and alleged violation of First Amendment rights. *Christopher Nuhfer v. City of West Covina et al.* After a "weeklong" jury trial before the Honorable Christina Snyder, a federal jury unanimously reached a verdict on behalf of the City and the West Covina Police officer.

In another civil rights/wrongful death police shooting case, Mr. Colvin successfully defended the City of Pomona and several of its police officers in a state court action. The suspect was shot by a Pomona police officer, although it was later discovered that the suspect was unarmed. Jurors concluded that although the suspect was unarmed, the police officer's use of deadly force was reasonable and justified based upon the circumstances he faced. *Cummings v. City of Pomona, et al.*

In addition, Mr. Colvin regularly represents private property owners, municipal agencies, and public entity clients against claims of premises liability, dangerous conditions of property, and design defect litigation.

**Municipal and Public Sector Positions**

- **City of Montebello**  
Deputy City Attorney  
(1999 to 2005; 2008 to Present)
  
- **City of Pico Rivera**  
Deputy City Attorney  
(2000 to Present)
  
- **County of San Bernardino**  
Special Counsel  
(2014 to Present)
  
- **City of Chico**  
Deputy City Attorney  
(2014 to Present)
  
- **City of Huntington Park**  
Deputy City Attorney  
(2015 to Present)
  
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
  
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
  
- **City of Bell Gardens**  
Deputy City Attorney  
(2003 to 2019)
  
- **City of Pomona**  
Deputy City Attorney  
(1989 to 2018)
  
- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)  
  
Deputy City Attorney  
(2000 to 2014)

- **Town of Yountville**  
Assistant Town Attorney  
(2009 to 2015)
- **Central Basin Municipal Water District**  
Special Counsel  
(2014 to 2015)

#### **PUBLICATIONS/SPEAKING ENGAGEMENTS**

- Judge Pro Tem, East Los Angeles and Alhambra Municipal Courts
- Arbitrator, East Los Angeles and Alhambra Municipal Courts
- 2014 Top Attorney, Pasadena Magazine
- Los Angeles Superior Court Alternative Dispute Resolution Neutral
- "Sexual Harassment Prevention and Avoidance Training", Bell Gardens Police Department and Montebello Police Department
- Teaching Credentials-Business Law

#### **PROFESSIONAL EXPERIENCE & ACHIEVEMENTS**

- Published Opinion: *Hernandez v. City of Pomona* (2009) 46 Cal. 4th 501
- Published Opinion: *People v. Hunter* (1977) 68 Cal. App. 3d 389

#### **COMMUNITY ENGAGEMENTS & ASSOCIATIONS**

- Pro Bono Services – City of Santa Fe Springs Low-Income and Senior Citizens – 25 years

# OUR PEOPLE

## SHARON MEDELLÍN

Senior Partner

### **Specialization**

Sharon Medellín is a Senior Partner with AGC and is part of the firm's litigation practice group. She represents municipal entities in various civil litigation matters, including lawsuits involving civil rights claims, personal injury causes of action, property damage actions, and various other torts claims in both state and federal court.

She regularly defends municipal entities in actions alleging premises liability claims for the existence of dangerous conditions of public sidewalks, streets, and roadways.

Ms. Medellín has significant experience with the California Tort Claims Act, including issues associated with private party compliance with claims procedures and the statutory grounds for bringing lawsuits against governmental entities.

Ms. Medellín also routinely represents law enforcement agencies and peace officers in police misconduct litigation and in court proceedings on Pitchess Motions filed by criminal defendants. She represents public entities in administrative and judicial proceedings involving employment matters and labor disputes. She also has significant experience in construction litigation matters involving breach of contract, construction defect, and delay claims. Additionally, Ms. Medellín routinely handles civil writs and appeals.

Prior to joining AGC in June 2009, Ms. Medellín spent eight years in private practice where she gained significant experience in general business litigation, including contract disputes and business torts. She has previously represented clients in a variety of environmental matters involving both state and federal statutes and regulations, as well as common law causes of action for continuing and permanent nuisance and trespass. She assisted clients in oil and gas related litigation and transactions, participating in negotiating and drafting surface access agreements, oil and gas facilities agreements, and unit operating agreements. She has also been involved in construction matters, including the resolution of claims arising under the California False Claims Act and California Public Contract Code.



### EDUCATION

- Juris Doctor, University of California, Los Angeles, (2000)
- Bachelor of Science, Sociology with High Honors Distinction and Minor in Spanish Literature, University of California, Berkeley (1996)

### ADMISSIONS

- California State Bar (2001)
- United States District Court, Central District of California
- United States District Court, Eastern District of California
- United States Court of Appeals, Ninth Circuit

### PRACTICE AREAS

- General Litigation
- Police and Public Safety
- Public Agency and Municipal Law
- Employment and Labor Law
- Civil Appeals and Writs
- Construction Law
- Business Litigation

### CONTACT

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Ms. Medellín received her law degree from the University of California, Los Angeles, where she served as Associate Editor for the UCLA Journal of Environmental Law and Policy.

For her undergraduate studies, she attended the University of California, Berkeley, where she earned a Bachelor of Arts degree in Sociology with a minor in Spanish Language and Literature, graduating with high honors distinction.

### **Municipal and Public Sector Positions**

- **City of Chico**  
Deputy City Attorney  
(2014 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2009 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2009 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2015 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Bell Gardens**  
Deputy City Attorney  
(2009 to 2019)
- **City of Pomona**  
Deputy City Attorney  
(2009 to 2018)
- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)  
  
Deputy City Attorney  
(2008 to 2014)

# OUR PEOPLE

## SCOTT E. NICHOLS

Senior Partner

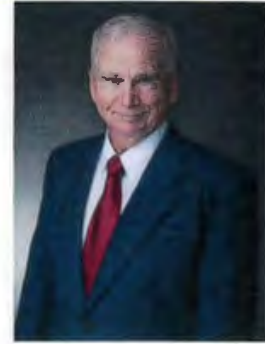
Scott E. Nichols is a Senior Partner in the firm and has over 40 years of experience representing cities, agencies, special districts, and other public agencies in all areas of public sector law. Mr. Nichols has also provided his land use expertise and litigations skills in the area of business, real estate, landlord-tenant, redevelopment and subdivisions to the private sector, including individuals, small businesses and large corporations such as Wyle Laboratories and U-Haul Corporation. He is an experienced litigator, city prosecutor, city attorney, and counselor at law.

Before joining AGC in February 2000, Mr. Nichols was a principal partner with the law firm of Siegel and Nichols, a firm specializing in municipal law. Mr. Nichols was the City Attorney for the City of Walnut for twenty-five years, and has been representing the City of Pico Rivera and the Pico Rivera Redevelopment Agency for over 30 years. He also served as Assistant or Deputy City Attorney for the cities of Lakewood, La Puente, Tustin, West Covina, Pomona, South Gate, South El Monte, Baldwin Park and Montebello where his primary work focused on land use and redevelopment.

Mr. Nichols specializes in the practice of general municipal law. His particular areas of expertise include land use, real estate development, redevelopment, subdivisions, public works, assessment districts and Proposition 218. Over the past 40 years Mr. Nichols has been deeply involved in providing land use planning, public works and assessment district advice to the cities of Lakewood, Pico Rivera, La Puente, Walnut, Baldwin Park, Tustin, Pomona and West Covina.

Mr. Nichols has been lead counsel in land use litigation for the Cities of Lakewood, Walnut, Pico Rivera, South El Monte, West Covina and Pomona. These cases range from simple administrative hearings and code enforcement actions to public works construction, constitutional challenges, land use zoning challenges, personnel, wrongful termination, nuisance abatement, CEQA litigation involving a large shopping center, which was successfully litigated all the way to the California Supreme Court. Mr. Nichols has successfully defended many general plan, zoning ordinance, CUP and variance challenges.

Mr. Nichols' strength in providing practical solutions to complex city issues has earned him the respect of the legislative bodies that he represents. His versatility in addressing an array of complex municipal issues has created a portfolio of successful results both in and out of city council chambers and courtrooms.



### EDUCATION

- Juris Doctor, Pepperdine University School of Law (1975)
- Bachelor of Arts, Political Science, University of Southern California (1968)

### ADMISSIONS

- California State Bar (1975)
- United States District Court

### PRACTICE AREAS

- Public Agency and Municipal Law
- Land Use and Planning
- Redevelopment Transition
- Real Estate Law
- Public Works and Government Contracting
- Construction Law
- Election Law, Referendum and Initiatives
- Affordable Housing and Regulation

### CONTACT

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## **PROFESSIONAL EXPERIENCE AND ACHIEVEMENTS**

- Southeast Area Animal Control Authority (SEAACA) General Counsel 1993 to present
- City of Walnut, City Attorney 1980 to 2006
- City of Pico Rivera, City Attorney 1993 to 2000, Assistant City Attorney 2007 to present, Deputy City Attorney 1979 to 1993
- City of Pomona, Deputy City Attorney 2000 to 2018
- City of Montebello, Deputy City Attorney 2000 to 2004, 2008 to present
- City of Bell Gardens, Deputy City Attorney 2003 to 2019
- City of Chico, Deputy City Attorney 2014 to present
- City of Huntington Park, Deputy City Attorney 2015 to present
- City of Lynwood, Deputy City Attorney 2017 to present
- City of Commerce, Deputy City Attorney 2017 to present
- Access Services, Deputy General Counsel 2018 to present
- City of Lakewood, Assistant City Attorney 1979 to 1991
- City of La Puente, Assistant City Attorney 1979 to 1991
- City of West Covina, Assistant City Attorney 2000 to 2014, Special Counsel to Successor Agency 2014 to 2016
- Town of Yountville, Deputy Town Attorney 2009 to 2015
- City of South Pasadena, Assistant City Attorney 2006 to 2007
- City of South Pasadena Community Redevelopment Commission, Special Counsel 2006 to 2009
- City of Tustin, Deputy City Attorney 1975 to 1977
- City of Fountain Valley, Special Redevelopment Counsel 1976

## **PUBLICATIONS AND SPEAKING ENGAGEMENTS**

- Public Works Manual, a Guide for City Engineers and Public Works Staff
- Dahms v. Downtown Pomona Property & Business Improvement District, 2009, 174 Cal. App.4th 708.
- Contracts Cities Association, Land Use Legislative Update presentation
- Boy Scouts of America Law Day Careers presentation
- Los Angeles County Planners Association Sign Code presentation

## **COMMUNITY ENGAGEMENT & ASSOCIATIONS**

- Pomona Valley Habitat for Humanity Board of Directors 2010 to present
- Lakewood YMCA Board of Directors 1982-1986
- Soroptomist Mentor Program 1995-1996
- Boy Scouts of America Law Day Presenter 1989-1991
- Walnut Valley Little League Sponsor 2000-2002

# OUR PEOPLE

## STEPHEN T. OWENS

Senior Partner

### Local Government Law Experience

Stephen T. Owens is a Senior Partner at AGC with practice emphasis on complex business litigation matters, particularly financial, real estate, and contract disputes. With 40 years of professional legal practice, Mr. Owens has accumulated extensive experience in all phases of civil litigation in both state and federal courts, from the initial pleading stage, through discovery, law and motion, settlement negotiations, and trial. In addition, Mr. Owens has handled numerous appellate matters in the California State Courts, the Federal Circuit Courts of Appeals, the Bankruptcy Appellate Panel of the Ninth Circuit Court of Appeals, and the U.S. Supreme Court, resulting in twelve published judicial opinions.

In addition to trial and appellate work, Mr. Owens has handled a significant number of matters in arbitration, both domestically and internationally before panels appointed by the American Arbitration Association, JAMS, and the Court of Arbitration of the International Chamber of Commerce.

### Municipal and Public Sector Positions

- **City of Montebello**  
Deputy City Attorney  
(2017 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2017 to Present)
- **City of Chico**  
Deputy City Attorney  
(2017 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2017 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Service**  
Deputy General Counsel  
(2018 to Present)



### EDUCATION

- Juris Doctor, University of California Los Angeles School of Law (1978)
- Bachelor of Arts, San Jose State University (1974)
- Université d'Aix-Marseille, Aix-en-Provence, France - Diplôme de Langue et Lettres Françaises (1973)
- UCLA Law Review (1976-1978)
- De Garmo Scholarship (1976-1978)

### ADMISSIONS

- California State Bar (1978)
- United States District Courts for the Central, Southern, Northern and Eastern Districts of California
- United States Court of Appeal – Ninth Circuit
- United States Supreme Court

### PRACTICE AREAS

- Federal and State Litigation
- Business Litigation, including contract disputes, real estate and financial litigation
- Municipal Litigation
- Domestic and International Arbitration

### CONTACT

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- **City of Bell Gardens**  
Deputy City Attorney  
(2017 to 2019)
- **City of Pomona**  
Deputy City Attorney  
(2017 to 2018)
- **City of Hawaiian Gardens**  
Deputy City Attorney  
(2017 to 2018)

### **Service And Awards**

- Designated a Southern California "Super Lawyer" in the field of Business Litigation - *Los Angeles Magazine February Issue* for Each year from 2004-2019
- Rated "AV Preeminent" (the highest possible rating, standing for "the highest level of professional excellence for legal knowledge, Communication skills and ethical standards") in the Martindale-Hubbell Peer Review for 30 years
- Board of Directors of the Constitutional Rights Foundation – Southern California (2002 - 2004)
- Commissioner of the California State Commission on Judicial Nominees Evaluation (1996 - 1998)
- Received the American Bar Association's John Minor Wisdom Award for Professionalism and Public Service - Washington, D.C. (1993)
- Board of Directors of Public Counsel - Los Angeles County and Beverly Hills Bar Associations (1992 - 1995)
- Received the President's Pro Bono Service Award - State Bar of California – Graham & James, LLP (1992)
- Received the Pro Bono Law Firm of the Year Award - Graham & James, LLP (1992)
- Special Master for the State Bar of California (1991 - Present)
- Judge Pro Tem of the Los Angeles County Municipal Court – (1989 - 1994)

### **Languages**

- English
- French (fluent)
- Spanish (conversational)

### **Published Appellate Decisions**

- *Hawkins v. TACA International Airlines* (2014) 223 Cal.App.4th 466
- *In re Hassen Imports Partnership* (C.D. Cal. 2013) 502 B.R. 851
- *Daewoo Motor America, Inc. v. General Motors Corp., Suzuki Motor Corp., American Suzuki Motor Corporation* (11th Cir. 2006) 459 F.3d 1249
- *Consumer Advocates v. Echostar* (2004) 113 Cal. App. 4th 1351
- *Littel v. Bridgestone/Firestone, Inc.* (C.D. Cal. 2003) 259 F. Supp. 2d 1016
- *Cho v. Cho Hung Bank* (1995) 39 Cal. App. 4th 113
- *Bridgestone Corp. v. Superior Court* (2002) 99 Cal. App. 4<sup>th</sup> 767
- *Henry v. Alcove Investment, Inc.* (1991) 233 Cal. App. 3rd 94
- *ATSA of California, Inc. v. Continental Insurance Co.* (9th Cir. 1985) 754 F.2d 1394
- *California Overseas Bank v. French American Banking Corporation* (1984) 154 Cal. App. 3rd 179
- *ATSA of California, Inc. v. Continental Insurance Co.* (9th Cir. 1983) 702 F.2d 172
- *Kawasho International, U.S.A., Inc. v. Lakewood Pipe Service, Inc.* (1983) 152 Cal. App. 3rd 785

# OUR PEOPLE

## VINCENT C. EWING

Senior Partner

### Specialization

#### **Public Agency Law**

Vincent Ewing is a Senior Partner with AGC and has experience in all areas of public agency law, having served as Deputy Director to a community college district, General Counsel to a transit district and currently as City Attorney, General Counsel and Special Counsel for cities and other public agencies, where he advises elected and appointed boards, city councils, commissions, administrators and managers on a myriad of legal issues involving district, city, county, state and federal laws, regulations and policies.

#### **Litigation**

Mr. Ewing has successfully defended special districts and cities in state and federal courts on issues ranging from CEQA, land use, zoning and planning, real property entitlements, police power, civil rights, personal injury and premises liability, elections, and initiatives to the Brown Act.

#### **He has litigated over 100 jury trials to verdict.**

- Castillo v. City of Los Angeles, et al. Civil rights (wrongful death); defense verdict.
- Singh v. AC Transit. Employment (wrongful termination); negotiated settlement on the eve of trial; zero payout by district.
- Woodland Park Management v. City of East Palo Alto. Ordinance (facial challenge) several lawsuits related to city's rent stabilization ordinance; negotiated global settlement: \$385,000 to city.

#### **Policy**

- Drafted several ordinances, franchises, measures, resolutions.

#### **Contracts**

- Reviewed, revised and advised on numerous piggyback contracts for community college district and transit district.
- Negotiated, reviewed and revised joint powers authority bus service agreement for city and transit district: Dumbarton Express.



### EDUCATION

- Juris Doctor, Howard University, Washington DC (1991)
- Visiting Scholar, University of Pennsylvania School of Law (1990)
- Bachelor of Arts, Literature, University of California, Los Angeles (1988)

### ADMISSIONS

- California State Bar (1995)
- United States District Court
- United States Tax Court

### PRACTICE AREAS

- Public Agency and Municipal Law
- Land Use and Planning
- Election Law and Initiative Process
- Labor and Employment
- Litigation
- Police and Public Safety
- Public Works and Government Contracting
- Transportation

### CONTACT

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- Revised and negotiated multi-year water supply agreement with the City and County of San Francisco.
- Prepared and issued request for proposals for professional services and construction services. Reviewed cost proposals and negotiated better rates and increased DBE/SLBE participation for community college and transit district.
- Reviewed and approved all contracts for community college district, transit district and city departments; drafted project labor agreement, labor compliance monitor agreement, general manager contract, pouring rights contract, facilities use contract, vending contract, interim city manager contract, city manager contract, special code enforcement counsel contract, memorandums of understanding with K-12 unified school districts, senior shuttle service contracts, citywide street sweeping contracts, numerous other consultant contracts, and licensing use agreements with other local agencies.
- Reviewed and approved amendments to development agreements and advise redevelopment agencies regarding the same.
- Negotiated, revised and advised on Bus Rapid Transit project engineering contract.
- Negotiated and revised solid oxide fuel cell contract with an energy company.
- Negotiated and revised biogas contract with a petroleum company.
- During violent occupy movement protest, negotiated and drafted an inter-agency mutual aid agreement with City of Oakland to use transit district buses, drivers, Alameda County Sheriff deputies and Oakland Police Department officers to transport detainees from Oakland to the Santa Rita Jail (City of Dublin, Alameda County).

### **Labor and Employment**

- Conducted 360° employee disciplinary investigation and advised general manager and human resources director on the same.
- Advised general manager and human resources director on numerous employee and labor-related disciplinary matters up to an including termination.
- Advised various departments on wage and hour issues.
- Conducted Skelly hearings and arbitrations.
- Negotiated 3-year collective bargaining agreement between city and union.
- Drafted personnel/employee handbooks for human resources transit district and city departments.
- Advised general manager and board of directors on executive disability, executive staff contracts and leave balances.

### **Finance and Revenue**

- Represented transit district in certificate of participation transaction. Reviewed, revised and negotiated term sheet, credit agreement and security documents.
- Foreclosed property for transit district.

## **Public Works**

- Coordinated with city manager, finance, engineering, maintenance, building, code enforcement and police department to provide on-call support to engineering department to remove fences encroaching on the public right-of-way at three locations to facilitate the city's street and sidewalk improvements for grant-funded Safe Routes to School Program.
- Reviewed, revised, drafted RFP's for bond-funded construction for community college district.
- Responded to stop notices and other mechanic's lien-related matters for public works construction at community college district.

## **Brown Act, Elections Code and Public Records Act**

- Advised general manager, city manager, president, vice presidents, deans and department staff on all aspects of district and city business, including operations, purchasing, contracts, warehouse, public works/construction, human resources, planning, real estate, environmental, energy, safety and security, risk management, finance, marketing and revenue-generation initiatives, auxiliary, public meetings, parliamentary procedures, conflicts of interest and elections.
- Reviewed and revised staff reports for transit district, community college district and city departments before public meetings.
- Coordinated with departments in transit district, community college district and cities to gather responsive documents to subpoenas and Public Records Act requests.

## **Land Use and Environmental**

- Reviewed environmental documents and made National Environmental Policy Act legal sufficiency determination for transit district's signature project: Bus Rapid Transit
- Advised community college district, transit district and cities on issues and litigation arising under the California Environmental Quality Act.
- Advised cities on entitlements, exactions, zoning, general and specific plans, takings, easements and rights of way.
- Advised public agencies in all aspects of environmental law from CEQA compliance and environmental review of development projects; to toxic cleanup and hazardous material litigation under CERCLA, RCRA, the Polanco Act and other statutes; to general environmental compliance under the Clean Water Act, Clean Air Act, and other regulatory statutes. AGC's attorneys have negotiated oversight plans with numerous federal and state agencies, including the U.S. EPA, the U.S. Army Corps of Engineers, California DTSC, and California Dept. of Fish & Game, to name a few.
- Represented public agency clients regarding a wide range of administrative law issues, including matters involving the U.S. Department of Labor, U.S. Army Corps of Engineers, Department of Transportation (Cal Trans and U.S. DOT) and U.S. Environmental Protection Agency. Advised clients on matters before the California Transportation Commission, California Public Utilities Commission, California Highway Patrol, the State Water Resources Control Board, the California Air Resources Board and the California Environmental Protection Agency.

## **Code Enforcement**

- Addressed code issues, ranging from abatement of dangerous conditions on properties to the development of comprehensive strategies for code compliance.
- Executed administrative inspection and abatement warrants for property resulting in the demolition of the structure.
- Participated in abatement efforts and nuisance abatement hearings regarding properties.
- Monitored on-going nuisance activity with police department and coordinated drug and gang abatements.

## **Public Safety**

- Defended police officers, cities and departments in numerous civil rights cases.
- Advocated against the release of police officers' personnel records at numerous Pitchess hearings.
- Advised police chiefs, fire chiefs, city managers and human resource directors on personnel and disciplinary matters.

## **Municipal and Public Sector Positions**

- **City of Chico**  
City Attorney  
(2014 to Present)
- **Long Beach Transit**  
General Counsel  
(2014 to Present)
- **County of San Bernardino**  
Special Counsel  
(2014 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
General Counsel  
(2018 to Present)
- **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)  
  
Special Counsel  
(July 2018 to Feb. 2019)



- **City of West Covina**  
Deputy City Attorney  
(2013 to 2014)
- **Beverly Hills Unified School District**  
General Counsel  
(2014 to 2015)
- **Long Beach Community College District**  
Deputy Director  
(2012 to 2013)
- **Alameda-Contra Transit District**  
General Counsel  
(2011 to 2012)
- **City of East Palo Alto**  
City Attorney  
(2009 to 2011)
- **City of Santa Rosa**  
Assistant City Attorney  
(2006 to 2009)
- **City of Los Angeles**  
Deputy City Attorney  
(1999 to 2006)
- **County of Los Angeles**  
Law Clerk, Office of the District Attorney  
(1989)

# OUR PEOPLE

## ANDREW L. JARED

Senior Partner

### **Local Government Law Experience**

Andrew L. Jared is a Senior Partner with AGC, and presently serves as the Assistant City Attorney for the city of Chico, and General Counsel to the Banning Library District. He served as Acting City Attorney for the City of Pomona from 2016-2018 and as Assistant City Attorney from 2008-2018. He is in regular contact with members of the governing board for AGC's client agencies, and represents them during closed and open sessions of public meetings.

Mr. Jared provides legal advice and counsel to all departments within AGC's clients, from police to planning, from redevelopment to recreation. He is responsible for drafting ordinances, reviewing staff reports, preparing legal opinions and finalizing resolutions. He has prepared legal opinions on matters relating to zoning and planning, historic preservation, redevelopment law, the application of Proposition 218, housing issues, CEQA and environmental laws, as well as other matters involving state law and local government codes.

He is also responsible for the drafting, negotiation and interpretation of contracts and development agreements. He has successfully negotiated numerous contracts involving public works projects, real estate redevelopment projects, financial and investment advisory service, environmental review, water service and equipment leasing.

Mr. Jared is on the faculty of the Department of Urban Studies and Planning at California State University at Northridge (CSUN), where he teaches courses in Legal Foundations of Planning, and Sustainable Development Under CEQA.

### **Land Use/Environmental/Historic Preservation**

Mr. Jared has extensive experience regarding compliance with the California Environmental Quality Act (CEQA). He has represented AGC's government entity clients in several writs of mandate defending approval of development rights, and ensuring that zoning ordinances are enforced.



### EDUCATION

- Juris Doctor, Pepperdine University School of Law (2001)
- Master of Science in Environmental Management, Wye College, University of London (1999)
- Bachelor of Arts, Geography, University of California, Los Angeles (1993)

### ADMISSIONS

- California State Bar (2001)
- United States District Court

### PRACTICE AREAS

- Public Agency and Municipal Law – Special District law
- Land Use, Environmental, and Real Estate Development
- Employment and Labor Law
- Government Relations/Legislative Advocacy
- Election Law and Initiative Process
- Brown Act and Conflict of Interest law compliance and training
- Public Contracts and Code compliance

### CONTACT

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E [ajared@agclawfirm.com](mailto:ajared@agclawfirm.com)

He has advised staff on several major projects, including hospital construction, specific plan adoption, in fill mixed-use development, historic preservation issues, and code compliance. He was part of a team negotiating with the Department of Toxic Substances Control (DTSC) in the remediation of a former dry cleaning solvent plant and private utility company site. He has extensive experience in water quality litigation.

He provides legal advice to planning staff on land use laws, and interpretations of zoning and planning law. He has advised staff and prosecuted cases for revocation of conditional use permits of restaurants with full liquor license (Type 47) improperly operating as nightclubs.

He has advised planning staff on general plan and specific plan amendments, as well as general plan renewal.

He serves as counsel to the Chico Airport and Chico Airport Commission regarding land use issues surrounding Chico Airport and Airport Land Use Commission issues.

### **Litigation**

As a civil litigator, Mr. Jared has completed over 350 depositions. He has represented developers, subcontractors, and government agencies in tort, construction and insurance litigation. While at his former employer, he specialized in insurance coverage and complex litigation. He tried his first jury trial and twelve bench trials while still in law school during an internship at the Los Angeles City Attorney's Office.

On behalf of AGC's municipal clients, he has prosecuted cases against illegally operating medical marijuana dispensaries, abatement proceedings against tobacco shops, and suits against parties not adhering to their obligations under CEQA. He has defended and counseled clients in CEQA suits and mandamus proceedings, including objecting to projects affecting our public agency client's interests.

### **Contracts and Franchises**

On a daily basis Mr. Jared reviews, advises staff, and interprets contracts for basic government services (e.g., street sweeping, building inspection services, and public works), as well as more complicated personnel matters. He has negotiated towing franchise agreements and amendments to local codes for franchising of direct transfer facilities. He has advised on the applicability of state codes and county ordinances on the legal regulation of ambulance services.

### **Police and Personnel Matters**

Mr. Jared regularly advised the chiefs of police on a host of issues related to public safety. He advises chiefs of police and fire on personnel matters and disciplinary procedures, including Notices of Intent and *Skelly* proceedings. He has appeared at workers' compensation and unemployment insurance appeals hearings and numerous *Pitchess* motions in regard to release of police personnel materials. He has negotiated the terms of employment contracts and separation agreement for various employees and directors.

## **Public Records Act, Brown Act, and Elections Code**

Mr. Jared routinely advises staff on the Public Records Act and Brown Act. He has twice served as an editor for the California Municipal Law Handbook, and has made presentations on Public Records Act compliance. Specifically, as to public records compliance by police personnel, he has spoken before the Inland Chapter of the California Law Enforcement Association of records supervisors. He has provided opinions to the offices of the city clerk and council members regarding elections code interpretations and has defended challenges to initiatives and ballot measures. He drafted an ordinance and all supporting materials for modernization of the Telephone User Utility Tax, which was successfully adopted by the voters.

## **Municipal and Public Sector Positions**

- **City of Chico**  
Assistant City Attorney  
(2014 to Present)
  
- **Banning Library District**  
General Counsel  
(2015 to Present)
  
- **City of Montebello**  
Deputy City Attorney  
(2008 to Present)
  
- **City of Pico Rivera**  
Deputy City Attorney  
(2007 to Present)
  
- **City of Pomona**  
Acting City Attorney/Assistant City Attorney  
(2016-2018; 2008 to 2018)  
  
Deputy City Attorney  
(2006 to 2007)
  
- **Central Basin Municipal Water District**  
Assistant General Counsel  
(2014 to 2015)
  
- **Town of Yountville**  
Assistant Town Attorney  
(2009 to 2015)

### **Other Legal Employment**

- **Law Offices of Zimmerman & Kahanowitch**  
Civil Litigation and Insurance Defense  
(2002 to 2006)
- **Los Angeles City Attorney's Office**  
Law Clerk, Criminal Division  
(2000 to 2001)
- **City of El Monte**  
Intern, Community Redevelopment Agency  
(1999 to 2000)

### **Teaching Positions, Committees, Publications, and Service**

- Lecturer, Department of Urban Studies and Planning, California State University at Northridge (CSUN), 2016, 2018, 2019
- URBS 310 "Legal Foundations of Planning" (Undergraduate; Fall 2016)
- URBS 630 "Sustainable Development and Environmental Analysis" (Graduate; Fall 2017, 2019)
- Committee Member, League of California Cities: Transportation, Communication & Public Works Policy Committee, 2016 to 2018
- Board Member, Mt. San Antonio College Citizens' Oversight Board, 2014 to 2017
- Planning Commissioner, City of Glendora, Planning Commission, 2011 to 2019
- Chair, City of Glendora, Planning Commission, 2013 - 2014 & 2017 - 2018
- Editorial Board, Chapter 7 "Public Contracting", Municipal Law Handbook, CEB/League of California Cities, Editorial Committee Member, 2013 to 2015
- Editorial Board, Chapter 2, "Open Government and Ethics", Municipal Law Handbook, CEB/League of California Cities, Editorial Committee Member, 2013 to 2015
- "Law Enforcement Agencies and the Public Records Act", California Law Enforcement Association of Records Supervisors, Inland Chapter, April 2008
- Member, Rotary International, Pomona Rotary Club, 2011 to 2015
- Rotary Youth Leadership Awards (RYLA), District 5300, Facilitator, 2013
- Member, City of Glendora, Glendora Trails Committee, 2003 to 2011
- Coach, Glendora Youth Volleyball, 2013
- Coach, Glendora Youth Basketball, 2012
- Assistant Coach, Glendora Lassie League Softball, 2010 to 2011
- Assistant Cubmaster, Cub Scout Pack 493, 2011 to 2013

# OUR PEOPLE

## JOHN W. LAM

Senior Partner

### **Specialization**

#### **Municipal/Public Agency**

John W. Lam is a Senior Partner with AGC and has extensive municipal law experience, currently serving as the Assistant City Attorney for the Cities of Buena Park, Lynwood and Pico Rivera. In this capacity, Mr. Lam advises the City Council and city departments on all areas of general municipal law such as conflicts of interest, the Brown Act, land use, public safety, public works contracts, records retention, redevelopment, and code enforcement.

#### **Land Use and Planning**

Mr. Lam also serves as Planning Commission Counsel to the Cities of Buena Park and Pico Rivera and has served as Planning Commission Counsel to numerous other cities in Southern California, advising on land use and zoning issues such as land use entitlements, CEQA compliance, General and Specific Plan amendments, and telecommunications issues. Mr. Lam also served as counsel to historical preservation commissions in historic district formation, preservation, and the implantation of the Mills Act.

#### **Municipal Code Enforcement**

Mr. Lam serves as the City Prosecutor for the City of Pico Rivera overseeing all municipal code enforcement activities. Mr. Lam's code enforcement expertise includes all phases of code enforcement such as: (i) the initial ordinance review and analysis, amending and drafting ordinances; (ii) establishing and implementing administrative code enforcement programs utilizing notices of pendency, administrative citations, and abatement liens and special assessments; (iii) injunctions and inspection/abatement warrants; and (iv) criminal prosecution.

#### **Redevelopment Transition/Housing**

Mr. Lam also served as the Assistant Counsel to the Successor Agency of the former Bell Gardens Community Development Commission. He is Deputy Agency Counsel to the successor agencies in the cities of Montebello and Pico Rivera, and previously in the cities of Bell Gardens, Pomona, and West Covina. Mr. Lam has extensive experience negotiating and drafting real property sale and purchase agreements, ground leases, exclusive negotiating agreements, disposition and



### EDUCATION

- Juris Doctor, Loyola Law School (2005)
- Bachelor of Arts, Political Science and History, University of California, Los Angeles (2001)

### ADMISSIONS

- California State Bar (2005)
- United States District Court

### PRACTICE AREAS

- Public Agency and Municipal Law
- Affordable Housing and Regulation
- Code Enforcement
- Land Use and Planning
- Litigation
- Government Records and Retention
- Public Works and Government Contracting
- Redevelopment Transition
- Real Estate Development

### CONTACT

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development agreements, easement agreements, developing affordable housing projects, and CDBG programs and compliance issues. Mr. Lam also works in closely with City housing departments advising them on housing matters such as low-mod housing, Section 8 Housing, and housing element requirements.

### **Brown Act/Public Records Act/Conflicts of Interest**

In addition, Mr. Lam also has expertise in advising staff, boards and commissions on all aspects of public meeting requirements under the Brown Act compliance, advising staff and public entities on compliance with Public Records and Freedom of Information Acts requirements, and advising public officials on Government Code section 1090 conflicts, FPPC conflict of interest bias matters, and AB 1234 ethics policies.

### **Litigation**

In addition, Mr. Lam's expertise extends to land use litigation for the Cities of Montebello and Pico Rivera, and previously the Cities of Pomona and West Covina. These cases include defending administrative writs challenging denials of land use entitlements, and code enforcement proceedings (administrative, civil and criminal).

### **Municipal and Public Sector Positions**

- **City of Buena Park**  
Assistant City Attorney  
(2018 to Present)
  - **City of Pico Rivera**  
Assistant City Attorney/City Prosecutor  
(2008 to Present)
  - **City of Montebello**  
Deputy City Attorney  
(2008 to Present)
  - **City of Chico**  
Deputy City Attorney  
(2014 to Present)
  - **City of Huntington Park**  
Deputy City Attorney
- City of Lynwood**  
Assistant City Attorney and Planning Commission Counsel  
(Feb. 2019 to Present & May 2017 to July 2018)
- Special Counsel  
(July 2018 to Feb. 2019)

- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Bell Gardens**  
Assistant City Attorney  
(2009 to 2019)  
  
Assistant Community Development Commission  
and Successor Agency Counsel  
(2007 to 2019)  
  
Deputy City Attorney  
(2005 to 2009)
- **City of Pomona**  
Deputy City Attorney  
(2005 to 2018)
- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)  
  
Deputy City Attorney  
(2005 to 2014)
- **Town of Yountville**  
Deputy Town Attorney  
(2009 to 2015)

### **Publication**

Prisoner's *Dilemma: Reassessment of Borrero v. Aljets and the Indefinite Detention of Inadmissible Aliens*, 37 Loy. L.A. L. Rev. 1297 (2005).

### **Honors**

Named *Pasadena Magazine* Top Attorney 2012 to Present.



# OUR PEOPLE

## NORMA COPADO

Senior Partner

Norma Copado is a Senior Partner with Alvarez-Glasman & Colvin (AGC), specializing in all areas of Municipal and Public Agency Law, and has extensive experience as a transactional attorney and litigator. Ms. Copado has extensive experience invoking administrative, civil, and criminal remedies on behalf of numerous municipalities throughout the State of California. Ms. Copado currently serves as Assistant City Attorney for the City of Commerce; Deputy City Attorney for the Cities of Montebello, Pico Rivera, Lynwood, Huntington Park and Chico; and Assistant Special Counsel for the County of San Bernardino.

Prior to joining AGC, Ms. Copado worked for a law firm for over twelve years with an "AV" rating by Martindale-Hubbell, its highest rating for ethics and quality of its legal service, and was listed in the National Bar Register of Pre-eminent Law Firms. Ms. Copado served as an experienced litigator, city prosecutor, code enforcement attorney, and special counsel specializing in municipal law, public agency law, and code enforcement, with a client roster of over 50 cities in Los Angeles, Riverside, San Bernardino, San Mateo and San Diego Counties.

Ms. Copado was raised in Maywood, California, and attended Yale University, earning a B.A. in Political Science. Before attending Loyola Law School and earning her Juris Doctorate degree, she worked for the City of Los Angeles Commission for Children, Youth and Their Families, analyzing local, state and federal policy and legislation. During her tenure at Loyola Law School, she was a Certified Law Clerk for the Inner City Law Center and the City of Los Angeles City Attorney's Office. She also was a Judicial Extern for Honorable Justice Carlos R. Moreno in the United States District Court, Central District, in Los Angeles.

### Local Government Law Experience

On a daily basis, Ms. Copado advises municipal and public agency clients on general government law matters, as well as, public safety, land use and zoning law, compliance with CEQA, code enforcement, business tax and regulatory licensing matters, constitutional law, and employment law. Ms. Copado further advises clients on a regular basis on topics including the Public Records Act, Ralph M. Brown Act, election law, and conflicts of interest, and drafts legal opinions to staff, the offices of the city clerk and council members regarding interpretation of these areas.

Ms. Copado currently serves as lead counsel during city council and planning commission meetings. Ms. Copado also currently presides over community meetings and city council study sessions over a myriad



### EDUCATION

- Juris Doctor, Loyola Law School Los Angeles (2002)
- Bachelor of Arts, Political Science, Yale University, New Haven, CT (1997)

### ADMISSIONS

- California State Bar (2002)
- United States District Court (2002)

### PRACTICE AREAS

- Municipal and Public Agency Law
- Public Records Act, Ralph M. Brown Act, and Conflicts of Interest
- Land Use, Zoning Law and Real Estate Development
- Ordinance Drafting and Implementation
- Public Safety
- Cannabis Regulation
- Code Enforcement, Municipal Prosecution and Misdemeanor Criminal Appeals
- Business Licensing and Regulations, Tax, Fee, Lien and Assessment Law
- Employment and Labor Law
- Public Contract Law
- Constitutional Law
- General Litigation
- Health & Safety Receiverships

### CONTACT

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of issues, including public safety, cannabis regulations, housing, homelessness, code enforcement, accessory dwelling units, and short-term rentals. She is responsible for, and has extensive experience in, drafting ordinances, resolutions, policy directives, and legal opinions. She is also responsible for drafting, negotiating and interpreting contracts, memorandums of understanding, purchase and sale agreements, and development agreements.

### **Brown Act, Public Records Act, and Conflicts of Interest**

Ms. Copado regularly advises clients on topics including compliance with open government, transparent governmental decision-making, ethics laws and conflicts of interest, especially as they relate to the Ralph M. Brown Act, the California Public Records Act and Freedom of Information Act, the California Political Reform Act, and common law conflicts of interest. Ms. Copado advises public officials and drafts legal opinions to public agency clients regarding interpretation of these areas, and further advises public officials on Government Code section 1090 conflicts, Fair Political Practices Commission regulations on conflicts of interest, and AB 1234 ethics policies.

### **Land Use, Zoning Law and Real Estate Development**

Ms. Copado provides legal advice to public agency clients on land use, zoning and planning laws, including on matters of land use entitlements, conditions of approval, compliance with CEQA, and provides analysis of zoning and planning law as they relate to proposed land uses, business activities, and development projects. Ms. Copado has served as counsel for Planning Commissions for various public agency clients. Ms. Copado has extensive experience representing her clients' interests before various administrative bodies in this regard, including city councils and planning commissions. Ms. Copado's land use experience also includes drafting local zoning laws, and prosecuting local zoning code violations.

### **City Prosecutor and Code Enforcement**

Ms. Copado has extensive experience prosecuting violations of cities' laws, including, but not limited to: prohibited, non-permitted, or non-compliant land uses, such as unpermitted cannabis operators; unlicensed or non-compliant businesses, including massage establishments, restaurants, bars, motels, and hotels; sign violations; public nuisances, substandard conditions, and prohibited or non-permitted alterations maintained on real property; property and business owners violating conditions and terms of regulatory permits and discretionary entitlements, such as conditional use permits; tenant harassment and rent stabilization violations; failure to report transient occupancy taxes; and citations issued by law enforcement impacting the city's residents' quality of life and public safety violations.

Ms. Copado works closely with, and trains and counsels, client city officials throughout all aspects of an investigation or prosecution, including: police officers; Los Angeles County Sheriff's deputies; fire, health, building, public works, code enforcement and animal control inspectors and officials; planning staff; business tax and license personnel; and rent stabilization coordinators.

On behalf of public agency clients, Ms. Copado has also secured, and assisted in the execution of, inspection and abatement warrants. Ms. Copado has also drafted petitions and motions for the appointment of a receiver under the state housing laws (Health and Safety Code § 17980.7), working closely with court-appointed receivers to ensure the successful and complete abatement of all public nuisances on real property.

## **Municipal and Public Sector Positions**

- **City of Commerce**  
Assistant City Attorney and Planning Commission Counsel  
(2017 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2016 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2016 to Present)
- **City of Chico**  
Deputy City Attorney  
(2016 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2016 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Buena Park**  
Deputy City Attorney  
(2018 to Present)
- **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)  
  
Special Counsel  
(July 2018 to Feb. 2019)
- **City of Bell Gardens**  
Deputy City Attorney  
(2016 to 2019)  
  
**City of Pomona**  
Deputy City Attorney  
(2016 to 2018)

- **City of Hawaiian Gardens**

Deputy City Attorney  
(2016 to 2018)

#### **Other Legal Employment and Experience**

- **Law Offices of Dapeer, Rosenblit & Litvak**

Senior Associate, Municipal Law – Special Counsel, Code Enforcement and City Prosecutor  
(2003 – 2016)

- **Law Offices of McDermott & McNamara**

Associate, Insurance Defense and Litigation (2003)

- **Inner City Law Center**

Certified Law Clerk, Affirmative Slum Housing Litigation (2002)

- **Los Angeles City Attorney's Office**

Certified Law Clerk, Special Enforcement Unit (2001)

- **United States District Court, Central District**

Judicial Extern, Honorable Judge Carlos Moreno (who later served as Associate Justice of the California Supreme Court) (2001)

- **City of Los Angeles Mayor's Commission for Children, Youth and Their Families**

Legislative and Policy Analyst / Proposition K Coordinator (1997 -2001)

#### **Memberships and Activities**

- Los Angeles County Bar Association
- Yale Club of Los Angeles
- Yale Latino Alumni Association
- Yale Alumni Schools Committee (ASC) Program

#### **Bilingual**

- Proficient in the written and oral language of Spanish.

# OUR PEOPLE

## CHRISTOPHER G. CARDINALE

Partner

### Local Government Law Experience

Christopher Cardinale is a Partner with AGC, who has been with the firm over nine years, the first two as a law clerk and the last seven as an attorney in the firm's transactional and litigation departments. He has advised AGC's public clients on general government law matters, land use and environmental issues, constitutional law, conflicts of interest, development agreements, Brown Act and Public Records Act compliance, and redevelopment and post-redevelopment matters.

Mr. Cardinale currently serves the City of Buena Park as its City Attorney and regularly serves as lead counsel during city council, planning commission, civil service commission, successor agency, and oversight board public meetings. With respect to AGC's private clients, Mr. Cardinale has successfully represented private developers and property owners in the land use entitlement and environmental review process.

Since the dissolution of redevelopment agencies in 2012, Mr. Cardinale has become a preeminent authority on post-redevelopment dissolution procedures and legal matters. He has litigated numerous cases against the State arising out of the dissolution of redevelopment, involving complex issues of statutory interpretation and constitutional law, and obtained favorable court judgments or settlements in each matter.

Mr. Cardinale on a daily basis advises AGC's successor agency clients on the implementation of the redevelopment dissolution laws, including ROPS procedures, long range property management plan approval and implementation, enforceable obligation disputes, usage of bond proceeds, and other matters.

Mr. Cardinale has extensive experience prosecuting and defending administrative writs on behalf of AGC's public agency clients at both the trial and appellate court levels. On the transaction side, Mr. Cardinale daily advises the firm's clients in all matters of general municipal law, including planning, contract negotiation and drafting, ordinance and resolution crafting, real property transactions, and day-to-day government affairs.



### EDUCATION

- Juris Doctor, Pepperdine University School of Law (2010)
- Bachelor of Science, Communication Studies – Interpersonal Communications, Azusa Pacific University (2007)

### ADMISSIONS

- California State Bar (2010)
- United States District Court

### PRACTICE AREAS

- Public Agency and Municipal Law
- Land Use, Zoning, and Environmental Law
- Redevelopment/Post-Redevelopment Law
- Administrative Writs and Appeals
- Conflicts of Interest
- Taxation
- Development Contracts
- Real Estate Development
- General Litigation

### CONTACT

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## **Professional Experience & Achievements**

- Successful anti-SLAPP Motion in challenge to city council's vote to approve land use entitlements for waste transfer station, resulted in settlement and payment of attorneys' fees in favor of city client
- Successfully defended appeal by medical marijuana dispensary operator of criminal conviction for violating city's business license requirements.
- Successfully defended city in writ proceeding challenging city's approval of a conditional use permit on grounds that CUP violated California Planning and Zoning Law.
- Obtained dismissal and judgment in favor of city in citizen lawsuit challenging a \$19.3 million loan between city and its redevelopment agency.
- Obtained full reversal of State Controller "Asset Transfer Review Audit" demanding city reverse \$19.3 million in assets transferred by former redevelopment agency to city prior to agency's dissolution.
- Successfully defended challenge to city council's approval of land use entitlements and environmental impact report for construction of a waste transfer station.
- Obtained favorable settlement resulting in grade separation in city's challenge to environmental impact report to public transit agencies proposed expansion of light rail.
- Litigated and negotiated favorable settlement in city and successor agency's lawsuit challenging \$11.5 million "all other fund due diligence review" determination made by the California Department of Finance.
- Drafted brief in Ninth Circuit Court of Appeal case that affirmed trial court judgment in favor of city in police misconduct case.
- Advised staff on numerous city, redevelopment, and successor agency bond issuance, refinancing, and refunding transactions.
- Drafted and advised on numerous affordable housing projects.
- Drafted and advised on numerous purchase, sale, and developer agreements.
- Current assistant City Attorney for the Cities of Montebello and Pico Rivera, former Assistant City Attorney for the City of West Covina.
- Current counsel to Montebello Planning Commission and Montebello Civil Service Commission.

## **Municipal and Public Sector Positions**

- **City of Buena Park**  
City Attorney  
(2018 to Present)

- **City of Montebello**  
Deputy City Attorney  
(2018 to Present)

Assistant City Attorney  
(2013 to 2018)

Deputy City Attorney  
(2010 to 2012)

- **City of Pico Rivera**  
Deputy City Attorney  
(2010 to Present)
- **City of Chico**  
Deputy City Attorney  
(2014 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Pomona**  
Deputy City Attorney  
(2010 to 2018)
- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)  
  
Assistant City Attorney  
(2013 to 2014)
- **Beverly Hills Unified School District**  
Deputy General Counsel  
(2014 to 2015)

**Publications / Speaking Engagements**

- *Fair Housing for Sober Living: How the Fair Housing Act Addresses Recovery Homes for Drug and Alcohol Addiction*, republished in "At The Cutting Edge 2010-Land Use Law from The Urban Lawyer." © 2011 American Bar Association.
- *Alcoholism, Drug Addiction, and the Right to Fair Housing: How the Fair Housing Act Applies to Sober Living Homes*, republished in the California Public Law Journal, Vol. 33, No. 2, Spring 2010.
- *Alcoholism, Drug Addiction, and the Right to Fair Housing: How the Fair Housing Act Applies to Sober Living Homes*, published in California Real Property Journal Vol.27, No. 4, 2009.

**Community Engagements & Associations**

- Youth Baseball and Soccer Coach

# OUR PEOPLE

## RICHARD H. LAM

Partner

### **Specialization**

Richard H. Lam is a Partner with AGC, who has been with the firm over 10 years. He represents municipal clients in a wide variety of civil and criminal actions and specializes in the areas of general liability and code enforcement. He has represented clients in various lawsuits involving issues such as breach of contract, construction defect, premise liability, labor/employment and eminent domain matters.

As Deputy City Attorney, Mr. Lam is particularly well-versed in local code enforcement, receiverships under the Health & Safety Code, narcotics abatement, and economic legislation regarding distressed properties and the housing market. He has extensive experience in day to day issues involving public contracts, land use, planning, zoning, the Public Records Act, and the Brown Act.

Mr. Lam is experienced in Police and Public Safety issues, including Pitchess motions, peace officer training/procedures and lawsuits alleging violations of Civil Rights under the United States Code § 1983.

Mr. Lam also has appellate experience arguing before the California Court of Appeal involving California controversial anti-SLAPP statute, public contracting, due process, receivership, and Narcotics Abatement.

Mr. Lam is experienced in working with municipal clients on a variety of real estate law issues, in particular local legislation regarding foreclosures and mortgages. Mr. Lam was also a speaker as an expert in the area of foreclosures, code enforcement and local legislation at the League of California Cities Annual Conference.

Prior to joining Alvarez-Glasman & Colvin, Mr. Lam litigated cases in the areas of general liability, employment discrimination and commercial transactions. He holds a Juris Doctor from Loyola Law School. In his first year in law school, he placed in the top 5% of his class. While in law school, he was certified by the IRS to serve as a site supervisor in the Volunteer Income Tax Assistance (VITA) program which provides free income tax service to low-income, elderly, disabled and limited English speaking people. In addition, Mr. Lam studied law abroad in Cantabria, Spain. Prior to law school, he attended the University of California, Riverside where he earned a Bachelor of Arts degree in both History and Law & Society.



### EDUCATION

- Juris Doctor, Loyola Law School (2007)
- Bachelor of Arts, History – Law and Society, University of California, Riverside (2001)

### ADMISSIONS

- California State Bar (2007)
- United States District Court

### PRACTICE AREAS

- General Litigation
- Police and Public Safety
- Premises Liability
- Common Carrier Duty
- ADA Claims
- Business Litigation
- Real Estate Law
- Construction Law
- Public Agency and Municipal Law
- Subpoena and Public Records Act
- Appellate Practice

### CONTACT

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## **Municipal and Public Sector Positions**

- **City of Pico Rivera**  
Deputy City Attorney  
(2008 to Present)
- **City of Chico**  
Deputy City Attorney  
(2014 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2008 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2015 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Buena Park**  
Deputy City Attorney  
(2018 to Present)
- **City of Pomona**  
Deputy City Attorney  
(2008 to 2018)
- **City of Bell Gardens**  
Deputy City Attorney  
(2008 to 2019)
- **City of West Covina**  
Special Counsel to the City of West Covina and  
to the West Covina Successor Agency  
(2014 to 2016)  
  
Deputy City Attorney  
(2008 to 2014)

- **Beverly Hills Unified School District**

Deputy General Counsel  
(2014 to 2015)

- **Town of Yountville**

Deputy Town Attorney  
(2009 to 2015)

**Service, Awards, Publications and Speaking Engagements**

- *Clean It or Lien It: Foreclosures and Local Legislation*, presented at the League of California Cities Annual Conference, September 2008.
- *Dealing with Foreclosed or Abandoned Properties*, published in Western Cities Magazine, March 2009.
- *U.S. Supreme Court Rules that City Review of Employee Text Messages was Reasonable*, published in Western City Magazine, July 2010.
- *Reading Employees' Text Messages: A Heads up for Public Agencies*, published in Western City Magazine, June 2010.

# OUR PEOPLE

## TANIA OCHOA

### Senior Associate

Tania Ochoa is a Senior Associate with AGC, handling both litigation and transactional matters. Ms. Ochoa currently serves as Deputy City Attorney for the cities of Chico, Montebello, Commerce, Pico Rivera, Huntington Park, and Lynwood.

Prior to joining AGC, Ms. Ochoa served private clients through her solo civil litigation practice in the areas of business law, landlord-tenant law and family law. Under a grant from the California Bar Foundation, Ms. Ochoa also helped facilitate relationships between Los Angeles public high schools and local law firms in an effort to promote diversity in the legal profession.

Ms. Ochoa obtained her Juris Doctor degree from Southwestern Law School. While at Southwestern, Ms. Ochoa was selected as a staff writer for the International Journal of Law and received awards for "Finalist Brief Writer" and "Oralist Honorable Mention" for the Moot Court Intramural Competition. She participated in the Hispanic National Bar Association Moot Court Competition while assisting various professors in legal research projects and acting as Vice Chair for the Mexican American Bar Association. Ms. Ochoa also interned at NBC Universal handling transactional matters involving above-the-line talent contracts.

Prior to law school, Ms. Ochoa attended Swarthmore College in Swarthmore, Pennsylvania and received her undergraduate degree from the University of California, Irvine where she was named to the Dean's List in 2005. Additionally, Ms. Ochoa worked in an administrative capacity for the Santa Monica City Attorney's Office.



### EDUCATION

- Juris Doctor, Southwestern Law School (2013)
- Visiting Law Student, Universidad de Guanajuato, Guanajuato, Mexico
- Bachelor of Arts, Political Science, University of California, Irvine

### ADMISSIONS

- California
- United States District Court

### PRACTICE AREAS

- Municipal Law
- Government Relations/Legislative Advocacy
- Public Contracts
- Land Use and Environmental Law
- Writs & Appeals
- Federal and State Litigation

### SERVICE & AFFILIATIONS

- Alhambra Unified School District Volunteer
- The Cleft Foundation
- Puente Program Mentor – El Camino Community College

### CONTACT

P 562.699.5500

F 562.692-2244

E [tochoa@agclawfirm.com](mailto:tochoa@agclawfirm.com)

## **Municipal and Public Sector Positions**

- **City of Montebello**  
Deputy City Attorney  
(2017 to Present)
  
- **City of Pico Rivera**  
Deputy City Attorney  
(2017 to Present)
  
- **City of Chico**  
Deputy City Attorney  
(2017 to Present)
  
- **City of Huntington Park**  
Deputy City Attorney  
(2017 to Present)
  
- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
  
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
  
- **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)  
  
Special Counsel  
(July 2018 to Feb. 2019)
  
- **City of Bell Gardens**  
Deputy City Attorney  
(2017 to 2019)
  
- **City of Pomona**  
Deputy City Attorney  
(2017 to 2018)
  
- **City of Hawaiian Gardens**  
Deputy City Attorney  
(2017 to 2018)

# OUR PEOPLE

## VANESSA S. IBARRA

Senior Associate

Vanessa S. Ibarra is a Senior Associate with AGC in the firm's transactional and litigation departments. She presently serves as Deputy City Attorney for the Cities of Buena Park, Chico, Commerce, Huntington Park, Pico Rivera, Lynwood and Montebello. She has extensive experience in government relations and legislative advocacy gained during her tenure as an aide for the United States Congress.

Ms. Ibarra provides AGC's public agency clients advice on all aspects governing public agency and municipal law, including: Brown Act compliance, code enforcement, conflicts of interest, contract negotiations and drafting, elections law, land use, ordinance and resolution drafting, planning, Public Records Act compliance, public works contracting, real property transactions, and tax and fee matters. She works day in and day out to resolve complex legal matters for AGC's public agency clients.

Ms. Ibarra is well-versed in new developments in municipal law and advises council members, city managers, and department directors on recent legal advancements related to cannabis, homelessness, Public Records Act, sexual harassment, sidewalk vendors, telecommunications etc. She regularly presides as counsel over administrative hearings, planning commission meetings, and city council meetings.

Ms. Ibarra earned her Juris Doctorate degree from Loyola Law School. While at Loyola she served as the Associate Chief Justice of the Scott Moot Court Honors Board and worked at The Center for Conflict Resolution, providing mediation and conciliation services to communities throughout Los Angeles County. She provided legal services to public agency clients as a law student, while serving as a law clerk at AGC for over three years prior to becoming a licensed attorney.

Prior to joining AGC, Ms. Ibarra worked for U.S. Congresswoman Grace F. Napolitano (32<sup>nd</sup> District of California, formerly representing the 38<sup>th</sup> District). She coordinated U.S. Congresswoman Napolitano's Mental Health Taskforce, acting as a primary liaison with state and county mental health directors and organizations. She also served as a liaison to multiple Los Angeles County cities



### EDUCATION

- Juris Doctor, Loyola Law School (2015)
- Bachelor of Arts, with Honors, Political Science, California State University, San Bernardino, (2009)
- Visiting Student, University of International Business and Economics, Beijing, China
- Visiting Student, University of Hawaii at Manoa

### ADMISSIONS

- California State Bar (2015)
- United States District Court, Central District of California

### PRACTICE AREAS

- Brown Act and Public Records Act Compliance
- Code Enforcement
- Conflicts of Interest
- Constitutional Law
- Elections and Initiative Process
- Government Records and Retention Compliance
- Government Relations and Legislative Advocacy
- Labor and Employment Law
- Land Use and Environmental Law
- Open Government and Ethics
- Public Works and Government Contracting
- Sexual Harassment and Prevention Training

### CONTACT

P 562.699.5500

F 562.692-2244

E [vibarra@agclawfirm.com](mailto:vibarra@agclawfirm.com)

and unincorporated areas, and performed several congressional inquiries to federal agencies, including the U.S. Department of Homeland Security, and the Social Security Administration.

Ms. Ibarra attended California State University of San Bernardino as an undergraduate, earning a Bachelor of Arts with Honors in Political Science. As an undergraduate, she was selected to attend the prestigious Leon and Silvia Panetta Institute of Public Policy, where she worked in the Washington, D.C. office of U.S. Congresswoman Doris Okada Matsui (6<sup>th</sup> District of California, formerly representing the 5<sup>th</sup> District).

Additionally, Ms. Ibarra was a visiting student at the University of Hawaii at Manoa and the University of International Business and Economics in Beijing, China. During her time of study at the University of Hawaii, she performed a fellowship in the office of former Hawaii State Representative Hermina M. Morita (14<sup>th</sup> District). While at the Beijing University of International Business and Economics, she extensively researched the constitutions of various countries and the effects such legal foundations had on respective societies.

Ms. Ibarra provides leadership development training to youth through the Inland Empire Future Leaders Program, serving as Executive Director and as a member of the Board of Directors.

#### **Municipal and Public Sector Positions**

- **City of Buena Park**  
Deputy City Attorney  
(2018 to Present)
  - **City of Chico**  
Deputy City Attorney  
(2015 to Present)
  - **City of Huntington Park**  
Deputy City Attorney  
(2015 to Present)
  - **City of Pico Rivera**  
Deputy City Attorney  
(2015 to Present)
  - **City of Montebello**  
Deputy City Attorney  
(2015 to Present)
  - **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & May 2017 to July 2018)
- Special Counsel  
(July 2018 to Feb. 2019)

- **City of Commerce**  
Deputy City Attorney  
(2017 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Bell Gardens**  
Deputy City Attorney  
(2015 to 2019)
- **City of Pomona**  
Deputy City Attorney  
(2015 to 2018)
- **City of Hawaiian Gardens**  
Deputy City Attorney  
(2016 to 2018)

# OUR PEOPLE

## CHRISTY M. GARCIA

Associate

Christy Garcia is an Associate at Alvarez-Glasman & Colvin handling both transactional and litigation matters.

Prior to joining AGC, Ms. Garcia served as a litigator handling a variety of civil litigation matters. Her previous work experience gives her a unique perspective in providing legal counsel to her clients. Ms. Garcia earned her Juris Doctor from Loyola Law School where she concentrated in civil litigation. She was an editor of the Los Angeles Public Interest Law Journal and served as Education Chair of Labor and Employment Law Society.

While in law school, Ms. Garcia clerked for a private Labor and Employment firm, and for the Public Law Center where she assisted low income residents in various dissolution, guardianship, and domestic violence clinics. In addition, Ms. Garcia has held an active California Real Estate license since 2012.

Ms. Garcia earned her Bachelor of Arts Degree in Psychology and Women's Studies from the University of California, Riverside, and is fluent in Spanish.

### **Municipal and Public Sector Positions**

- **City of Chico**  
Deputy City Attorney  
(2018 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2018 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2018 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2018 to Present)



### EDUCATION

- Juris Doctor, Loyola Law School (2016)
- Bachelor of Arts in Psychology and Women's Studies, University of California Riverside (2012)

### ADMISSIONS

- California State Bar (2017)
- United States District Court, Central District of California

### PRACTICE AREAS

- Public Agency and Municipal Law
- Civil Litigation
- Land Use and Environmental Law
- Employment Law
- Constitutional Law
- Election Law and Initiative Process
- Government Relations/Legislative Advocacy

### CONTACT

P 562.699.5500

F 562.692-2244

E [cgarcia@agclawfirm.com](mailto:cgarcia@agclawfirm.com)



- **City of Lynwood**  
Deputy City Attorney  
(Feb. 2019 to Present & March to 2018)

Special Counsel  
(July 2018 to Feb. 2019)

- **City of Commerce**  
Deputy City Attorney  
(2018 to Present)

- **Access Services**  
Deputy General Counsel  
2018 to Present)

- **City of Bell Gardens**  
Deputy City Attorney  
(2018 to 2019)

- **City of Hawaiian Gardens**  
Deputy City Attorney  
(March to 2018)

- **City of Pomona**  
Deputy City Attorney  
(March to 2018)

# OUR PEOPLE

## MARK MURRAY

Associate

Mark Murray is an Associate with AGC in the firm's transactional and litigation departments, serving the cities of Chico, Pico Rivera, Huntington Park, Commerce, Lynwood, Buena Park and Montebello.

Prior to joining AGC, Mr. Murray represented public agencies, including municipalities, K-12 school districts and community college districts. He is well-versed in employee discipline, workplace accommodations, constitutional rights, special education, labor grievances, civil rights compliance, Public Records Act requests and the Brown Act. As county counsel in Nashville, Tennessee, Mr. Murray drafted ordinances, prosecuted civil fines, and provided daily guidance to the local school district and multiple government departments and commissions in many areas of concern, including affordable housing, human resources, civil rights, student privacy rights, and public records requests.

Mr. Murray earned his Juris Doctorate from Vanderbilt University Law School. While at Vanderbilt, Mr. Murray was the President of the Labor and Employment Society and Authorities Editor for the Journal of Transnational Law.

Prior to law school, Mr. Murray taught high school social studies at a charter school in San Bernardino and coached soccer after earning his teaching credential from California State University Long Beach and a Bachelor's degree in sociology from the University of California, Santa Barbara.

### **Municipal and Public Sector Positions**

- **City of Chico**  
Deputy City Attorney  
(2019 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2019 to Present)
- **City of Buena Park**  
Deputy City Attorney  
(2019 to Present)



### EDUCATION

- Juris Doctorate, Vanderbilt University Law School (2014)
- Bachelor of Arts, University of California, Santa Barbara (2006)

### ADMISSIONS

- California (2017)
- United States District Court Central District of California

### PRACTICE AREAS

- Public Agency- Municipal Law
- Public Records Act and Brown Act Compliance
- Employment Law
- Educational Law
- Land Use and Environmental Law

### CONTACT

P 562.699.5500  
F 562.692-2244  
E [mmurray@agclawfirm.com](mailto:mmurray@agclawfirm.com)

- **City of Huntington Park**  
Deputy City Attorney  
(2019 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2019 to Present)
- **City of Lynwood**  
Deputy City Attorney  
(2019 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2019 to Present)
- **Access Services**  
Deputy General Counsel  
(2019 to Present)

# OUR PEOPLE

## GLORIA V. RAMIREZ

### Associate

Gloria V. Ramirez is an Associate at Alvarez-Glasman & Colvin handling both transactional and litigation matters.

Ms. Ramirez began her career in public administration with the Community Development Commission of the County of Los Angeles. While at the Commission, Ms. Ramirez worked closely with each of the five Supervisorial Districts and 47 participating cities to implement the largest Urban County Community Development Block Grant (CDBG) Program in the nation. As part of her duties, Ms. Ramirez assisted with the administration of federal funds aimed at assisting low- to moderate-income residents throughout the County through various housing and economic development projects. Her previous work experience gives her a unique perspective in providing legal counsel to her clients.

Ms. Ramirez advises public agency and municipal clients in a number of different areas, with an emphasis on the Public Records Act, land use, public safety ordinances, and negotiating contracts and service agreements.

Ms. Ramirez earned her Juris Doctor from Southwestern Law School; she concentrated in environmental law, land use, and general civil litigation. She served as a clerk for various public agencies including the Los Angeles County District Attorney's Office, the Office of the Los Angeles County Counsel – Property Division, and the Los Angeles City Attorney's Office – Department of Water and Power. She also participated in the Southwestern Law Program in Vancouver, Canada where she studied transnational environmental legal issues at the University of British Columbia.

Ms. Ramirez earned her Bachelor of Arts Degree in Political Science and Master of Arts Degree in Political Science from California State University, Los Angeles. She is fluent in Spanish.

### **Municipal and Public Sector Positions**

- **City of Montebello**  
Deputy City Attorney  
(2018 to Present)
- **City of Pico Rivera**  
Deputy City Attorney  
(2018 to Present)



### EDUCATION

- Juris Doctor, Southwestern Law School (2017)
- Master of Arts, Political Science, California State University, Los Angeles
- Bachelor of Arts, Political Science, California State University, Los Angeles

### ADMISSIONS

- California (2017)
- United State District Court, Central District of California

### PRACTICE AREAS

- Public Agency and Municipal Law
- Land Use and Environmental law
- Public Records Act Compliance
- Election Law and Initiative Process
- Government Relations/Legislative Advocacy

### SERVICE & AFFILIATIONS

- American Bar Association
- Latina Lawyers Bar Association
- California Lawyers Association – Public Law Section
- California Lawyers Association – Environmental Law Section

### CONTACT

P 562.699.5500  
F 562.692-2244  
E gramirez@agclawfirm.com

- **City of Chico**  
Deputy City Attorney  
(2018 to Present)
- **City of Huntington Park**  
Deputy City Attorney  
(2018 to Present)
- **City of Commerce**  
Deputy City Attorney  
(2018 to Present)
- **Access Services**  
Deputy General Counsel  
(2018 to Present)
- **City of Buena Park**  
Deputy General Counsel  
(2018 to Present)

# OUR PEOPLE

## LISA ROYBAL-ELLIOTT

Senior Associate

### **Specialization**

Lisa Roybal-Elliott is a Senior Associate attorney with Alvarez-Glasman and Colvin, handling litigation matters. Ms. Roybal-Elliott specializes in police conduct litigation and government tort liability cases. Prior to joining AGC, she served as a Deputy City Attorney in the Los Angeles City Attorney's Office where she defended Los Angeles Police Officers in civil litigation. She is an accomplished litigator, practicing in both State and Federal Court.

While serving in the Los Angeles City Attorney's Office, Ms. Roybal-Elliott's assignments included work in the Housing and Community Relations Unit and the City's Nuisance Abatement Program where she initiated abatement proceedings on properties involving high incidents of narcotics activity before becoming a trial attorney in the Office's Criminal Division.

### **Municipal and Public Sector Positions**

- **City of Pico Rivera**  
Deputy City Attorney  
(2002 to Present)
- **City of Montebello**  
Deputy City Attorney  
(2002 to Present)
- **City of Bell Gardens**  
Deputy City Attorney  
(2002 to 2019)
- **City of Pomona**  
Deputy City Attorney  
(2002 to 2018)
- **City of West Covina**  
Special Counsel to the City of West Covina  
and the West Covina Successor Agency  
(2014 to 2016)



### EDUCATION

- Juris Doctor, Whittier Law School (1997)
- Bachelor of Science, Business Finance, California State University, Los Angeles (1992)

### ADMISSIONS

- California State Bar (1999)
- United States District Court

### PRACTICE AREAS

- Litigation
- Police and Public Safety
- Public Agency and Municipal Law

### CONTACT

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COPY



BEST BEST & KRIEGER  
ATTORNEYS AT LAW

[www.BBKlaw.com](http://www.BBKlaw.com)

Proposal to Provide

## Legal Services

RFP 2019-001

Presented to:

**City of Hawaiian Gardens**

November 4, 2019

INDIAN WELLS  
IRVINE  
LOS ANGELES  
MANHATTAN BEACH  
ONTARIO  
RIVERSIDE  
SACRAMENTO  
SAN DIEGO  
WALNUT CREEK  
WASHINGTON, D.C.

Megan K. Garibaldi  
18101 Von Karman Avenue, Suite 1000  
Irvine, California 92612  
(949) 263-6592  
[Megan.Garibaldi@bbklaw.com](mailto:Megan.Garibaldi@bbklaw.com)

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**A. COVER LETTER**

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November 1, 2019

**OVERNIGHT DELIVERY**

Lucie Colombo, City Clerk  
City of Hawaiian Gardens  
21815 Pioneer Blvd.  
Hawaiian Gardens, CA 90716

Re: Response to Request for Proposal (RFP 2019-001) to Provide Legal Services

Dear Ms. Colombo:

On behalf of Best Best & Krieger LLP (BB&K), I am pleased to submit this proposal to provide city attorney legal services to the City of Hawaiian Gardens (City). As our proposal demonstrates, BB&K offers the experience necessary to handle any legal matter and workload and to provide the access and responsiveness the City needs and deserves. BB&K has been honored to serve as Interim City Attorney through BB&K attorney Megan Garibaldi and we propose that she continue to represent the City. Because of our resources, range of experience, and history with the City, we are confident that our firm is best suited to provide the legal services detailed in this proposal.

Established in 1891, BB&K has provided legal services to cities, counties, special districts, redevelopment agencies, school districts, joint powers authorities, and other public agencies for 128 years. Our attorneys currently represent 51 cities as City Attorney and over 700 public agencies as General or Special Counsel. In total, BB&K employs over 400 professionals. We offer an unparalleled breadth and depth of legal experience and the cost-effectiveness of a large firm as well as provide the availability and responsiveness of a small, local firm.

The cornerstone of BB&K's legal services is effective communication. Our primary goals in working with the City will be to understand its expectations and needs, provide timely and accurate responses to its requests, anticipate and identify potential legal pitfalls, and cultivate an effective and efficient working relationship. BB&K attorneys are always available and accessible to accommodate the City's needs, and we understand that time-sensitive demands require special attention.

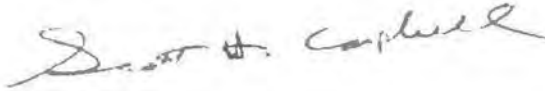
I, Scott Campbell, am a partner of the firm, authorized to negotiate on behalf of BB&K and able to bind it to a contract if the City makes an award. Should the City have questions or require additional information, please do not hesitate to contact me directly at (213) 617-7489 or Scott.Campbell@bbklaw.com. My office is located at 300 South Grand Avenue, 25th Floor, Los Angeles, California 90071.

COPY

Proposal to City of Hawaiian Gardens

We appreciate the opportunity to submit our proposal to provide city attorney services to the City. Please let me know if I can answer any questions. We hope to meet City representatives to further discuss the proposed team's experience and qualifications.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott H. Campbell". The signature is written in a cursive style with a large initial "S".

Scott H. Campbell  
of BEST BEST & KRIEGER LLP

**B. GENERAL COMPANY DATA**

---

**1. Official Name and Address**

Best Best & Krieger LLP (BB&K)  
3390 University Avenue  
5th Floor  
PO Box 1028  
Riverside, CA 92502

**2. Point of Contact**

Megan K. Garibaldi, Partner  
18101 Von Karman Avenue  
Suite 1000  
Irvine, CA 92612  
(949) 263-6592  
[Megan.Garibaldi@bbkllaw.com](mailto:Megan.Garibaldi@bbkllaw.com)

**3. Proposed City Attorney and Assistant City Attorney**

BB&K proposes Megan Garibaldi to serve as City Attorney to the City. She will be supported by David Pierucci as Assistant City Attorney.

**4. Type of Entity**

BB&K is a limited liability partnership

**5. Federal Employer ID Number**

BB&K's Federal Employer ID Number is 95-2157337.

### C. SPECIFIC COMPANY INFORMATION

---

#### 1. Firm and Selected City Attorney Background

BB&K is best suited to serve as your City Attorney; because we provide hands-on, personalized advice from an individual City Attorney while drawing on extensive, firm-wide knowledge for specialized needs. We have the experience of a large national firm, offer lower specialized legal rates, and provide a unique understanding of public agency law.

Our municipal and public agency talent is unmatched. We are the largest firm in California whose practice is primarily focused on the representation of cities and other public entities. We work in the public interest and on many of the most challenging issues our society faces today. Our experience with public agencies, especially those in Southern California, combined with our nationally recognized practice in municipal and environmental law, will allow us to efficiently, intelligently, and meaningfully assist the City with complex, multi-disciplinary issues. We provide creative solutions and will successfully guide the City through legal complexities and governmental mandates.

Based upon our experience as Interim City Attorney for Hawaiian Gardens for nearly the past year, we believe we have the experience and knowledge to provide legal counsel on all of the listed services. We understand the City's organizational structure, including its form of government and the entities through which it provides municipal services. We also understand the role we will have with the City Council, City Manager, and department heads. We will be a partner with the City and its residents as well as a trusted advisor committed to the success of the City and its initiatives.

Proposed City Attorney, Megan Garibaldi, has been practicing law for 10 years and has been with BB&K since September of 2018. She primarily represents government agencies in the areas of municipal government, real estate, land use, zoning, planning and environmental laws. Prior to joining BB&K, she served as Assistant and Deputy City Attorney for several Orange County cities. She has also been recognized as a Southern California *Super Lawyers* Rising Star every year from 2013 through the present. Megan will be supported a legal team that has a full range of experience. Megan and her team's qualifications and full biographies are found in the next section below. Further, BB&K has more than 220 attorneys in virtually every area of practice who can be called upon should the City face matters in special counsel areas; any attorneys needed can be added to the team upon further review with the City.

BB&K's range of expertise includes but is not limited to the following:

#### **Municipal Law, City Attorney, and General Counsel Experience**

We offer comprehensive guidance on all matters involving day-to-day operations, governance, and regulation. These matters include interpretation and application of the Ralph M. Brown Act (open meeting law), Public Records Act requirements, notices, agendas, rules regarding conducting meetings, and other governance and procedural matters. We advise on everything from the introduction and adoption of minute orders, resolutions, and ordinances to election laws and the timing and structure of public hearings and presentations to the public.

BB&K has significant experience representing cities of similar size and complexity to the City of Hawaiian Gardens. We will keep the City Council and City staff updated on the progress of our legal work. We quickly respond to legal issues as they arise. Throughout the firm's history, we have been committed to working within municipal legal budgets, providing high-quality, cost-effective, and efficient legal services. Given our state's current economy, we are even more committed to providing affordable service.

BB&K is dedicated to keeping our attorneys and clients up to date on current issues in public agency law. We regularly prepare and distribute e-bulletins on important cases and legislation in order to keep our clients informed. The firm's Public Agency Law practice group meets monthly to discuss new legislation, case law, and how to better serve clients.

### **Brown Act and Public Records Act**

The proposed team has extensive experience advising clients on the interpretation and application of the Brown Act. Advice often pertains to:

- Requirements for agenda preparation, posting, and distribution
- Closed session topics and reporting
- Notices and agendas for special and emergency meetings
- Adding agenda items after an agenda is posted
- Conducting meetings by teleconferencing
- Application of the Brown Act to committees of official bodies
- Avoiding violations and penalties

Our lawyers played an integral role in preparing the League of California Cities' seminal publication on open meeting laws, "Open and Public." We defend challenges to our clients' compliance with the Brown Act.

BB&K attorneys regularly advise clients on all aspects of California's Public Records Act (CPRA). We routinely brief our clients on pending legislation and cases in this area. With the emergence of new technology, we regularly advise clients regarding the use of email, records retention, and the public's right to access electronic information. We often speak at seminars and workshops about updates to the CPRA and email/technology issues.

BB&K's Advanced Records Center (ARC) combines legal acumen and experience with cutting-edge technology to provide comprehensive and cost-effective support for non-routine records-related matters. Upon request, the ARC team assists public agencies with non-routine CPRA processing and policy drafting.

ARC's CPRA processing services include the following:

- Working with members of the City, including the association's technology staff, to identify and collect records responsive to public records requests
- Communicating with requesters to narrow and clarify requests in order to facilitate efficient responses
- Using processing and review software to efficiently sort paper and electronic records

## Proposal to City of Hawaiian Gardens

- Using ARC staff and attorneys to review responsive records as well as address and resolve complex legal questions with clients
- Producing required responses in a format that can be easily shared with requesters

The ARC team is also available to provide advice on how to navigate ever-changing laws related to e-discovery. With the emergence of new technologies, we regularly advise clients regarding the use of public and private electronic devices and the public's right to access information, including electronic communication.

### **Conflict of Interest Law**

We frequently provide advice to elected and non-elected public officials regarding conflict of interest laws, such as the Political Reform Act (Government Code § 81000 et seq.), self-interested contracts (Government Code § 1090), campaign contribution conflicts (Government Code § 84308), and the incompatibility of public offices.

Our attorneys conduct ethics training workshops for public agency officials in compliance with Assembly Bill (AB) 1234 and Government Code Section 53235. We speak regularly at seminars, conferences, and workshops on the most recent changes and trends in this area of law.

Our services include:

- Review of current policies and procedures
- Development of ethics codes and compliance strategies
- Federal, state, and case law compliance reviews
- Federal, state, and local elections laws compliance
- Proactive statutory and regulatory updates
- Management compliance controls
- Best practices documentation
- Liability protection strategies
- Investigation of alleged misconduct
- Administrative and legal defense
- Provision of training for management, staff, and elected officials

### **Election Law**

BB&K provides a wide range of advice to our clients on local, state, and federal election laws. We routinely assist clients during all stages of the elections process, including initiative drafting, filing, publication, and circulation; spending limits; ballot arguments; campaign regulations; election contests; election timing; ballot security; recall procedures; ballot recounts; election result contests; and other post-election matters. We regularly provide advice to clients on the conduct of regular, special, and consolidated elections. We also advise clients on the California Voting Rights Act, voter registration issues, candidate qualification and nomination procedures, ballot pamphlet issues, use of public funds, and ethics laws.

### Environmental Law

BB&K represents municipal clients in environmental issues arising under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and California and federal Endangered Species Acts (ESAs). We assist public agency clients with pre-project planning and strategy before CEQA is triggered to minimize costs and maximize environmental protection. We also have extensive CEQA, NEPA, and ESA litigation experience. We prepare local CEQA guidelines on behalf of over 70 public agency clients, including water districts, cities, school districts, and other special districts. Our attorneys assist public agency clients in all aspects of CEQA and NEPA compliance, including the preparation and review of notices of exemption, initial studies, findings and statements of overriding considerations, mitigation monitoring and reporting plans, addenda, negative declarations, Environmental Impact Reports (EIR), and environmental impact statements. We are also experts at writing and editing EIRs to fully comply with CEQA requirements. If a legal challenge should arise, our attorneys are skilled in the procedural and substantive intricacies of litigating a CEQA or NEPA case, including the short statutes of limitations, administrative record requirements, and unique briefing and oral argument issues.

State and federal water quality laws are evolving at an extraordinary pace, and BB&K attorneys are on the cutting-edge of these issues. BB&K is currently assisting many of its public agency clients with matters such as municipal separate storm sewer systems (MS4s), construction and industrial storm water permits (including litigation), constituents of emerging concern, proposed recycled water policies, proposed changes to federal drinking water standards and monitoring protocols, and new and existing total maximum daily loads (TMDLs).

In addition to these issues, BB&K routinely advises both public agency and private industry clients on obtaining water quality permits and maintaining compliance with applicable requirements under the federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES), the California Porter-Cologne Water Quality Control Act, and the Safe Drinking Water Act.

### Land Use and Planning Law

A core function of BB&K is to provide land use and planning services to our clients. Our attorneys work on every aspect of the land use and planning process, from general plans to specific plans and from tentative maps to conditional use permits and development agreements. We work closely with staff and elected officials to advise on all planning matters. We have extensive experience in the land use and zoning arena and have assisted other municipalities throughout the state with development code updates and other land use and zoning matters.

We advise city councils, planning commissions, and staff on the legal issues involved in general plan amendments and zoning ordinances as well as the day-to-day planning and land use issues that so often garner the spotlight in communities big and small. Whether community character issues or health and safety matters related to hazardous materials and high-intensity land use, BB&K attorneys understand that it is their job to consider the practical and real-world consequences of legal decisions as well as to provide the benefit of their legal research and extensive knowledge base. As a result, our attorneys have successfully utilized development agreements and other tools in the entitlement process that encourage investment while protecting cities' interests.

In addition to the regular review of zoning ordinances, we also assist public agencies with the legal review of other specialized land use matters such as wireless communications; land use regulatory

issues; cannabis issues;; negotiation and drafting of development agreements; the Subdivision Map Act and Permit Streamlining Act; sign regulations; impact fees; and dedications, conditions, and exactions.

### **Ordinances and Resolutions**

Every public attorney in our firm is trained in ordinance drafting. We tailor our services to individual client needs and prepare ordinances in plain English without legalese. For some clients, we draft all ordinances; for others, we review staff drafts for legal sufficiency. Because BB&K has a multitude of public clients, it is rare for a new issue to arise that we have not seen. When asked to draft an ordinance or resolution, our vast experience and online database of ordinances and resolutions can save clients considerable time; since it is often the case that we have previously drafted something similar.

### **Labor and Employment Law**

BB&K provides a full range of legal counsel and litigation services for all types of workplace issues and needs. From public safety fields such as law enforcement and fire protection to public works and utilities, healthcare, and education, our attorneys work closely and personally with employer clients to develop effective compliance and dispute resolution strategies. When necessary, our attorneys also provide a vigorous defense in discrimination, harassment, wrongful termination, wage and hour, and other labor and employment litigation. Because labor and employment problems often involve high stakes and intense time pressure, we are committed to giving employers highly responsive service.

We counsel clients on all aspects of employment laws and human resources management issues, including wage and hour standards, layoffs, employee termination, discipline matters, and personnel policies. We provide advice on compliance with state and federal laws such as Title VII, the Fair Employment and Housing Act, the Fair Labor Standards Act, the Americans with Disabilities Act, family leave laws, and the Worker Adjustment and Retraining Notification (WARN) Act. When workplace concerns arise out of the collective bargaining process, we handle contract negotiations, impasse procedures, grievance and arbitration proceedings, union representation proceedings, and unfair labor practice charges before local, state, and federal agencies.

Our attorneys regularly represent employers before the National Labor Relations Board, the Public Employment Relations Board, the California Department of Fair Employment and Housing, the U.S. Equal Employment Opportunity Commission, the U.S. Department of Labor and State Labor Commissioner, and the Division of Occupational Safety and Health as well as before public agency personnel boards and civil service commissions.

While our goal is to help employers avoid litigation, we have extensive experience in every aspect of employment litigation, from single or multiple employee discrimination cases and sexual harassment allegations to class action wage and hour claims in all state and federal courts throughout California. We are committed to providing an aggressive defense for our clients while remaining cognizant of economic realities.

For public sector employers considering employee discipline, our firm provides advice and representation in every step of the process. We can advise on the initial investigation and evaluation of evidence supporting discipline, review the consistency and appropriateness of



discipline, prepare all required notices, conduct the due process hearing, and defend the employer in administrative as well as judicial appeals. Our attorneys have appeared on behalf of governmental clients in proceedings before the Public Employment Relations Board, in arbitration hearings, in matters before commissions on professional competence (involving the discharge of permanent certificated employees), and in classified personnel commission hearings.

### Contracts and Franchises

BB&K has extensive experience handling contracts and franchise law. We have drafted thousands of contracts for public agency clients, ranging from simple real property acquisition, software license, and professional services agreements to more specialized types of agreements. Our public attorneys frequently deal with construction and public works contracts and issues. Our services include preparation and review of contract specifications and required bidding documents and negotiation and drafting of personnel services and construction management contracts. We often prepare a model set of contracts, including public works contracts, for cities to utilize.

### Code Enforcement

BB&K is prepared to provide and utilize a comprehensive approach to code enforcement services. We offer extensive experience in code enforcement, and we understand the importance of ensuring that code enforcement actions are cost effective. BB&K will assist in prosecuting violations such as public nuisances, substandard housing, abandoned and structurally unsafe buildings, illegal dumping or storage, illegal businesses, fire hazards, and unpermitted uses in residential zones. BB&K has top-notch experience in prosecuting municipal code violations, and we are prepared to file cases criminally or civilly. Basic code enforcement is part of our general services. In the prosecutorial area, our attorneys will provide specialized service in multiple areas.

**Administrative Proceedings.** BB&K has a wealth of experience in the context of code enforcement administrative proceedings. Whether the proceedings are administrative hearings under a uniform code, the City's own municipal nuisance ordinance, or in the context of use permit or license revocations, our attorneys have the knowledge to get the desired result. BB&K attorneys are experienced in advising municipal clients, prosecuting administrative actions before local administrative bodies, and successfully defending administrative decisions in court.

**Civil Litigation.** BB&K leads the field in using creative civil code enforcement remedies. We have assisted several clients in obtaining receiverships to rehabilitate substandard housing. Receiverships are effective cost-recovery tools, since — upon the completion of the rehabilitation — property can be sold and the city can use the funds to offset its attorneys' fees and costs. The use of this remedy has led to BB&K's statewide recognition as a leader in the abatement of substandard housing under California housing law. In addition, we are familiar with and use other civil code enforcement remedies available to municipalities.

**Cost Recovery.** BB&K realizes that the cost of code enforcement often reduces the effectiveness of a code enforcement program. We strive to assist our municipal clients in maintaining the financial viability of their code enforcement programs by using strategies such as cost recovery ordinances, administrative fines and penalties ordinances, nuisance abatement liens and assessments, attorneys' fees statutes, and civil compromises in criminal prosecutions.

**Litigation**

Because BB&K has a history of extensive involvement in litigation on behalf of our municipal clients, we understand how to deliver advisory and litigation services in a comprehensive and cost-effective manner. Our approach ensures the highest quality and most timely representation available in California. It would be hard to find another law firm in California that has the experience that BB&K possesses in municipal law and municipal law litigation.


One of the hallmarks of BB&K is its ability to offer its municipal and public agency clients a full range of litigation support. Drawing on the experience and expertise of more than 100 litigators spanning many decades, BB&K is readily able to handle all of the City’s potential litigation needs, including those related to labor and employment, contracts, construction, energy, transportation, redevelopment, environmental issues, condemnation and eminent domain, assessment foreclosures, education, land use, CEQA, and water.

**2. Attorney Team**

BB&K proposes that **Megan Garibaldi** serve as City Attorney to the City. She will be the primary contact person for all matters, supervise all legal services provided by our firm, and attend city council meetings. Her comprehensive leadership will avoid duplication of efforts among our attorneys and help minimize legal costs. BB&K proposes **David Pierucci** to serve as Assistant City Attorney and Planning Commission Attorney. He will also assist Megan with land use matters, First Amendment matters, and other legal services for the City. We have designated the following attorneys to support Megan with basic and specialized services as needed:

- Alisha Winterswyk – Environmental Law/CEQA Matters
- Joe Ortiz – Labor and Employment Matters
- Annie Loo – CPRA Matters
- Todd Leishman - Municipal Law Support
- Patrick T. Donegan – Miscellaneous Municipal and Environmental Law Matters
- John M. Natalizio – Miscellaneous and Waste Hauling Matters
- Ryan E. Stager – Municipal Law Support

**Megan K. Garibaldi, Partner**

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	Email:	<a href="mailto:megan.garibaldi@bbklaw.com">megan.garibaldi@bbklaw.com</a>
	Location:	Irvine and Manhattan Beach
	Education:	University of Southern California, Gould School of Law, J.D.; University of California, Santa Barbara, B.A., B.A., <i>cum laude</i>
	CA Bar Number:	268558 (2009)

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Megan Garibaldi advises public agencies and private entities on local government law, with an emphasis on land use and entitlement, planning, zoning, affordable housing and state environmental laws. Megan also focuses on real estate and economic development work. A partner in the Municipal Law practice group of BB&K, Megan regularly counsels clients on land use decisions and project development. When her clients face legal challenges to their decisions or projects, she successfully and zealously advocates for them in court. Megan's goal is to find practical solutions while providing her clients the best possible results.

Prior to joining BB&K, Megan was a partner at Rutan & Tucker, LLP, in both the Governmental Law and Real Estate groups. During that time, Megan served as assistant and deputy city attorney to several Orange County cities, where she advised on matters ranging from the Public Records Act and Brown Act to Proposition 218 and the Landscaping and Lighting Act to the Planning and Zoning Laws, Subdivision Map Act and Mitigation Fee Act. Throughout her career, Megan has reviewed, drafted and negotiated numerous entitlement-related documents, disposition and development agreements, other complex real estate instruments and CEQA-related documents. She has also successfully defended several real estate- and land use-related litigation matters, as well as complicated municipal finance challenges.

While in law school, Megan served as senior editor of the Southern California Law Review. Megan is an Orange County native, where she still lives today with her husband and two young daughters. She is licensed to practice law in the State of California and is admitted to practice in the U.S. District Court for the Central District of California.


### Representative Matters

- Provided general counsel services to municipal government agencies on issues of state and local regulatory law, including providing advice on critical issues relating to the Brown Act, Public Records Act, the First Amendment, conflict of interest laws, and land use laws
- Advised government agencies and private entities regarding governmental permitting and CEQA and RHNA compliance, as well as litigation risks and resolution associated with proposed developments
- Successfully pursued litigation relating to use of existing entitlements, including conditional use permit and inverse condemnation claims
- Successfully defended multiple CEQA challenges on behalf of governmental agencies relating to proposed housing and commercial developments
- Advised municipal governments on regulatory and environmental compliance relating to distributed energy resources technology and power generation and distribution facilities
- Prevailed in numerous cases raising constitutional challenges to complex municipal financing mechanisms employed by local government agency
- Negotiated and drafted various real estate transfer documents on behalf of private entities, including, but not limited to, purchase agreements, easements, leases and assignment agreements

**Awards**

- Southern California Super Lawyers, Rising Star, 2013-2019

**David Pierucci, Associate**

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	Email:	<a href="mailto:david.pierucci@bbklaw.com">david.pierucci@bbklaw.com</a>
	Location:	Irvine
	Education:	University of California, Irvine School of Law, J.D.; California Polytechnic State University, San Luis Obispo, M.C.R.P., <i>with distinction</i> ; University of California, Santa Barbara, B.A., <i>with high honors and distinction</i>
	CA Bar Number:	294520 (2013)


David Pierucci is an associate in BB&K’s Municipal Law practice group. His practice areas include zoning, planning and land use law.

Before joining BB&K, David served as a planning consultant and worked closely with cities and counties on an array of projects, including general plans, specific plans, zoning and development codes, local coastal programs, economic and market studies and ballot measure impact analyses. David’s work focused on the administrative and procedural components of land use policy, particularly on matters involving development review and exactions in the coastal zone by local governments and the California Coastal Commission. David lectured for college and law school courses on planning and land use law.

During law school, David served as law clerk for senior citizen legal service programs in Orange and San Diego counties, where he confronted a number of planning issues facing senior citizens. These issues included affordable housing and access to transportation. At the University of California, Irvine Community & Economic Development Clinic, David assisted clients on matters of special districts, propositions 13 and 218 and working with local government. Before law school, David worked in national and local politics where, on behalf of candidates and organizations, he secured endorsements from, and established working relationships with, influential business and community leaders.

He is licensed to practice law in the State of California.

**Alisha Winterswyk, Partner**

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	Email:	<a href="mailto:alisha.winterswyk@bbklaw.com">alisha.winterswyk@bbklaw.com</a>
	Location:	Irvine
	Education:	Whittier Law School, J.D., <i>magna cum laude</i> ; Whittier College, B.S.
	CA Bar Number:	240969 (2005)


Alisha Winterswyk’s practice centers on advising public and private clients on an array of state and federal environmental laws, with a specific focus on the California Environmental Quality Act and the National Environmental Policy Act. A partner in the BB&K’s Environmental Law & Natural Resources practice group, Alisha regularly counsels clients on the substantive and procedural mandates of CEQA/NEPA. When her clients face legal challenges to their decisions or projects, Alisha successfully and zealously defends those clients in court. Throughout her career, Alisha has reviewed and/or drafted hundreds of CEQA-related documents.

A trusted land use advisor, Alisha is regularly called upon to assist public and private clients with navigating the land entitlement process. In her land use practice, Alisha advises public and private clients on complex land use matters involving the Planning and Zoning Law, the Subdivision Map Act, the California Coastal Act, the State Mining and Reclamation Act, the Cortese-Knox Hertzberg Local Government Reorganization Act, the Religious Land Use and Institutionalized Persons Act, and other related laws. With an eye toward environmentally responsible development, Alisha has advised public agency clients on myriad annexations, development agreements, general plan updates and amendments, specific plan adoption and amendments, coastal development permits, and various subdivisions. As a former assistant city attorney to several southern California cities, Alisha has extensive experience advising planning, engineering, and public works departments. She looks for practical approaches to solving difficult land use questions.

Alisha served as an adjunct law professor at Whittier Law School where she taught California environmental law. Alisha has guest lectured at several other Southern California universities on environmental and land use matters. Alisha frequently speaks on CEQA and land use issues at professional conferences, seminars and continuing legal education events. Over the past several years, she has contributed as a panelist to several AEP essential and advanced CEQA workshops. Each year Alisha coaches or advises a team of law students who participate in the California Lawyers Association’s Annual Environmental Negotiations Competition. Alisha is an advisor and former secretary to the California Lawyers Association Environmental Law Section Executive Committee, and the past director and president of the Orange County Association of Environmental Professionals.

She is admitted to practice law in the State of California.

**Joseph T. Ortiz, Partner**

	Phone:	(951) 826-8291
	Email:	joseph.ortiz@bbklaw.com
	Location:	Riverside
	Education:	University of Minnesota Law School, J.D., <i>cum laude</i> ; University of California, Los Angeles, B.A., <i>cum laude</i>
	CA Bar Number:	218660 (2002)

An experienced trial lawyer and human resources attorney, BB&K Partner Joseph Ortiz has successfully tried employment matters before state and federal courts, administrative agencies, and arbitration tribunals on claims of all types.

Joseph's experience includes the representation of private and municipal employers in employment matters of all kinds, such as:

- Wrongful termination
- Discrimination and harassment
- Fraud
- Negligent misrepresentation
- Wage-and-hour violation
- Leave law compliance
- Breach of implied employment contract
- Interference with prospective economic advantage
- Unfair competition
- Unfair labor practices
- Breach of contract
- ADA compliance
- OSHA citations
- Civil rights
- Various forms of unfair business practices
- Human Resources Consultation

Joseph maintains a close working relationship with the human resource departments of the agencies and organizations he serves. By keeping in contact, he is able to seamlessly step in when called upon to address personnel issues. He also continually consults and provides employers with a variety of human resources services, including:

- Drafting critical employment policies, employment and severance agreements, consultant agreements, independent contractor agreements, and employment policies of all types

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- Providing in-house training on sexual and other types of harassment avoidance
- Providing consultation on all types of employment discrimination, wage and hour issues, affirmative action, and sensitivity and diversity concerns

### **Labor Negotiations**

Before going to law school, Joseph spent some time on the front lines of one of the country's most critical and costly union-led work stoppages. He was recently promoted to management at United Parcel Service when the drivers went on strike in 1997, halting operations for more than two weeks and costing UPS hundreds of millions of dollars. That experience gave Joseph the unique insider's perspective of labor negotiations and union operations. Joseph defends private and public employers from grievances filed by unions, and advises and represents employers in union representation proceedings and elections.

### **Administrative Hearings**

Joseph has also represented management before federal and state administrative agencies, including the National Labor Relations Board, Public Employment Relations Board, Equal Employment Opportunity Commission, U.S. Department of Labor, Division of Labor Standards Enforcement, State Labor Commissioner, and, in limited instances, the Workers' Compensation Appeals Board.


He is well versed on the issues that correlate specifically to public employees, and has handled Skelly rights hearings on behalf of public employers when an employee elects to respond to allegations prior to imposition of any disciplinary action. Joseph also handles hearings for citations and appeals before the Occupational Health and Safety Administration, where the stakes are high for employers whose licenses can be compromised with a negative finding. Joseph serves on the California Fair Employment and Housing Council, which he was first appointed to by Gov. Jerry Brown in 2017.

### **Litigation**

While employers hope that personnel issues don't result in lawsuits, it inevitably happens. Because Joseph is usually involved in issues once they arise, he advises clients on the best ways to handle lawsuits. He has handled arbitrations, mediations, state court hearings and trials and appeals on behalf of employers. His experience working as mediator as a panelist for Riverside County Dispute Resolution Services gives him valuable insight when reviewing and analyzing a matter for a client.

He is admitted to practice law in the State of California.

**Annie Loo, PRA Services Attorney**

	Phone:	(949) 263-2602
	Email:	annie.loo@bbklaw.com
	Location:	Irvine
	Education:	Chapman University Fowler School of Law, J.D.; Biola University, B.A., <i>summa cum laude</i>
	CA Bar Number:	293481 (2013)

Annie Loo is an attorney for BB&K's ARC: Advanced Records Center. Annie has worked on both sides of California Public Records Act issues as a former reporter for *The Orange County Register* and as a former deputy county counsel for the County of Orange. She is also an experienced trainer on CPRA issues, providing a unique perspective on records requests. Annie takes a practical approach to solving complex CPRA issues to assist clients with burdensome records production and avoid liabilities.

As a deputy county counsel, Annie advised County agencies on how to respond to CPRA requests and developed the County's policy after the California Supreme Court ruling in *City of San Jose v. Superior Court*. Annie also conducted county-wide trainings on the CPRA and records retention issues. In addition, she is a Certified E-Discovery Specialist.

She is admitted to the U.S. District Court for the Central District of California.

**Todd Leishman, Of Counsel**

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	Location:	Ontario and Irvine
	Education:	Brigham Young University, J. Reuben Clark Law School, J.D.; Price School of Public Policy, University of Southern California, MRED; Brigham Young University, B.A.
	CA Bar Number:	253169 (2007)

Todd Leishman helps public agencies and private developers create successful projects by applying his experience in environmental law and real estate and creative approaches to negotiation. With a background in public policy and local government law, Todd is a sought-after adviser on issues surrounding short-term rentals, sober-living facilities, and other housing matters.



Todd, who is of counsel in BB&K's Ontario and Irvine offices, handles complex real estate and regulatory matters for both private and public clients, which allows him to understand both private and municipal perspectives. This unique viewpoint affords Todd the ability to find common ground and hidden value, allowing him to help bring projects to fruition and deescalate contention — but he also knows when and how to take a hard line to defend client's rights. Working collaboratively and constructively, Todd coordinates BB&K service teams to acquire and develop real estate, review environmental impacts, obtain state and federal permits and licenses, assure water availability, and meet affordable housing goals.

Todd helps negotiate and implement development agreements, other entitlements, and related improvement and funding agreements. He ensures compliance with the National Environmental Policy Act (NEPA), CEQA, the Planning and Zoning Law, the Subdivision Map Act, the Mitigation Fee Act, and other laws and regulations affecting development and municipalities. In every arena, he brings a litigator's experience to transactions to help minimize disputes and achieve successful outcomes for his clients.


Todd serves as general counsel to planning commissions and departments in Big Bear Lake and the City of Azusa and as assistant general counsel to Santa Margarita Water District. In these roles, he advises on the Brown Act, Political Reform Act, Public Records Act, public contracting, elections, and regulation of speech.

Todd has served as special counsel to the cities of San Clemente, Aliso Viejo, Costa Mesa, San Juan Capistrano, Lake Forest, Fontana, Hillsborough, Redlands, Colton, Stanton, and Fullerton and to the Orange County Local Agency Formation Commission. He is the editor of the League of California Cities' *Municipal Law Handbook* "Elections" chapter and co-editor of the "Natural Resources" chapter.

As special counsel to public agencies, Todd advises on strategies for regulating short-term rentals and other transitory lodgings, with an emphasis on how regulations may be applied to sober-living homes and other types of group homes. He also focuses on affordable housing issues, including inclusionary housing, density bonuses, and accessory dwelling units. He ensures compliance under the federal Fair Housing Act Amendments, Americans with Disabilities Act, Rehabilitation Act, and similar California laws. He has testified before Congress on sober-living home issues, spoken on short-term rentals and other transitory-lodging uses at the International Municipal Lawyers Association's conference, and was invited to publish an article on these issues in the California Bar Association Real Estate Section's *Real Property Journal*.

In 2016, Todd received an Amicus Service Award from IMLA for his amicus brief to the California Appellate Court in *Lamar Central Outdoor v. City of Los Angeles*. On behalf of IMLA and the American Planning Association, Leishman's brief supported the city's position that its ban on offsite billboards, including alterations of existing signs or any with digital displays, was lawful. The Second District Court of Appeal reversed a lower court ruling and sided with the city. Todd is admitted to the U.S. Supreme Court, the U.S. Ninth Circuit Court of Appeals, and all California districts of the U.S. District Court.


**Patrick T. Donegan, Associate**

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	Email:	<a href="mailto:patrick.donegan@bbklaw.com">patrick.donegan@bbklaw.com</a>
	Location:	Manhattan Beach
	Education:	University of Southern California Gould School of Law, J.D.; University of California, Santa Barbara, B.A.
	CA Bar Number:	292908 (2013)

Prior to joining BB&K, Patrick Donegan practiced at Jenkins & Hogin LLP. Patrick handles a variety of issues that arise for municipalities and public agencies. For example, he assists in developing sign regulations, was involved in environmental litigation for a major development in the City of Los Angeles, defended a local ordinance regulating short-term vacation rentals and represented a local agency in litigation regarding status and scope of the California Coastal Act.

He was previously a member of the Government and Regulatory Law group at Rutan & Tucker, LLP in Orange County, where he represented cities and public agencies in a variety of matters. Patrick is admitted to the U.S. District Court for the Central District of California and is licensed to practice law in the State of California.

**John M. Natalizio, Associate**

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	Email:	<a href="mailto:john.natalizio@bbklaw.com">john.natalizio@bbklaw.com</a>
	Location:	Manhattan Beach
	Education:	Pepperdine University School of Law, J.D.; University of Maryland, College Park, B.A.
	CA Bar Number:	311482 (2016)


John Natalizio is an associate in BB&K's Municipal Law practice group. He helps municipalities navigate through a variety of legal issues that arise from compliance with the Brown Act, code enforcement, Public Records Act and the Political Reform Act.

John previously practiced at the Law Offices of David J. Weiss, where he handled employment and civil rights defense. While attending Pepperdine University School of Law, John was a member of the Pepperdine Law Review. He also held externships with the Los Angeles District Attorney's Office Victim Impact Program in Compton and Major Crimes Division in Downtown L.A..

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John is admitted to practice in the U.S. District Court for the Central District of California and is licensed to practice law in the State of California.

**Ryan E. Stager, Associate**

	Phone:	(949) 263-6596
	Email:	<a href="mailto:ryan.stager@bbkklaw.com">ryan.stager@bbkklaw.com</a>
	Location:	Irvine
	Education:	University of California, Davis School of Law, J.D., <i>Order of the Coif</i> ; University of California, Davis, B.A., <i>graduated with honors</i>
	CA Bar Number:	316725 (2017)

Ryan Stager is an associate in BB&K’s Municipal Law practice group. Prior to joining BB&K, Ryan was an associate at a Sacramento-area water law firm, where his practice focused on assisting public and private clients with water and environmental issues. He also advised clients on Propositions 26 and 218, the Ralph M. Brown Act and LAFCO compliance.

While attending the University of California, Davis School of Law, Ryan earned Witkin Awards for Academic Excellence (highest grade in the class) in Business Associations, State and Local Government Law, Federal Income Taxation, Mergers and Acquisitions and California Environmental Issues. Outside the classroom, Ryan competed on behalf of his law school’s negotiations team and worked as a legal research and writing and study skills tutor.

**Malpractice or State Bar Disclosures**

Like other large law firms, BB&K has been sued occasionally by private clients alleging malpractice. BB&K is willing to discuss any further details in an interview setting if requested.

None of the attorneys listed in this proposal has been named in any lawsuits or complaints in the that we are aware of. Additionally, there have been no adverse verdicts against any partner or attorney of our firm.

**Office Location**

Legal services will be primarily performed from BB&K’s Irvine office; which is approximate 22 miles from the City. All of our office locations are listed in the table below.

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<p><b>Indian Wells Office</b></p>	<p><b>Irvine Office</b></p>
<p>74-760 Highway 111, Suite 200 Indian Wells, CA 92210 Phone: (760) 568-2611 Fax: (760) 340-6698</p>	<p>18101 Von Karman Avenue, Suite 1000 Irvine, CA 92612 Phone: (949) 263-2600 Fax: (949) 260-0972</p>
<p><b>Los Angeles Office</b></p>	<p><b>Manhattan Beach Office</b></p>
<p>300 S. Grand Avenue, 25th Floor Los Angeles, CA 90071 Phone: (213) 617-8100 Fax: (213) 617-7480</p>	<p>1230 Rosecrans Avenue, Suite 110 Manhattan Beach, CA 90266 Phone: (310) 643-8448 Fax: (310) 643-8441</p>
<p><b>Ontario Office</b></p>	<p><b>Riverside Office</b></p>
<p>2855 Guasti Road, Suite 400 Ontario, CA 91761 Phone: (909) 989-8584 Fax: (909) 944-1441</p>	<p>3390 University Avenue, 5th Floor Riverside, CA 92502 Phone: (951) 686-1450 Fax: (951) 686-3083</p>
<p><b>Sacramento Office</b></p>	<p><b>San Diego Office</b></p>
<p>500 Capitol Mall, Suite 1700 Sacramento, CA 95814 Phone: (916) 325-4000 Fax: (916) 325-4010</p>	<p>655 West Broadway, 15th Floor San Diego, CA 92101 Phone: (619) 525-1300 Fax: (619) 233-6118</p>
<p><b>Walnut Creek Office</b></p>	<p><b>Washington, D.C. Office</b></p>
<p>2001 N. Main Street, Suite 390 Walnut Creek, CA 94596 Phone: (925) 977-3300 Fax: (925) 977-1870</p>	<p>2000 Pennsylvania NW, Suite 5300 Washington, DC 20006 Phone: (202) 785-0600 Fax: (202) 785-1234</p>

Location should not be a barrier to communication and availability. It is very important that we are always available to any official, officer, or employee of the City. This means that we are available in person, by phone, or by email at all times of the day. We are judged by our clients on the quality, speed, and delivery of our service. We return phone calls as quickly as possible, frequently check our email, and quickly answer routine inquiries.

Furthermore, BB&K has state-of-the-art teleconferencing technology that we can use to be anywhere at any time as well as video and electronic conferencing capabilities. We have found that this form of "virtual face-time" can sometimes be more valuable for all parties than communicating by email or conference call.

### 3. Firm Staffing

In addition to our proposed attorney team, any of the firm's 220 attorneys can be called upon should the City face matters requiring special counsel. Any BB&K attorney consulted for special counsel can be added to the team after review with the City. BB&K offers the City the vast resources of the entire firm, which currently includes 35 paralegals and 170 experienced secretaries, IT staff, librarians, and other administrative personnel.

Our excellent paralegals, who possess decades of experience in core public law issues such as the Brown Act, the Public Records Act, and all matters of conflicts of interest, are available to the City Attorney alongside our deep bench of experienced personnel. Our support staff maintain work schedules Monday through Friday from 8:30am until 5:00pm.

If we are awarded a contract with the City, we will not make any changes in our provision of legal services without a discussion with the City first to best determine the needs of the City. Megan and the proposed team will remain dedicated to the service of the City and will not be replaced without written consent of the City.

### 4. Response Time

City Manager and City Council inquiries will receive immediate response. The City Attorney and the Assistant City Attorney will always be available by phone, cell phone, or email. The firm is committed to responding to City requests in the most efficient time frame the matter requires. Given the depth of the firm's resources, in both firm personnel and experience, the firm is capable of responding to complex requests in an expedited manner. Routine matters can often be responded to immediately, as it is likely that one of our attorneys has already handled a matter of the same or similar nature.

### 5. Monthly Reporting

BB&K is willing to prepare monthly status reports for the City, at its request, that summarize the nature and current status of each matter being handled by our firm. Monthly reports are designed to provide the City Manager, the City Council, and, as appropriate, designated staff with timely reporting concerning all matters on which we are working. Memoranda include a brief summary of key projects and litigation to keep the City informed about BB&K's efforts.

We will provide other updates to the City Council and the City Manager on specific projects and cases as needed. As City Attorney, Megan will provide email or phone updates to the City Council and the City Manager when significant legal events pertaining to the City occur.

We are happy to provide other regular updates as requested. In addition, we will prepare confidential memos to the City Manager and City Council when necessary, primarily when new developments arise in litigation or when we would like the City Council to consider policy options prior to meeting in closed session. When we need direction from the City Council about how to proceed on a matter, we will schedule closed session meetings with the City Council.

**D. CURRENT CLIENTS/CONFLICT OF INTEREST**

1. Client with Substantial Property or Business Interest in the City

BB&K does not have any current for former clients that have substantial property or business interest in the City during the past 3 years.

2. Client List and Potential Conflicts of Interest

BB&K has been providing legal services to public agencies for 128 years and currently represents over 700 public agencies; therefore, it is not possible to provide a list of all past and current public sector clients.

The following is a list of our current city clients that we serve as City Attorney:

- |                    |                       |                        |
|--------------------|-----------------------|------------------------|
| • Aliso Viejo      | • Apple Valley        | • Arcadia              |
| • Artesia          | • Avalon              | • Azusa                |
| • Big Bear Lake    | • Calexico            | • Clayton              |
| • Coachella        | • Colma               | • Colton               |
| • Escalon          | • Fairfax             | • Fontana              |
| • Galt             | • Goleta              | • Gustine              |
| • Hawaiian Gardens | • Hermosa Beach       | • Hillsborough         |
| • Indian Wells     | • Jackson             | • La Habra Heights     |
| • Lafayette        | • Lake Forest         | • Lomita               |
| • Los Altos        | • Malibu              | • Milpitas             |
| • Palm Desert      | • Palm Springs        | • Palos Verdes Estates |
| • Paso Robles      | • Pleasant Hill       | • Pomona               |
| • Rolling Hills    | • San Bernardino      | • San Clemente         |
| • San Jacinto      | • San Juan Capistrano | • Santa Ana            |
| • Santa Paula      | • Santee              | • Shafter              |
| • Stanton          | • St. Helena          | • West Hollywood       |
| • Williams         | • Winters             | • Woodland             |

The following is a list of our current city clients that we serve as Special Counsel:

- |                |                    |                        |
|----------------|--------------------|------------------------|
| • Agoura Hills | • Alameda          | • Alhambra             |
| • Anaheim      | • Antioch          | • Barstow              |
| • Brawley      | • Brentwood        | • Burbank              |
| • Burlingame   | • California City  | • Carlsbad             |
| • Carpinteria  | • Ceres            | • Chino                |
| • Chula Vista  | • Claremont        | • Concord              |
| • Corning      | • Corona           | • Coronado             |
| • Costa Mesa   | • Crescent City    | • Culver City          |
| • Downey       | • El Monte         | • Elk Grove            |
| • Emeryville   | • Foster City, CA  | • Fountain Valley      |
| • Fullerton    | • Hawthorne        | • Hayward              |
| • Hercules     | • Huntington Beach | • La Canada Flintridge |
| • La Habra     | • Lincoln          | • Long Beach           |

Proposal to City of Hawaiian Gardens

- Los Angeles
- Maywood
- Modesto
- Monterey
- National City
- Novato
- Oceanside
- Pacific Grove
- Piedmont
- Rancho Pales Verdes
- Redwood City
- Riverside
- Sacramento
- San Francisco
- San Pablo
- Santa Clara
- Santa Monica
- Sonoma
- Stockton
- Truckee
- Vallejo
- Victorville
- Wasco
- Yuba
- Lynwood
- Menlo Park
- Montclair
- Mountain View
- Needles
- Oakdale
- Orinda
- Palm Springs
- Placerville
- Redlands
- Rialto
- Rocklin
- San Bruno
- San Luis Obispo
- Sand City
- Santa Cruz
- Santa Rosa
- Sonora
- Thousand Oaks
- Twentynine Palms
- Ventura
- Visalia
- West Covina
- Mammoth Lakes
- Merced
- Montebello
- Napa
- Newport Beach
- Oakland
- Oxnard
- Pasadena
- Poway
- Redondo Beach
- Richmond
- Roseville
- San Buenaventura
- San Mateo
- Santa Barbara
- Santa Maria
- Simi Valley
- S. San Francisco
- Tracy
- Ukiah
- Vernon
- Walnut Creek
- Wheatland

The following is a list of 30 of our largest, non-city public sector clients.

- Civic San Diego
- Cosumnes Community Services District
- Desert Sands Unified School District
- Elk Grove Unified School District
- Gold Coast Health Plan
- Los Angeles, County of
- March Joint Powers Authority
- Metropolitan Water District
- Moulton Niguel Water District
- Rancho California Water District
- Riverside Unified School District
- San Joaquin Valley Insurance Authority
- Santa Margarita Water District
- Sweetwater Authority
- Victor Valley Wastewater Reclamation Authority
- Western Riverside Council of Governments
- Coachella Valley Water District
- Cucamonga Valley Water District
- Desert Water Agency
- Elsinore Valley Municipal Water District
- Los Angeles Community College District
- Los Angeles Housing Authority
- Marin Healthcare District
- Modesto Irrigation District
- Padre Dam Municipal Water District
- Riverside County Transportation Commission
- San Diego Association of Governments
- Santa Clarita Valley Water Agency
- State Water Project Contractors Authority
- Western Municipal Water District VEBA Trust
- Western Riverside County Regional Conservation Authority

Every new engagement at BB&K must survive a conflict check against the firm's conflicts database. BB&K maintains a comprehensive database on client representation. Prior to accepting any representation, the database is accessed to determine whether there are any existing conflicts. This database is overseen and managed by our firm's Billing and Client Information Department as well as the responsible attorney.

We have determined that we do not represent any entity whose interests may constitute a conflict of interest that would prevent us from providing the services described in the RFP for the City.

*B. Availability*

Megan is committed to providing the highest quality services to the City in a timely and cost-effective manner. As part of that commitment, she understands the importance of flexibility and responsiveness. Megan maintains a strong and healthy practice at this time; however, she is available to continue working on the requested legal services immediately and will continue to be available for City Council, Successor Agency, and Public Housing Authority meetings. No known current or future professional commitments exist that will hinder her ability to serve as City Attorney.



## E. COMPENSATION AND REIMBURSEMENT

BB&K recognizes the need to keep legal costs under control. We have a longstanding commitment to the affordable delivery of legal services to municipalities and public agencies. Given the depth and breadth of our experience, we often get the job done in much less time, resulting in lower costs.

• *How to Billing*

### Basic Services

For basic services, we offer the City a rate of \$215 per hour for Attorneys, \$245 per hour for Megan Garibaldi services as City Attorney, and \$160 per hour for Paralegals.

Basic services shall include the following:

- Attendance at meetings
- Agenda and document review
- Brown Act
- Public Records Act
- Conflicts of interest
- General planning and zoning advice
- Other general legal services not covered in the specialized services list below

### Advanced Records Center (ARC) Services

PRA processing tasks will be billed at \$180 per hour, a blended rate for Attorneys, Paralegals, and Municipal Analysts. PRA policy drafting and training tasks will be performed at the specialized services rates below.

### Specialized Services

For specialized services, we offer the City a rate of \$315 per hour for Attorneys and \$170 per hour for Paralegals.

Special legal services shall include the following:

- Litigation and formal administrative or other adjudicatory hearing matters
- Non-routine contract negotiation matters (including non-BB&K model agreements and franchise agreements)
- Acquisition, disposal, and resolution of real estate, easements, right-of-ways, leases, licenses, and other property transactions
- Environmental law (CEQA) and complex land use and development matters
- Public works/capital contracts and related requirements of the California Uniform Construction Cost Accounting Code
- Personnel and disability laws
- Employee relations and labor negotiation matters
- Water law matters
- Fee collection, cost recovery, and ratemaking governed by propositions 26, 218,

- AB1600, and other state and federal requirements
- Tort liability and risk management matters
- Fees, taxes, and assessments matters
- Redevelopment dissolution matters
- Complex public utility matters
- Other matters mutually agreed upon between BB&K and the City

**Third Party Reimbursable Services**

Legal services provided to the City for which City receives reimbursement (i.e., from a developer or other third party), would be billed at BB&K's then-current standard private client rates, minus ten percent (10%).

**C. Reimbursements**

BB&K does not charge for routine word processing, legal assistants, clerical costs, administrative support staff, secretarial costs, and office costs, including telephone and fax charges. Reimbursement of costs advanced by BB&K on behalf of the City as well as other expenses will be billed at actual cost. These currently include, but are not limited to, travel costs (mileage) at the IRS authorized rate; actual expenses for being away from our offices on the City business; postage; legal research; and any cost of printing or reproducing documents, photographs, or other items necessary for legal representation.

**F. PROFESSIONAL REFERENCES**

Please do not hesitate to contact any of the following references for a more in-depth discussion of our ability to provide legal services for the City.

**BB&K References**

**Jarad Hildenbrand**, City Manager  
City of Stanton  
7800 Katella Avenue Stanton, CA 90680  
Phone: (714) 890-4277  
Email: [jhildenbrand@ci.stanton.ca.us](mailto:jhildenbrand@ci.stanton.ca.us)

**Winnie Cai**, Asst. City Attorney  
City of Goleta  
130 Cremona Drive, Suite B, Goleta, CA 93117  
Phone: (805) 961-7533  
Email: [wcai@cityofgoleta.org](mailto:wcai@cityofgoleta.org)

**Mike Olivieri**, Police Chief  
City of Pomona  
490 West Mission Blvd., Pomona, CA 91766  
Phone: (909) 620-2155  
Email: [Mike.Olivieri@ci.pomona.ca.us](mailto:Mike.Olivieri@ci.pomona.ca.us)

**G. ADDENDUM**

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No addenda has been released as of November 1, 2019.

COPY

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**APPENDIX A**  
**DIVERSITY FLYER**

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## A Fabric of Diversity

Best Best & Krieger's culture is one that respects differences and recognizes unique perspectives. BB&K is committed to recruiting, hiring, developing, and promoting attorneys and staff of diverse backgrounds. Doing so makes good sense for our firm and our clients.

BB&K's attorneys and staff represent a wide range of personal experiences, countries of origin, ages, religions and gender. This is reflected in the national recognitions we regularly receive for our diverse workforce.

### American Lawyer Media

- No. 7 for Firms with the Highest Percentage of Minority Attorneys (2019)
- No. 5 for Firms with the Highest Percentage of Minority Partners (2018)
- No. 4 for Firms with the Highest Percentage of Hispanic Attorneys (2018)
- No. 2 in California for Law Firms with the Most Women (2018)

### Law360

- No. 2 for Best Mid-Size Law Firm for Diversity (2019)
- No. 2 for Best Mid-Size Law Firm for Minority Equity Partners (2019)
- No. 4 for Best Mid-Size Law Firm for Minority Attorneys (2019)
- No. 6 for Best Mid-Size Law Firm for Female Attorneys (2019)
- No. 1 for Best Mid-Size Law Firms for Women and Minorities (2018)
- No. 1 for Best Mid-Size Law Firms for Minority Attorneys (2018)
- No. 2 for Best Mid-Size Law Firms for Minority Equity Partners (2018)
- No. 4 for Best Mid-Size Law Firms for Women (2018)
- No. 4 for Best Mid-Size Law Firms for Female Partners (2018)

### National Law Journal

- No. 13 on the Women in Law Scorecard (2019)
- No. 7 on the NLJ 500 Women's Scorecard (2018)
- No. 34 on the NLJ LGBT Scorecard (2018)

Within our firm, this means working in a diverse environment that reflects the communities, organizations, businesses and individuals we represent, fostering mutual respect and collaboration.

The value of diversity for our clients comes from the melding of differing experiences, cultures, talents, viewpoints, and styles to drive creative and innovative solutions. Our diversity allows us to leverage different perspectives to approach complex legal issues in a way that provides the best outcome for our clients.

With those goals in mind, BB&K encourages qualified applicants of every race, religious creed, color, national origin, ancestry, non-job related physical disability or medical condition, marital status, sex or sexual orientation to apply for employment with the firm.

### First Year Law Student Diversity Fellowship/Scholarship Program

BB&K is pleased to offer a First Year Law Student Diversity Fellowship/Scholarship Program. This program will provide the recipient with a paid summer associate position in one of our participating offices. To qualify for the \$7,500 academic scholarship, the recipient student selected must be invited and must return to BB&K for its second year summer program. The \$7,500 scholarship will be paid following completion of the student's second summer with BB&K.



**COLE | HUBER** LLP  
**ATTORNEYS**

**PROPOSAL FOR  
LEGAL SERVICES FOR  
THE CITY OF HAWAIIAN GARDENS**

**ADVANCING YOUR AGENDA**

**Northern California:**

2281 Lava Ridge Court, Suite 300  
Roseville, CA 95661  
Phone: 916.780.9009  
Fax: 916.780.9050

**Southern California:**

3401 Centrelake Dr., Suite 670  
Ontario, CA 91761  
Phone: 909.230.4209  
Fax: 909.937.2034

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## **GENERAL COMPANY DATA**

Cole Huber LLP is a law firm founded on a commitment to excellence. From our offices in Northern and Southern California, our firm provides full-service advice and representation to public agencies throughout the state. Cole Huber LLP currently serves as City Attorney to numerous cities and general counsel to a number of other public agencies. The firm's tagline, "Advancing Your Agenda," is more than a tagline; it's what we do.

Providing timely, accurate, and effective legal counsel would be our primary mission as the City of Hawaiian Garden's City Attorney. To fulfill that role, our attorneys maintain close communication with the City Council, City Manager, and designated staff. Our attorneys strive to anticipate issues and challenges, and work to protect the City and its representatives from adverse legal exposure. We understand that the City Council makes policy, and the City Attorney's role is to provide guidance and creative solutions regarding how to implement that policy while mitigating legal risk. The proposed legal team will be primarily responsible for all City-related matters.

## SPECIFIC COMPANY INFORMATION

The attorneys at Cole Huber LLP (FEIN# 20-8080486) have decades of collective experience representing municipalities throughout California. Our attorneys provide thoughtful, strategic, and innovative legal services to clients in the areas of Municipal Law, Environmental Law, and Public Agency Litigation.

Our firm proposes **Jolena Grider** to head the City Attorney team for the City of Hawaiian Gardens. Ms. Grider is a partner at our firm and an attorney with over two decades of experience advising cities on some of the most complex issues faced by public agencies today.

One of the main benefits of hiring Cole Huber LLP is our ability to represent clients in multiple matters across a broad array of practice areas making our firm a true full-service law firm without the high overhead of large law firms. Founded on a commitment to excellence, our core principles support our client-centric approach to delivering each and every client personalized services to help them achieve their strategic objectives.



**JOLENA GRIDER**

Partner, Ontario



### Proposal Contact:

**Derek P. Cole**

Founding Partner

Email: [dcole@colehuber.com](mailto:dcole@colehuber.com)

Telephone: (916) 780-9009

Address: 2281 Lava Ridge Court,  
Suite 300, Roseville, CA 95661

Whether in advice counsel or litigation matters, the touchstones of the firm's services are responsiveness, communication, and accuracy. We make great efforts to ensure our attorneys are always available to clients, that we regularly communicate with clients regarding the status of pending matters, and, most important, that we correctly interpret the law.

Our firm is also mindful of the budgetary challenges public agencies face in today's environment. To provide cost-effective legal services, we provide competitive compensation terms to our clients to ensure they get the best value for their public funds.

Our firm consists of 13 attorneys across both our offices. All attorneys would be available to the City if necessary. Our firm proposes that our office located in the City of Ontario serve the City of Hawaiian Gardens.

Cole Huber LLP is a California limited liability partnership with two equity partners, each of whom has a financial ownership interest in the firm, Derek P. Cole and Scott E. Huber.



**DEREK P. COLE**  
Managing Partner, Roseville

The firm was previously known as Cota Cole & Huber LLP, until founding partner Dennis Cota accepted a position as federal magistrate judge for the Eastern District of California in 2018. The firm was formed in January 2007.

## COMPANY QUALIFICATIONS

The firm proposes the following attorneys to serve as your City Attorney team:

### City Attorney

**Jolena Grider**, Bar No. 195289, admitted 1998. Ms. Grider is a partner at Cole Huber LLP focusing on municipal law. Ms. Grider previously worked for the City of San Bernardino City Attorney's Office for 20 years (1998-2018) where she served as Chief Assistant City Attorney under the elected City Attorney. As Chief Assistant City Attorney, Ms. Grider supervised a staff of seven attorneys and eight support staff for a charter city with a population of over 200,000.

Ms. Grider has extensive experience in all areas of municipal law advising, and is well versed in advising City Councils, City Managers, and department heads on Code Enforcement, Police, Fire, Finance, City Clerk, Land Use, Public Works, Animal Control, Parks and Recreation and Human Resources (including labor negotiations and personnel disciplinary hearings) issues. She has drafted thousands of Resolutions and Ordinances in her career, reviewed contracts/agreements and advised the City Council at council meetings. Ms. Grider has also conducted training with several of the above listed departments on legal issues that affected them. Ms. Grider oversaw major revisions to the City's charter which changed San Bernardino from a strong-mayor form of government to a city manager form of government.

Ms. Grider is also experienced in managing all aspects of a city's civil litigation needs and would work closely with Karen Feld and Nicole Roggeveen on civil litigation matters. Ms. Grider has extensive experience with code enforcement and criminal prosecution of municipal ordinances. Unique to San Bernardino, Ms. Grider managed that city's Chapter 9 bankruptcy proceeding, including preparing, reviewing, and approving all filings with the Court in collaboration with bankruptcy counsel. She worked closely with the Mayor, City Manager and Finance Department during the bankruptcy. She was also involved in advising the Successor Agency to the Redevelopment Agency during that agency's wind down.

Ms. Grider currently provides services to the City of Ontario, the City of Oroville, the City of El Centro, the Monterey Peninsula Airport District, the Big Bear Airport District, the Hesperia Parks and Recreation District, and other cities and special districts that the firm represents.

Ms. Grider graduated from California Western School of Law in January of 1998 with her Juris Doctor. Prior to attending law school, she graduated from the University of California, Riverside in 1995 with a Bachelor of Arts Degree in Political Science and a minor in



#### Your Legal Team:

- **Jolena Grider**  
*City Attorney*
- **Steven Graham**  
*Assistant City Attorney*
- **Karen Feld**  
*Chief Litigation Counsel*
- **Nicole Roggeveen**  
*Litigation Counsel*

Philosophy. She is admitted to practice in all federal district courts in California, and in the Ninth Circuit Court of Appeals.

Ms. Grider is an Executive Board Member of the Making Hope Happen Foundation which is a non-profit organization supporting the educational mission of the San Bernardino City Unified School District. She is an Executive Board Member (Auditor) of the Cram Elementary School PTSA and she also regularly volunteers her time at the non-profit Yucaipa Animal Placement Society. In her spare time, Ms. Grider enjoys doing acrobatics with her husband and son.

## Assistant City Attorney

**Steven Graham**, Bar No. 284567, admitted 2012. Mr. Graham is an attorney at Cole Huber LLP where his practice focuses on municipal law. He currently serves as the City Attorney for the City of Canyon Lake in Riverside County. Mr. Graham began his legal career in the City of San Bernardino's City Attorney's Office as a Deputy City Attorney assigned to land use, public works, and water/wastewater matters. A collaborative attorney that has worked with city staff and special counsel on diverse and complex issues, Mr. Graham advises internal teams responsible for drafting cannabis regulations, litigating wastewater issues, and updating zoning codes. Mr. Graham currently assists clients by providing advice on an array of municipal legal issues requiring expertise in land use, real estate, contracts, construction, public utilities, public finance, transportation, CEQA, and Proposition 218. Issues related to the Brown Act, Public Records Act, Political Reform Act, and First Amendment are some of Steven's favorites to advise on.



**STEVEN GRAHAM**  
Attorney Ontario

Mr. Graham graduated *magna cum laude* from the University of La Verne Law School in 2012. At La Verne, he was a member of the Editorial Board of the University of La Verne Law Review and Trial Advocacy Team. Prior to attending law school, Mr. Graham graduated from the University of California Los Angeles in 2008 with a Bachelor of Arts degree in History.

Mr. Graham is admitted to practice in California state courts and the federal courts for the Central District of California.

Mr. Graham is a member of the California Bar Association, Public Law Section, Greater Inland Empire Municipal Law Association, and the Inland Empire Chapter of the Federal Bar Association. He has previously been a member of the Leo A. Deegan Inn of Court.



**KAREN A. FELD**  
Partner Ontario

## Litigation Counsel

**Karen A. Feld**, Bar No. 162779, admitted 1992. Ms. Feld is a partner at Cole Huber LLP where her primary focus is municipal law and general litigation. She has over 25 years of public entity experience. Ms. Feld started her civil litigation career with Lewis Brisbois Bisgaard and Smith, one of the largest law firms in the United States, and was the Vice Chair for the Real Estate and Public Agency Group. She joined Cole Huber LLP in 2014.

Ms. Feld has acted as City Attorney, Assistant City Attorney, Special Counsel, and General Counsel to multiple public agencies. She has been the City Attorney for the City of Menifee, Deputy City Attorney for the City of Canyon Lake, Special Counsel to the City of El Monte, and General Counsel to the Inland Valley Development Agency and the Redevelopment Agency of the City of San Bernardino. Ms. Feld has represented cities, transit agencies, redevelopment agencies, school districts, and public transit agencies in municipal, redevelopment, and education law, including contracting, the Brown Act, the Government Claims Act, ADA, CEQA, conflict of interest, and general litigation. She has jury and court trial experience in civil and criminal matters.

Ms. Feld has expertise in the Brown Act, Public Records Act, the Political Reform Act, conflicts of interest, employee matters, public contracting, and CEQA. She has drafted and revised land use agreements; handled eminent domain matters from the negotiation stage to trial for several project areas in San Bernardino and Riverside Counties, including the Uptown Redevelopment Project, the Central City North Redevelopment Project, and the Central Avenue Improvement Project; been involved in the balloting process (from calling the election to litigating "districts versus at-large" challenges); handled a CEQA challenge involving LAFCO and the incorporation of a city; drafted Code Enforcement and Nuisance Programs, including litigating nuisance cases in Los Angeles County on behalf of a city; handles receiverships for cities; and participated in the adoption and amendment of a General Plan. Ms. Feld has represented Omnitrans (the San Bernardino transit agency) in all litigation matters, including general liability, eminent domain, ADA and civil rights, for over 25 years. She is also a Hearing Officer for the Mountains Recreation and Conservation Authority and the City of Anaheim, specializing in TOT.

Outside of the office, Ms. Feld is a regular public speaker and has been for the last two decades, offering presentations and speaking engagements. She has also authored several articles for prominent publications. Ms. Feld has been named as one of Los Angeles Magazine's Top Women Attorneys in Southern California (2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018) and California Super Lawyer (2012, 2013, 2014, 2015).

Ms. Feld is a black belt in martial arts, a Half Iron Man triathlete, and an All-American Swimmer (1996, 1998, 1999). Ms. Feld competes for the United States Masters Team at the FINA World Championships (2014, 2017, 2019) and volunteers for the Special Olympics World Games (2015) and U.S. Olympic Trials (2016).

Ms. Feld earned her Juris Doctor from the University of Southern California, where she was involved in the Moot Court Honors Program. She earned her undergraduate degree in History from the University of California, Riverside.



## Litigation Counsel

**Nicole Roggeveen**, Bar No. 252587, admitted 2007.

A partner in our Southern California office, Nicole specializes in civil litigation defense on behalf of public agencies. Nicole's caseload consists of matters involving allegations of dangerous conditions, civil rights violations, and personal injury. She has particular expertise in complex litigation and defense of all causes of actions that affect government agencies.

In 2007, Nicole began her career at a boutique firm representing cities, counties, law enforcement agencies, and officers in police litigation matters, as well as administrative matters. Thereafter, she expanded her practice to include insurance defense cases involving commercial trucking, cash logistics services, premises liability and dangerous conditions resulting in catastrophic injury or death. Nicole has extensive experience at both the trial court and the appellate court levels.



**NICOLE S. ROGGEVEEN**  
Partner, Ontario

Prior to joining Cole Huber LLP in 2018, Nicole served as Deputy City Attorney at the City of San Bernardino, where she oversaw and directed the Litigation Division. Nicole graduated from the University of California-Riverside in 2003 with a Bachelor of Arts degree in English and a minor in Political Science. Thereafter, she obtained her Juris Doctor from Whittier School of Law in 2007.

Nicole is admitted to practice in California and in both the Central and Eastern Federal District Courts in California. Between 2011 and 2014, Nicole was a member of the Warren Slaughter Richard Roemer American Inn of Court. She also previously served as a legal writing and research instructor at the California Desert Trial Academy of Law.

*None of the above attorneys, nor any other member of Cole Huber LLP, has been the subject of professional disciplinary action by the State Bar of California.*

## LEGAL SERVICES

Cole Huber LLP attorneys have the experience to cover nearly all subjects of public entity advice and litigation. The firm provides legal services throughout California. Current and past Southern California clients include the Cities of Ontario, San Bernardino, El Centro, Santa Ana, and Paramount; Riverside County; the Desert Recreation and Park District, Silverado-Modjeska Recreation and Park District, Idyllwild Fire Protection District, Mojave Recycling Joint Powers Authority, and San Bernardino International Airport Authority.

The following are the key subjects for which we provide advisory and litigation services to these and many other clients.



### Key Advisory Services Provided

- Public Entity General
- Labor and Employment
- Land Use and CEQA
- Contracts
- Real Estate
- Propositions 26 and 218
- Elections
- Taxation
- Eminent Domain

### Advisory Services

#### Public Entity General

Our attorneys routinely advise clients regarding the Ralph M. Brown Act, California Public Records Act, and public agency ethics requirements. Our attorneys regularly attend public agency meetings and advise on the full range of questions and procedural matters that arise in those settings. Our attorneys have particular expertise in land use and development issues. We have worked with cities, counties, and special districts, and thus are familiar with all types of California local government. We have also revised numerous municipal codes to keep them up to date with current state and federal laws. Our attorneys also provide trainings regarding public agency ethics (AB 1234 training) and Brown Act compliance. Further, firm attorneys regularly author legal updates about these subjects in our California Municipal Law Blog and publications such as the *Daily Journal* (the newspaper of record for the California legal industry). We also frequently write and speak on these subjects for legal and non-legal audiences. Collectively, our attorneys have drafted numerous ordinances and resolutions covering the full range of municipal and regulatory matters.

#### Labor and Employment

Our firm has advised our public agency clients on all aspects of employee relations, up to and including employee separation and discipline, “Skelly” hearings, and employee administrative hearings. Our attorneys also have extensive contract negotiating experience with employee unions (general and public safety). Our attorneys are able to provide full legal counsel at all stages of contract negotiations, from inception through the final stages of contract (MOU)

drafting and acceptance. We have successfully resolved issues with all types of bargaining groups, both informally and through formal processes, such as fact-finding.

### **Land Use and CEQA**

Cole Huber LLP attorneys regularly advise on matters involving general and specific plans, zoning, and land use. Firm attorneys have drafted as well as interpreted a number of zoning ordinance amendments and have often advised hearing bodies concerning the approval of conditional use permits, variances, and other zoning entitlements. Our attorneys have also reviewed and drafted development agreements and related entitlement documents. Firm attorneys are well-versed in the Subdivision Map Act and the processes for reviewing tentative maps, preparing subdivision improvement agreements, and approving final maps. Cole Huber LLP attorneys regularly advise public agency clients on all matters involving CEQA compliance and work with planning staff, consultants and applicants throughout the environmental review process. This includes determination of the applicable CEQA review necessary, review of environmental documents for CEQA compliance, circulation, and other processes for third-party review of CEQA documents.

### **Contracts**

Cole Huber LLP attorneys regularly draft, review, revise, and edit all manner of contracts for our public entity clients. The firm drafts and reviews every type of agreement from the simple and routine to the complex and unique, including agreements involving franchises. The firm also regularly advises regarding public works contracts subject to public bidding requirements, including all applicable requirements, such as those concerning prevailing wages.

### **Real Estate**

Cole Huber LLP attorneys have drafted and reviewed a number of real estate and commercial documents. These documents have included real property donation and purchase and sale agreements, lease agreements, easements, deeds of trust, reciprocal parking easements, and secured notes.

### **Propositions 26 and 218**

Our attorneys have advised on several matters concerning Proposition 218 (and Proposition 26) compliance. Firm attorneys have drafted protest notices, handled the hearings and counting of protests/ballots the initiative requires, and have advised on several issues created by the drafting and text of the initiative.

### **Elections**

Our team of attorneys has advised city clerks and county elections officials on many questions regarding election filing requirements and retention of election records. Our attorneys have also advised on the process for submitting and qualifying ballot initiatives and referenda, including providing advice regarding substantive Elections Code limitations.

## **Taxation**

Cole Huber LLP has ample experience in handling local taxation matters. Firm attorneys have advised regarding the legal requirements and process for submitting general taxes, special taxes, and transaction and use (“sales”) tax measures to the local electorate.

## **Eminent Domain**

The firm has advised in all facets of the eminent domain process—from the initial notice of appraisal to the adoption of resolutions of necessity—and has handled eminent domain litigation when formal condemnations have been necessary.

## **Litigation**

Our litigation attorneys handle a wide array of litigation matters for our public clients. Our experience includes the following:

### **Government Claims**

Our litigation attorneys have handled all types of public-entity cases, whether arising under state law or as federal “section 1983” claims. We are well-versed in the applicable immunities provided under the Government Code and federal law, as well as the claims presentation requirements of the Government Claims Act.

### **Labor and Employment**

Our attorneys have distinguished themselves in employment litigation. We have handled all types of employment litigation, including, defense of Department of Fair Employment and Housing claims involving the Family Medical Leave Act and California Family Rights Act, Civil Service Commission claims, proceedings before the State Personnel Board involving disputes of Local Agency Personnel Standards, Labor Disputes before the Public Employment Relations Board, Discrimination and Retaliation claims before the Equal Employment Opportunity Commission, and in employment Arbitration. Several of our attorneys are experienced in trial defending Public Agencies against allegations of police misconduct.

### **General Writs**

Cole Huber LLP attorneys have handled several writs of mandamus (traditional and administrative) and declaratory relief cases concerning governmental obligations. The subjects of such proceedings have been diverse, including such matters as property taxation, Proposition 218, the Subdivision Map Act, CEQA, the State Planning and Zoning Law, code enforcement, and interpretation of agency agreements.



#### **Litigation Services:**

- Public Entity Tort Claims
- Labor and Employment
- General Writs
- Risk Management/Insurance

## **Risk Management/Insurance**

In addition to handling litigation matters, firm attorneys often act in a supervisory capacity in monitoring the activities of outside litigation counsel for their cities. Firm attorneys monitor the progress of cases and coordinate between counsel and key management staff and councils when necessary. On a number of occasions, firm attorneys have also been involved in tendering claims to their agencies' municipal insurers and engaging in dispute resolution over challenged coverage decisions or reservations of rights.

## **Evaluating Litigation Cases**

Cole Huber LLP attorneys have extensive experience in evaluating litigation cases and determining whether they would be appropriate to litigate or settle. Some of the factors that firm attorneys take into consideration is the merit of the case, how much damages are alleged, whether the City has a legal defense to the causes of action, and how much it will cost to fully litigate the case. Firm attorneys routinely evaluate cases and advise our municipal clients on the costs/benefits of settling or litigating.

## **Support Staff**

Cole Huber LLP employs a full team of paralegals and support staff to serve the attorneys who advise and represent our municipal clients. Each of our attorneys has a legal assistant who assists in document preparation, scheduling, and coordination of the various tasks and services provided. Our attorneys also have access to comprehensive Westlaw and C.E.B. online research libraries as well as on-the-shelf libraries of essential legal publications.

The quality and appearance of all written products are ensured by our regular practices of carefully proofreading as well as our usage of the CCC MacroPro system, which automates and standardizes preparation of litigation filings, letters, memoranda, and other documents. The firm uses the Worldox system to manage all its electronic documentations and maintains both electronic and hard copies of all client files. Both the firm's offices have high-quality and high-capacity printers, copiers, and scanners to handle all document production and duplication needs (particularly for litigation matters). The firm uses the LexisNexis PC Law timekeeping system for all the firm's billing, invoicing, and accounting needs.

Cole Huber LLP does not separately charge for any expenses associated with its support staff, online legal research databases, library, or other firm resources. These expenses are effectively built into the monthly retainer and administrative fee we describe below.

## **Approach in Providing Services**

Providing timely, accurate, and effective legal counsel is Cole Huber LLP's primary role as City Attorney. To fulfill that role, our attorneys maintain close communication with the City Council, City Manager, and designated staff. Our attorneys strive to anticipate issues and challenges, and work to protect the City and its representatives from adverse legal exposure.

We understand that the City Council makes policy, and the City Attorney's role is to provide guidance and creative solutions regarding how to implement that policy.

Close communication with the City Council, City Manager, and designated staff is a hallmark of our client representation. Accurate, up-to-date information is made available through several procedures, including: (1) written status reports on all pending litigation matters; (2) 24 hour access to both the City Attorney and other counsel through cell phone and internet availability; and (3) a standing policy that phone messages and emails are generally to be responded to the same day, and no later than the close of the following day.

Close working relationships, consistent with the direction of the City Council, will be maintained with designated staff. It has been our experience that such close working relationships are a product of active communication, responsiveness, and efficiency. Understanding goals and providing the legal resources to appropriately achieve such goals, make for both a close and successful partnership. Recognizing the value of that relationship, the firm strives to meet and exceed expectations. Communication access, reliable status reports, and proactive responses will further underscore a strong, continuing working relationship with the City.

To facilitate regular communication with City staff, we propose to hold City Attorney office hours on the days of City Council meetings and other dates as mutually agreed with the City Manager.

Often, Cole Huber LLP attorneys provide an immediate response to questions from staff or others. Other requests are provided by email from the City Manager. In those cases, an email confirmation is sent to acknowledge receipt of the request. Should it be possible to provide an immediate response, one is provided. Should we need additional information on to which base a complete response, the confirmation includes our request for additional details, as well as information regarding the date by when a complete response will be forthcoming. All such communication relating to this type of request/response process takes place via email.

The level of response we provide would depend on the nature of the request. Often, emails would suffice; but in some cases, formal memoranda document our opinion and advice may be prepared.

### **Support and Resources Available to Legal Team**

Cole Huber LLP employs a full team of paralegals and support staff to serve the attorneys who advise and represent our municipal clients. Each of our attorneys has a legal assistant who assists in document preparation, scheduling, and coordination of the various tasks and services provided. Our attorneys also have access to comprehensive Westlaw and C.E.B. online research libraries as well as on-the-shelf libraries of essential legal publications.

The quality and appearance of all written products are ensured by our regular practices of carefully proofreading as well as our usage of the CCC MacroPro system, which automates

and standardizes preparation of litigation filings, letters, memoranda, and other documents. The firm uses the Worldox system to manage all its electronic documentations and maintains both electronic and hard copies of all client files. Both the firm's offices have high-quality and high-capacity printers, copiers, and scanners to handle all document production and duplication needs (particularly for litigation matters). The firm uses the LexisNexis PC Law timekeeping system for all the firm's billing, invoicing, and accounting needs.

## CURRENT CLIENTS/ CONFLICTS OF INTEREST

### Conflicts and Prior Representation

Cole Huber LLP is not aware of any actual or potential conflicts of interest that would exist between the City of Hawaiian Gardens and any of the firm's current or past public agency clients. Also, the firm handles litigation and estate planning matters for private clients. The firm is not aware of any actual or potential conflict that could be created by such representation. The firm strictly follows the California Rules of Professional Conduct in managing—and ultimately avoiding—conflicts of interest. It would continue to adhere to that policy if selected as City Attorney.

No member of the proposed team, or of Cole Huber LLP generally, has been dismissed, fired, or terminated from representation of any client.

### Firm Client List

The following are our firm's current or recent municipal clients.<sup>1</sup> The nature of the representation and years of representation are included for each client.

#### Cities

Anaheim (2018-present) *Hearing Officer Services*

Angels Camp (2012-2017) *City Attorney*

Antioch (2015-Present) *City Attorney, Special Counsel, Litigation Counsel*

Chowchilla (2010-2018; present) *City Attorney, Litigation Counsel*

El Centro (2015-Present) *City Attorney*

Lincoln (2017-Present) *Litigation Counsel*

Livermore (2018-Present) *Special Counsel*

Live Oak (2018-Present) *Special Counsel*

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<sup>1</sup> Proposed City Attorney Jolena Grider does not have any conflicting meeting dates.

Montclair (2018-Present) *Special Counsel*  
Oakley (2011-Present) *City Attorney*  
Ontario (2013-Present) *City Attorney*  
Palm Springs (2017-Present) *Litigation Counsel*  
Paramount (2015 - Present) *Special Counsel*  
Placerville (2018-Present) *Litigation Counsel*  
San Bernardino (2016-Present) *Litigation Counsel*  
Santa Ana (2017-Present) *Litigation Counsel*  
Sutter Creek (2010-Present) *City Attorney*  
Stockton (2017-Present) *Litigation Counsel*  
Ukiah (2016-Present) *Litigation Counsel*  
Williams (2018-Present) *Litigation Counsel*

### **Counties**

Colusa (2017, 2019) *Litigation Counsel, Labor Negotiations*  
Glenn (2017) *Litigation Counsel*  
Humboldt (2012-2015) *Litigation Counsel*  
Madera (2007-Present) *Litigation Counsel*  
Riverside (2012-2015) *Litigation Counsel*  
Sacramento (2016-Present) *Litigation Counsel*  
San Benito (2009-2018) *Litigation Counsel, Special Counsel*  
San Joaquin (2008-Present) *Litigation Counsel*  
Trinity (2008-2013, 2017-Present) *County Counsel, Litigation Counsel, Special Counsel*

### **Special Districts**

Auburn Recreation and Park District (2016-Present) *General Counsel*  
Arcade Creek Recreation and Park District (2012-Present) *General Counsel*  
Del Puerto Health Care District (2016-Present) *General Counsel*  
Inland Valley Development Agency (2014-Present) *Special Counsel*  
Jackson Valley Fire Protection District (2012-Present) *General Counsel*  
Monterey Peninsula Airport Dist. (2011-Present) *General Counsel*  
Mountains Recreation and Conservation Area (2014-Present) *Hearing Officer Services*  
Merced County Housing Authority (2015-Present) *General Counsel*



Phelan Pinon Hills Community Services District (2018-Present) *Special Counsel*

San Bernardino Int'l Airport Authority (2014-Present) *General Counsel*

## PROFESSIONAL REFERENCES

### Jolena Grider

Teri Ledoux, City Manager  
**City of San Bernardino**  
290 N. D Street  
San Bernardino, CA 92418  
(909) 384-5211  
ledoux\_te@sbcity.org

Bill LaGrone, City Administrator  
**City of Oroville**  
1735 Montgomery Street  
Oroville, CA 95695  
(530) 538-2535  
blagrone@oropd.org

Marcela Piedra, City Manager  
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El Centro, CA 92243  
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mpiedra@ci.el-centro.ca.us

### Steven Graham

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31516 Railroad Canyon Road  
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chrismann@cityofcanyonlake.com

Bryan Montgomery, City Manager  
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Montgomery@ci.oakley.ca.us

### Karen Feld

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Nancy.Fuller@yorkrsg.com

Robin Webb, Office of General Counsel  
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Long Beach, CA 90802  
rwebb@calstate.edu

### Nicole Roggeveen

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(909) 625-9406  
jhamilton@cityofmontclair.org

David Crouch, Program Supervisor  
**Riverside County Risk Management Division**  
PO Box 1210  
Riverside, CA 92502  
(951) 955-3540  
RiskManagement@rivco.org

## COMPENSATION AND REIMBURSEMENT

Cole Huber LLP proposes the following compensation terms for the three-year contract the City would award as well as any extended term.

### City Attorney Services

We propose to charge a flat rate, or “retainer,” of \$14,000 per month for nearly all advisory legal services.

The intention of this monthly retainer is to be all inclusive. The firm generally does not prefer to treat certain services as “special” services. Our firm believes that the practice of charging for “special” or “additional” or “other” services creates an incentive by law firms to characterize specific tasks as falling within the non-general service category and charging at the designated additional rates. This, in turn, can make it difficult for cities to effectively budget for their annual city attorney services. Our inclusive retainer allows cities to annually have predictability in budgeting the cost of our services.

The proposed monthly retainer is based on the estimate that our attorneys would be required to spend about 50 hours per month to provide all the City’s non-litigation services. If it is believed this estimate is inaccurate—either because it is too high or too low—we propose as part of contract negotiations to adjust the retainer amount upward or downward, as necessary. Our intention is to achieve an effective rate of \$225 per attorney hour for all general legal services.

In addition, we propose two “true-up” adjustments, if necessary, after six months and after one full year of providing city attorney services. More specifically, we propose that the retainer be adjusted upward or downward after each interval, if necessary, based on the actual monthly hour numbers and an effective rate of \$225 per attorney hour for all general service.

There would be two exceptions to the monthly retainer, which we would characterize as involving “special” services. The first is for review and processing of land use applications and development projects. Because these matters usually require a considerable number of hours for tasks such as drafting general plan and zoning amendments, reviewing environmental documents and responses to public comments, and attendance to special procedural requirements, our firm would charge a billable hourly rate of \$225 per hour for application-related legal services. (We assume the City has a mechanism in place for requiring applicants to reimburse the City for such services.) Second, we would charge the billable



#### Monthly Retainer Option:

- \$14,000 for 50 attorney hours/month

#### Hourly Advisory Rate Option:

- Attorneys - \$225 per hour
- Paralegals - \$130 per hour

#### Litigation Rates:

- Attorneys - \$250/hour
- Paralegals - \$150/hour

hourly rate of \$225 for all work on labor negotiations due to the time these matter customarily require.

If the City would prefer to compensate our firm through a traditional hourly rate arrangement, we would propose to bill all advisory services at a rate of \$225 per hour for attorneys and \$130 per hour for paralegals.

The firm would provide up to three trainings per year, free of charge, to the City on topics of the City's choosing. Examples of training include, but would not be limited to, bi-annual ethics training (AB 1234) and sexual harassment avoidance training.

In lieu of requesting reimbursement of costs and expenses (such as postage, deliveries, duplication, etc.) related to general legal services, the firm proposes to charge a flat administration fee per month of 2.5% of the monthly retainer. The firm would not charge for travel time or travel mileage under this arrangement.

### **Litigation Services**

For litigation services, the firm would charge the following rates:

Attorneys: \$250 per hour

Paralegals: \$150 per hour

The firm would also request reimbursement for all litigation expenses, including those related to filing, service, depositions, transcripts, document production, discovery, retention of expert witnesses and other support professionals, jury fees, court fees, administrative records, postage, overnight deliveries, preparation of exhibits, and other necessary and customary expenses. The firm would also request reimbursement of travel and lodging expenses when reasonably necessary in any litigation matters handled.

### **Cost of Living Adjustment**

Cole Huber LLP proposes that, if the monthly retainer option is chosen, the monthly retainer be increased by \$475 per month (\$5,700 annually) on each anniversary of the firm's contract with the City, including during any extension.

In litigation and advisory matters, the firm further proposes across-the-board rate increases of \$5 per hour for all timekeepers on each contract anniversary.

## ADDITIONAL INFORMATION

### Insurance

Cole Huber LLP maintains professional errors and omissions coverage through Lloyd's of London in the amount of \$5,000,000 per occurrence and in the aggregate. Cole Huber LLP currently maintains Comprehensive General Liability ("CGL") coverage in the amount of \$1,000,000 per occurrence of bodily injury, personal injury, or property damage; automotive liability coverage in the same amount (coverage for which is provided under the firm's CGL policy); and workers' compensation liability coverage in the amount \$1,000,000 per accident. The firm will maintain coverage at or above required amounts for the duration of legal services it provides the City.

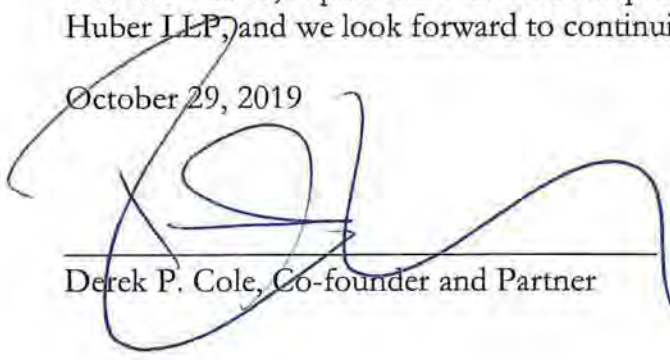
## CONCLUSION

Our firm wishes to convey how excited we are about the prospect of serving as the City of Hawaiian Garden's City Attorney. We would very much like the opportunity to interview with the Mayor and Council and answer any questions the City has about our approach, our service philosophy, and our breadth of capabilities.

Our firm understands the cost control pressures faced by the City, which is why our services are designed with cost-efficiency in mind. There will be no surprises when you receive our invoices as our firm believes in communicating early and often as it relates to the legal budget, as well as all other facets of our representation.

Thank you for the opportunity to respond to the City's Request for Proposals. We believe our collective talent, experience and drive will produce a winning team between your City and Cole Huber LLP, and we look forward to continuing this conversation.

October 29, 2019



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Derek P. Cole, Co-founder and Partner

November 4, 2019

Lucie Colombo  
City Clerk  
City of Hawaiian Gardens  
City Clerk's Office  
21815 Pioneer Boulevard  
Hawaiian Gardens, California 90716

Reference: ***Proposal to Provide Legal Services for the City of Hawaiian Gardens  
RFP 2019-001***

Dear Ms. Colombo:


Richards, Watson & Gershon (RWG) is pleased to submit to the City of Hawaiian Gardens this proposal to provide legal services.

RWG was founded in 1954 and is a statewide leader providing legal services to municipalities and other public agencies from our offices in Los Angeles, San Francisco, Orange County, Temecula, and the Central Coast. We are a full-service law firm and currently serve as City Attorney to 26 California municipalities, and as general or special counsel to local and regional public agencies across the state.

Our proposal makes the same pledge we have made to our clients and upheld for more than 65 years: we will provide the highest quality professional legal services in a prompt and cost-effective manner. Under RWG's proposal, the legal team for the City of Hawaiian Gardens would consist of Michael Estrada as the designated City Attorney, Zachary Heinselman as the Assistant City Attorney and Planning Commission Counsel, Robert Ceccon as the primary litigation attorney, Rebecca Green as labor and employment counsel, and David Snow as CEQA and land use counsel. Our legal team is backed by more than 60 other attorneys at RWG, with expertise in all areas of municipal law, including specialized areas such as affordable housing, land use, environmental law, CEQA, municipal finance, real estate, eminent domain, and code enforcement.

We appreciate the consideration of our proposal and look forward to discussing it with the City Council. In the meantime, if you or others at the City have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurence Wiener".

Laurence Wiener  
Vice President, Board of Directors

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**Exhibits:**

- Exhibit A     Public Law Client List
- Exhibit B     Attorney Biographies
- Exhibit C     Sample E-Alerts
- Exhibit D     Litigation Log

## Introduction

### Six Decades of Service

Founded in 1954, RWG specializes in the representation of public agencies of all types. We are well-versed in the many challenges faced by California's local government entities, and we apply a creative approach to legal services from our offices located in Los Angeles, Orange County, Temecula, San Francisco, and the Central Coast. Our attorneys deliver practical, solutions-oriented advice tailored to the particular needs of each client. We have built a reputation as the lawyers of choice for public agencies seeking reliable, efficient, and effective legal counsel to help realize their goals.

### History Making Victories

RWG is proud of our longstanding commitment to help California shape its future and of the role we have played in the state's legal history. Our attorneys were instrumental during the incorporation of several California cities. The Firm's lawyers also have been a part of numerous precedent-setting cases including:

- *Curtis v. Board of Supervisors* (7 Cal.3d 942 (1972)): California Supreme Court ruled that "one person, one vote" applies to an incorporation election; City of Rancho Palos Verdes formed soon after.
- *Roberts v. City of Palmdale* (5 Cal.4th 363 (1993)): California Supreme Court ruled that transmission of confidential letter from City Attorney to City Council is not a Brown Act "meeting" and that the letter is not subject to disclosure under the Public Records Act.
- *City of Rancho Palos Verdes v. Abrams* (544 U.S. 113 (2005)): U.S. Supreme Court ruled that telecommunications providers cannot recover civil rights damages or attorneys' fees against municipalities that deny permits for wireless communication facilities, including cell towers, in violation of the federal Telecommunications Act.
- *Mercury Casualty Company v. City of Pasadena* (14 Cal.App.5th 917 (2017)): California Court of Appeal ruled that municipalities cannot be held liable for inverse condemnation for property damage caused by a fallen street tree in situations where the tree was not planted by the agency and the agency's tree maintenance plan is not deficient.

## Qualifications

### Firm Description and Experience

RWG has specialized in representing public agencies of all types and sizes for more than 65 years. We serve as City Attorney, General Counsel, or Special Counsel to more than 50 public agencies throughout California. Our representation of public agencies includes cities, special districts, community services districts, school districts, water districts, airports, counties, and joint powers authorities. Attached as Exhibit A is our current Public Law Client List. Our Federal Tax ID number is 95-3292015.

RWG delivers a full spectrum of legal services with a specialized focus on public agency law, including:

- Administrative Law and Government Regulation
- Affordable Housing
- Appellate Law
- California Coastal Act
- California Environmental Quality Act (CEQA) / National Environmental Protection Act (NEPA)
- Civil Rights and Constitutional Law
- Conflicts of Interest
- Hazardous Materials
- Labor and Employment
- Land Use and Planning
- Litigation
- Municipal Taxation
- Municipal Torts
- Ordinances and Resolutions
- Police and Fire Practices
- Political Reform Act
- Public Finance
- Public Works, Construction, and Contracting
- Real Estate
- Telecommunications
- Tort Defense
- Transportation
- Utilities and Franchising
- Water Law
- Writs and Appeals

### General Municipal Law

Providing advice on the Brown Act, Public Records Act, the Political Reform Act, and Government Code Section 1090 is a daily part of our practice. We have developed an AB 1234 Ethics training program that has been very well received by our clients. We prepare codes of conduct and lobbyist registration ordinances for our clients and we understand and embrace the higher ethical standards that are expected of public officials.

We understand the fiscal challenges faced by cities today, and we regularly assist our public agency clients to establish and increase fees, taxes, and assessments in compliance with the strict limits on local governments' revenue powers, including Proposition 218 and related initiatives. RWG is recognized as a statewide leader in the interpretation and implementation of the

constitutional and statutory provisions enacted by these initiatives. We also have expertise in development impact fees (AB 1600 fees), including affordable housing impact fees.

Our attorneys have extensive experience advising cities regarding cannabis related matters. After the California voters approved Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act, our team was at the forefront of drafting ordinances and providing legal advice to cities regarding their ability to regulate or prohibit commercial adult-use cannabis businesses and the regulation of cannabis cultivation for personal use. We drafted over forty ordinances for various cities in response to Proposition 64, and later Senate Bill 94 which established the Medicinal and Adult-Use Cannabis Regulation and Safety Act. To ensure that we are always up to date in this quickly evolving field, we closely monitor cannabis legislation and the proposed cannabis regulations issued by the Bureau of Cannabis Control, Department of Public Health, and the Department of Food and Agriculture. For example, our attorneys assisted the City of Seaside with drafting the necessary documents to place Measure G, a cannabis business tax, on the June 2017 ballot. Measure G was overwhelmingly approved by 83% of the voters and established a tax of up to ten percent on the gross receipts of any cannabis businesses operating in the city. We assisted the City of Seaside with various election law questions and provided general advice regarding cannabis regulations.

RWG has expertise in federal housing programs such as Section 8, HOME, CDBG, and Continuum of Care. In addition, we have extensive experience in California affordable housing laws, including housing elements, inclusionary housing programs, and the new state legislation affecting local planning for housing. We also have substantial expertise in real estate and transactional matters, as well as matters relating to the disposition of successor agency housing assets and fulfilling the former redevelopment agency's housing obligations. Finally, we regularly assist clients with matters related to state and federal fair housing laws. RWG currently provides legal advice to a number of housing authorities, including the City of Fairfield, the City of Palm Desert, the City of Port Hueneme, the City of Norwalk, the City of Indio, and the City of Covina.

RWG has represented numerous public agencies on election and political law matters. We have extensive experience with initiatives, referenda and recalls, and have drafted dozens of ballot measures, impartial analyses, initiative titles and summaries, and local campaign finance ordinances. On an annual basis, we advise city clerks on numerous election law matters such as calling elections, drafting ballot measures, qualifying initiative and referendum petitions, and addressing challenges to the election process. We also have successfully handled several important cases involving the application and interpretation of state election laws and have spoken to audiences across the state on election law matters.

RWG advises and guides cities through the transition from "at-large" to district-based elections. Our attorneys assist cities both in an advisory capacity as well as in litigation. For example, RWG assisted the Cities of Buena Park, Indio, Jurupa Valley, Placentia, Ranch Cucamonga, Tehachapi, Temecula, Wasco, and Yucaipa through this process and defended the Cities of Highland and Rancho Cucamonga in lawsuits arising under the California Voting Rights act.

RWG attorneys regularly handle public works contracting matters, including construction contract and bid document review, bid disputes, stop notice and retention issues, construction claims, and litigation stemming from these matters. We also have negotiated numerous utility franchises and renewals of franchise agreements.

RWG regularly provides advice to public entities on solid waste, diversion and recycling matters, franchise and solid waste collection agreements, development of solid waste and recycling ordinances and permit programs, and compliance with the requirements of AB 939.

RWG's Telecommunications Practice Group is well qualified to provide all telecommunications services that the City may require. The regulation of telecommunications facilities continues to be a hot-button issue that requires specialized legal assistance. This is particularly the case with the proliferation of micro-cell wireless telecommunication facility sites proposed for the public right of way. We recently prepared updated, comprehensive telecommunications ordinances for a number of our city clients that take into account the complexity of evolving federal and state law limitations and new technologies being proposed by telecommunications providers.

RWG serves as general counsel to 22 Joint Powers Authorities (JPAs) and special counsel to numerous others. In addition, we represent many cities and other public agencies who are members of JPAs. We have established many of the JPAs we represent, and we are familiar with the legal issues associated with JPAs as well as the issues that tend to arise for member agencies.

### **Human Resources and Personnel**

RWG's Employment and Labor Law Department represents public sector employers, both as General and Special Counsel, in all aspects of the employment relationship, including contract negotiations, discipline and termination, discrimination and harassment charges, disability law rights and obligations under FEHA and ADA, wage and hour claims, drafting and implementation of personnel policies, conducting personnel investigations, trainings on workplace harassment and other personnel policies, handling of grievances, and benefit administration. Our employee relations philosophy emphasizes the identification and resolution of issues before they result in liability or problems for a public employer.

## **Litigation Defense**

RWG's experienced Litigation Department defends a broad variety of cases, described in more detail below.

Litigators are consulted by our advisory attorneys at the first sign of potential litigation. In some instances, litigation may be avoided altogether by discussing the concerns of the potential plaintiff and working toward resolving the problem. Initial perceptions about the scope and gravity of a potential litigation matter sometimes prove incorrect. Early communication may clarify positions and pave the way for cost-effective solutions before people become entrenched in their positions and begin incurring significant legal fees.

After a client is served with a lawsuit, our litigators consult with city staff most knowledgeable about the relevant events. We also work with the city's risk management staff to determine at the outset whether insurance might cover the alleged claims, and tender those claims accordingly. We then prepare an initial case assessment for the City Council, City Manager, Risk Manager, or other city staff as appropriate. That assessment sets forth all options, and the advantages and disadvantages of each, based on available information. This early assessment is particularly critical in matters not covered by insurance. The city may then provide informed direction on whether to explore early settlement, whether to gather more information, whether to litigate the case to judgment, or whether to pursue another avenue involving a combination of strategies. Of course, the assessment of a case may change as the litigation progresses and additional facts surface. Our litigators immediately inform the City Attorney and appropriate city staff of any developments that alter previous advice.

Regardless of the type of case, our litigators make it their job to fully understand and appreciate the challenges that confront busy city staff members, and the multi-faceted challenges that City Council Members, Planning Commissioners, and other appointed officials regularly face. The law frequently weighs in a city's favor, but it is a court's comprehension of the "real world" circumstances cities face that often dictate the outcome of a case. We never lose sight of our responsibility to effectively communicate those messages to the court.

Turning to the types of cases we handle, our litigators provide expertise in defending all manner of tort claims -- ranging from alleged dangerous conditions of public property to wrongful death claims arising from fatal accidents on public property, catastrophic landslides, law enforcement shootings, and other events. Litigators collaborate extensively with public safety staff outside of the courtroom, meeting regularly with staff on best practices to minimize risk of liability. RWG's litigators have tried numerous cases to verdict before juries and judges in both state and federal

courts. In high stakes cases, RWG's appellate team will work directly with trial counsel where warranted with client approval to ensure the most favorable record if the matter is appealed.

Litigators also bring significant experience in defending against claims brought against cities by former employees, current full-time or part-time employees, and probationary employees. Lawsuits in this area range from alleged discriminatory disciplinary action based on protected status to constructive or wrongful termination. RWG attorneys have defended public agencies throughout California in numerous administrative hearings and arbitrations involving alleged employment discrimination. Our lawyers also specialize in labor negotiations with multiple public employee groups.

RWG litigators excel in representing public agencies in disputes involving public works projects, including construction defect cases, prevailing wage disputes, stop notice matters, and all breach of contract causes of action, such as delay claims, adequacy of construction specifications, liquidated damages, and unforeseen changed conditions. Recently, we achieved a favorable ruling in federal court that led a surety to pay the full amount of a performance bond -- \$4.9 million -- after a developer defaulted on its obligation. The bond guaranteed public infrastructure involving two master-planned communities. We also recently successfully settled a construction defect case against a general contractor, architect, and construction manager for \$3.4 million arising from massive leaks and other defects in a historic building.

We have successfully defended hundreds of petitions for writs of mandate under Code of Civil Procedure Section 1085 (traditional mandate) and Code of Civil Procedure Section 1094.5 (administrative mandamus). The subject areas involved in these lawsuits are too numerous for a comprehensive listing here, but CEQA cases comprise a significant part of our writ defense work. We have successfully defended against numerous CEQA lawsuits brought by neighborhood groups opposed to an approved project, as well as cases brought by a developer challenging the denial of a project. Our writ cases frequently involve challenges to the validity of various ordinances, including zoning ordinances, and challenges to the approval or denial of discretionary land use permits of all types. Elections law cases comprise a perennial part of our practice. We have challenged, and also defended, challenges to the constitutional validity of ballot measures and the validity of ballot titles, ballot summaries, ballot questions, and ballot arguments.

Whatever the subject matter of a writ case, our approach ensures that the city's final decision finds support in a well-developed and thoughtfully constructed record. This includes marshalling substantial evidence to support written findings, followed by carefully drafting findings to support the decision. In many cases, our development of a strong record has deterred parties from challenging land use decisions, including decisions that have been politically unpopular.

In addition to the areas of law mentioned above, we have defended cases involving federal and state anti-discrimination laws in the areas of housing, public access, and disability, inverse condemnation, annexation, public financing, municipal solid waste disposal, juvenile curfews, view preservation, firearms regulation, preferential parking, vehicle solicitation of day laborers, legislative term limits, mobile home rent control, and numerous other areas.

Our litigators have defended many challenges brought under the United States Constitution, including First Amendment free speech, free assembly, free exercise of religion, and establishment clause cases. We also have significant expertise in defending Second Amendment challenges to local zoning regulations and other local firearms laws. The Fourth Amendment's prohibition against unlawful searches and seizures figures prominently in many of our cases representing public safety officers. The Fifth Amendment ban against takings without just compensation arises with some regularity in cases challenging the denial of land use permits. Equal Protection and Due Process claims frequently accompany other challenges to legislative and quasi-adjudicative land use decisions. In addition to the Federal Constitution, counterpart provisions in the California Constitution frequently provide additional grounds for the legal challenges we have successfully defended.

RWG has extensive expertise and experience prosecuting city code violations. We partner with clients to update their code enforcement procedures and to expand their enforcement tools to include administrative citation procedures. In cases where traditional nuisance abatement or administrative citation remedies will not be effective, we succeed in obtaining civil injunctions requiring property owners to take corrective action and comply with local laws. We work closely with code enforcement staff to study and understand the specific circumstances of a code violation, and to develop the most effective approach for resolving the violation.

### **Real Property and Land Use**

RWG has a broad depth of experience in real estate and land use matters. Our attorneys regularly represent our public entity clients in connection with the acquisition, disposition, development, leasing, financing, and restructuring of commercial, industrial and residential real estate, including infrastructure and bond financing, and the implementation of low-income housing loan and grant programs. We have structured transactions through a number of market cycles, and have led our clients into new structures as the economy has adjusted to market conditions.

We regularly assist public agencies on acquisition of property for public uses, including public facilities, parks, parking lots, and public infrastructure projects, such as light rail expansion projects, road widening and extension projects and realignments, freeway interchange projects, storm drain easements, grade separation projects, flood control easements, water transmission



lines, and sewer lines. We represent public agencies and property owners in all aspects of the condemnation process from the pre-acquisition planning phase to final resolution of the proceedings, including negotiated settlement, mediation, trial, and appeal. We advise public agencies regarding applicable state and federal regulations on projects involving federal funds, projects with Caltrans oversight, and on Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) requirements. We also assist public agencies with legal issues pertaining to relocation assistance on projects involving local, state, and federal funds.

We have prosecuted unlawful detainer actions against commercial tenants for failure to pay rent and holdover after expiration of lease, resulting in favorable pretrial settlements or a favorable verdict for our client at trial. We regularly negotiate and prepare purchase and sale agreements, leases, easements, and licenses/rights of entry.

Our knowledge and capability extends to all aspects of land use planning, including the drafting and implementation of general plans, specific plans, zoning ordinances, and subdivision ordinances; the application of state and federal environmental laws, and establishing enforceable mitigation conditions and exactions. Due to our experience as City Attorneys we are well-versed in the procedural intricacies of planning and zoning law that ensures that the approval or denial of a project will have a solid administrative record. RWG has extensive experience in negotiating and drafting complex development agreements, including large private-public partnerships and other complex transactions. We often are called upon to draft innovative zoning ordinances and provide advice on novel regulatory questions.

We have been advising public agencies concerning California Environmental Quality Act (CEQA) compliance since the Act was initially adopted in 1970, whether through the full environmental impact report process, negative declarations, or exemptions. Additionally, our attorneys are well versed in the use of subsequent and supplemental environmental documentation, addenda, and the ever-changing criteria for the study of various environmental topics such as traffic, air quality, climate change, historical resources, public services, and cumulative impacts. We work closely with CEQA consultants to ensure that the EIR or Mitigated Negative Declaration for a project will withstand legal scrutiny. We have a long-term record of successfully defending public agencies against CEQA challenges at the trial and appellate court levels.

Our environmental law experience includes issues stemming from hazardous materials and environmental contamination/brownfields. We help clients navigate the complex world of environmental remediation, guiding them through the oversight process, identifying responsible parties, reviewing land use covenants, and drafting agreements to reduce our clients' long-term liability. Our litigation team has successfully represented our clients in obtaining relief from

responsible parties as well as defending against claims that our clients were responsible for contamination.

### **Bond Counsel/Municipal Financing**

Attorneys in our Public Finance Department have served as bond counsel, disclosure counsel, and issuers' counsel to public entities throughout the State of California in a broad range of finance transactions for over 40 years. They also often assist clients on a variety of other finance-related legal issues, which may not be specific to financing transactions.

As bond counsel and disclosure counsel, RWG participates in different types of debt issues, including certificates of participation pension obligation bonds, lease revenue bonds, enterprise revenue bonds, special tax bonds, special assessment and contractual assessment revenue bonds, redevelopment and successor agency tax allocation bonds, general obligation bonds, tax and revenue anticipation notes, equipment financing leases, mortgage revenue housing bonds, and judgment obligation bonds. Projects financed have included, among others, water and wastewater facilities, storm drainage facilities, police and fire protection facilities, parks and recreational facilities, street improvements, schools and school facilities, libraries, redevelopment projects and housing projects. We have experience in not only traditional fixed rate debt instruments, but also varied structures involving multi-modal variable rate bonds, credit enhancement devices, derivative instruments, and investment agreements.

We assist local agencies with the establishment of various types of financing districts and programs, including Mello-Roos community facilities districts, assessment districts, community choice aggregation programs, and contractual assessment programs for property assessed clean energy (PACE).

### **Client Service Team**

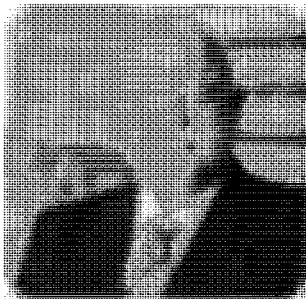
#### **Management of Legal Services**

At RWG, we believe that the City Attorney's most important role is to understand the City Council's goals and priorities, and then apply the legal services necessary to accomplish those goals in a legally compliant manner. While the City Attorney will be the primary contact with the City Council and City Manager, we believe a city is best represented, and most efficiently served, when attorneys with relevant expertise are assigned to work on specific matters to provide the highest quality product and promote efficiency. We are proposing a team of highly accomplished attorneys with important local government experience that will provide both expertise and value to the City of Hawaiian Gardens.

### **City Attorney Team**

Michael Estrada will serve as the City Attorney and will be supported by an Assistant City Attorney, Zachary Heinselman. In addition, we offer a team of legal specialists in various substantive areas that are important to the City of Hawaiian Gardens. Below is a description of their experience and copies of their biographies are included in Exhibit B.

### **Proposed City Attorney**



#### **Michael Estrada | City Attorney**

355 South Grand Avenue, 40th Floor  
Los Angeles, California 90071-3101  
Phone: 213.626.8484  
Email: [mestrada@rwglaw.com](mailto:mestrada@rwglaw.com)

In his over 30 years of representing government entities, Michael Estrada has concentrated on the representation of public agencies in a wide range of areas.

Mike has served as City Attorney for the Cities of Bell Gardens, San Fernando, and Yucaipa. He served as General Counsel of the Metro Gold Line Foothill Extension Construction Authority from its inception in 1999 until 2014 (as Co-General Counsel 1999-2002).

Michael concentrates on the representation of public agencies in a wide range of government law areas, with an emphasis on public works, public contracts, subdivision map act, solid waste, transportation, affordable housing, real estate, and successor agency matters.

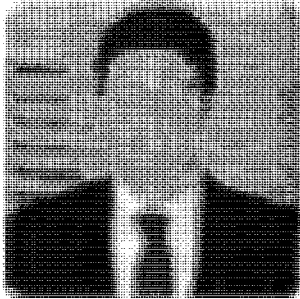
Michael regularly advises clients in the procurement and implementation of solid waste and recycling services and programs.

Michael regularly advises public agencies on public works issues. This includes reviewing and drafting procurement documents, and questions relating to bidding, bid protests, prevailing wage, project labor agreements, change orders, and contract enforcement.

Michael also regularly advises clients on the procurement of materials and services, including professional services.

### **Primary Support Team**

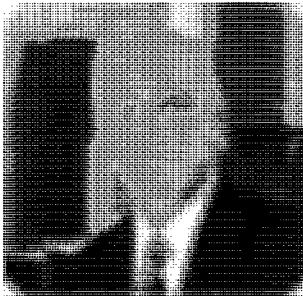
Michael will be supported by a team of specialists in key substantive areas.



**Zachary Heinselmann | Assistant City Attorney and Planning  
Commission Counsel**

355 South Grand Avenue, 40th Floor  
Los Angeles, California 90071-3101  
Phone: 213.626.8484  
E-mail: [zheinselmann@rwglaw.com](mailto:zheinselmann@rwglaw.com)

Zach is a member of RWG's Public Law Department, where he specializes in public entity and municipal law. Zach advises local governments and other public agencies on a variety of transactional and advisory matters. His practice includes advising clients on land use law, planning and zoning laws, election law, the Brown Act, the Political Reform Act, and constitutional law issues. He also assists staff with drafting and reviewing ordinances, resolutions, and contracts; attends Planning Commission meetings; and counsels clients with respect to new and pending legislation.

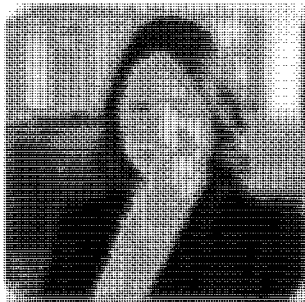


**Robert Ceccon | General Civil Litigation**

355 South Grand Avenue, 40th Floor  
Los Angeles, California 90071-3101  
Phone: 213.626.8484  
E-mail: [rcecon@rwglaw.com](mailto:rcecon@rwglaw.com)

Bob is a shareholder and public entity litigator with extensive trial experience. He is the Chair of the Litigation Department. Bob has tried more than 25 lawsuits and arbitrated dozens more. He represents governmental entities in lawsuits alleging dangerous conditions of public property, police liability, and inverse condemnation.

Bob is an expert on the California Tort Claims Act. He authored a book for the California Continuing Education of the Bar titled "*Action Guide: Handling Claims Against Government Entities.*" He also co-authored a book for the California Continuing Education of the Bar titled "*California Government Tort Liability Practice,*" which is regarded as the leading treatise on that subject.

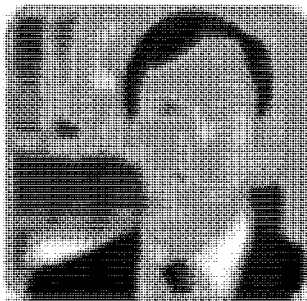


**Rebecca Green | Labor and Employment Counsel**

355 South Grand Avenue, 40th Floor  
Los Angeles, California 90071-3101  
Phone: 213.626.8484  
Email: [rgreen@rwglaw.com](mailto:rgreen@rwglaw.com)

Rebecca is a senior attorney specializing in advisory matters and litigation. Rebecca has been practicing law for over 12 years. She represents cities and public entities on labor and employment issues including hiring employees, compliance with state and federal regulations, implementing personnel policies, preventing discrimination and harassment, providing reasonable accommodations, administering discipline and termination, and managing labor relations. Rebecca also assists in drafting employment contracts, separation agreements, and memoranda of understanding; conducts investigations into alleged wrongdoing; and provides training to employers to ensure compliance with employment laws.

A seasoned trial attorney, Rebecca represents public clients in labor and employment disputes, including in mediation, arbitration, administrative hearings, and litigation in state and federal court. Rebecca's decade-long experience as a litigator gives her a unique insight into the prevention and negotiation of employment disputes, with an eye toward staving off litigation.



**David Snow | CEQA and Land Use Counsel**

355 South Grand Avenue, 40th Floor  
Los Angeles, California 90071-3101  
Phone: 213.626.8484  
E-mail: [dsnow@rwglaw.com](mailto:dsnow@rwglaw.com)

Dave is a shareholder and serves as a member of the Firm's Management Committee. He has been with the Firm for over 17 years and specializes in advising public agencies regarding land use regulation, CEQA, and NEPA. Building on his decade of experience as a public agency land use planner, Dave advises the Firm's clients on complex CEQA and land use projects; reviews draft EIRs, negative and mitigated negative declarations, and supplemental CEQA documents; reviews draft specific plans; reviews and negotiates development agreements; drafts and reviews zoning code amendments; advises planning staff and in-house legal counsel on development applications; drafts and reviews staff reports, public notices, resolutions, project entitlement

findings, CEQA findings; and attends Planning Commission and City Council meeting and advises decision makers in the conduct of public hearings and meetings.

### **Resources**

The Firm has more than 60 attorneys, as well as a staff in numerous management and support departments including a records center, office services center (with a courier service), and information technology department. We also have teleconference, video conference, and electronic research resources. Our broad range of staff and professionals, paired with the latest in technology and management practices, allows us to serve each of our client's unique needs in a timely, cost-effective, and productive manner.

### **Accessibility and Responsiveness**

When it comes to interactions with the City Manager, staff, and City Council, we regard accessibility and responsiveness as two of the most critical factors in the provision of legal services. Each of the proposed members of the team can be reached by telephone, cellular phone, and e-mail, including when the attorney is out of the office or traveling. The proposed legal team is located in our Los Angeles office and are available to attend meetings in person on short notice. Furthermore, we take pride in our ability to provide a complete and accurate response to assignments and inquiries within whatever reasonable time constraints are imposed and to manage our cases with extensive client communication and input.

RWG develops open relationships with the City Council, the City Manager, and staff to allow effective communication, in accordance with the City's policies. Although Michael and Zachary will be the City's lead attorneys, the City Council and staff will know and work directly with a core group of our attorneys on a regular basis. Our team may be reached by telephone or e-mail at virtually all times, and all of our attorneys are committed to providing clients with prompt responses to questions and work product requests.

RWG currently employs over 60 full-time attorneys and over 40 full-time staff members. Our Los Angeles office hours are 7:30 a.m. to 6:00 p.m.

### **Monthly Reporting of the Status of Projects, Requests and Litigation**

Michael and Zachary are available to provide office hours at City Hall on regular City Council and Planning Commission meeting days, and provide office hours or attend other meetings at City Hall at such time and on such day as the City Manager may request.

We would use our office hours at City Hall to discuss pending legal matters with staff. These in-person conferences are invaluable both for learning the factual context for a particular matter but also in brainstorming solutions to problems.

We will provide written reports to the City Council and City Manager on threatened or pending litigation or other significant legal developments affecting the City. These written reports typically will be in the form of confidential memoranda but on an urgent matter, may take the form of an email. We also are always willing to tailor our communication on legal matters to suit the needs of our client.

To effectively monitor pending lawsuits and control litigation costs, RWG has developed a litigation log that can be updated on a monthly or quarterly basis, as directed by the client and is available upon request. This report tracks the status of each lawsuit, the risk of liability, potential monetary exposure, and the legal fees and costs incurred to date. We have included a sample Litigation Log as Exhibit D.

Litigation can be one of the most unpredictable costs in a City's legal budget because the City does not fully control the process. Whenever our clients are considering initiation of litigation or have been named in a lawsuit, we provide a rigorous evaluation of the cost of proceeding to trial versus the financial and policy impacts of a settlement. Because it is very expensive to litigate a case through trial, and because court backlogs delay final judicial determinations, settlement sometimes can be a preferable option. We will seek the City Council's direction at every juncture where a decision can be made whether to proceed or attempt to settle the matter. In seeking that direction, we will estimate the cost to the City of litigating a case to completion (including the cost to file motions, try the case, and pursue an appeal).

### **Malpractice**

Neither our Firm, nor any attorney while employed by our Firm, has ever had a successful malpractice or professional discipline action prosecuted against them. No Firm attorney while employed by our Firm has ever been the subject of complaints filed with the State Bar, or had discipline imposed by the State Bar.

### **Value Added Services**

We believe that RWG can offer the City of Hawaiian Gardens a number of "value-added" services that come from having a large public-agency client base.

First, we have experts on virtually all of the issues cities face. We can assign an attorney with the required specialization for a task and the client saves lost time and “learning curve” expenses that are common in smaller operations.

Second, we also maintain an extensive library of forms to minimize the time spent by attorneys on routine documents such as standard contracts and boilerplate responses to public records requests. We provide training to City staff on the proper use of these templates so that legal advice (and attendant costs) will be needed only in unusual circumstances. The Firm also regularly issues “e-alerts” to advise our clients about “breaking news” as it occurs. Two sample e-alerts are attached as Exhibit C.

Third, our large public agency client base means that any one public agency client will pay only a small fraction of the cost for legal work on matters that are common to other public agency clients. Such matters include annual reports on new legislation and the drafting of ordinances or policies in response to new court decisions. Virtually all our work on redevelopment dissolution and NPDES permit review, as examples, was done on a shared cost basis that created economy for all of our affected clients.

Last, RWG believes that training by the City Attorney’s office for elected and appointed officials and staff is vitally important to risk management and cost control. The Firm regularly holds training sessions for our public agency clients on a variety of topics including: ethics and open government (AB 1234); CEQA and land use; records retention and the Public Records Act; contracts and sexual harassment prevention. Our training sessions are designed to increase efficiency, improve performance, and reduce legal costs. We also provide to our clients annual updates of handbooks (in paper and electronic form) that explain the Brown Act, the Public Records Act, and the Political Reform Act.

## References

Name and Contact Information		
Jennifer Vasquez City Manager City of Maywood 4319 East Slauson Avenue Maywood, California 90270 323.562.5712	Bruce Moe City Manager City of Manhattan Beach 1400 Highland Avenue Manhattan Beach, California 90266 310.602.5058	Jeremy Laurentowski Parks and Recreation Director City of Moorpark 799 Moorpark Avenue Moorpark, California 93021 805.571.6385
Description of Services: Solid Waste and Public Works	Description of Services: Assistant City Attorney	Description of Services: Public Works and other contracts



## **Legal Approach**

### **Philosophy of City Attorney Role**

RWG firmly believes that the role of the City Attorney is to be a legal advisor and facilitator, not a policy maker or an additional council member. The Firm's attorneys are professional, responsible, and nonpartisan at all times when providing legal services.

We see the City Attorney's role as a member of the management team. We work cooperatively with the City Manager and staff to achieve the goals established by the City Council while protecting the municipality from legal risk. The City Attorney helps find legally compliant solutions to problems and assists staff with the development of programs and policies that further the City Council's directives.

In meetings, we participate at the level expected and desired by the City Council. Unless a legal question arises, we generally feel that it is not necessary or appropriate for the City Attorney to interject in a meeting's discussion until requested by the Mayor, a Council Member, or staff, except when necessary to ensure compliance with the procedural requirements of the law.

### **Statement of Availability**

Michael is available to provide City Attorney services for the City of Hawaiian Gardens based on his other clients and commitments.

### **Conflicts**

RWG carefully monitors all of its matters for both public and private clients to ensure that no work is undertaken that would conflict with another client. We maintain an extensive database of information about individuals and businesses with matters in which we have been involved on behalf of our client cities. This resource allows us to quickly and accurately identify potential conflicts with our representation.

We have completed a preliminary conflicts check of our public and private clients and, at this time, we are not aware of any actual legal or business conflicts that would preclude us from representing the City of Hawaiian Gardens.

If the City of Hawaiian Gardens retains RWG as legal counsel, and if in the future a conflict arises between the City and another client, RWG would carefully review the matter and provide any necessary disclosures and request proper consents from involved parties, as appropriate. To the extent we identify potential or actual conflicts or other relationships that could affect our

representation, the Firm requires either written disclosure or written consent, as applicable, in accordance with summary enjoyed good next year well he is applying for next year because you can't do it is a fresh college or separation so if you next year you might run into the open idea the Rules of Professional Conduct of the State Bar of California.

### **Current and Former Clients with a Property Interest in Hawaiian Gardens**

RWG is not aware of any current or former clients with any property interest in the City of Hawaiian Gardens.

### **Compensation and Reimbursement**

#### **Proposed Fee Schedule**

RWG proposes to perform legal services under an hourly fee structure with a significant discount for routine services. Time incurred in providing legal services for the City of Hawaiian Gardens will be billed in six-minute increments to billing accounts set up as specified by the City Manager. Our invoices provide explanations of tasks performed, dates of work, and the names of the attorneys who performed the work. Invoices are submitted to the client monthly with payment due during the following 30 days.

**General Services.** General Services shall be defined to include all legal services except those that are defined below as "Special Services," "Litigation Services," or "Bond Counsel Services," and shall include, without limitation: in-person attendance at all City Council meetings unless excused by the City Manager, in-person attendance at other meetings at the designation of the City Manager, standard real estate work, and consultation with staff regarding routine matters. General Services shall be billed to, and compensated by, the City at a composite hourly rate of \$195 per hour for all attorneys for the first sixty (60) hours of General Services in a calendar month. General Services in excess of sixty (60) hours in a calendar month shall be billed to, and compensated by, the City at a composite hourly rate of \$225 per hour for all attorneys. The extent of RWG's onsite presence will be set and structured in consultation with the City Manager.

**Special Services.** Special Services shall be defined to include the following advisory (non-litigation) services for the City of Hawaiian Gardens: all advisory (non-litigation) services for labor and employment, environmental matters (such as air and water quality and hazardous material matters), specialized real estate services, public finance advisory services (excluding bond counsel and similar services defined below as Bond Counsel Services), and water and water rights advisory services. Special Services shall be billed to, and compensated by, the City at a composite hourly rate of \$275 per hour for all attorneys.

**Litigation Services.** Litigation Services are defined as the representation of the City of Hawaiian Gardens in all aspects of the initiation, advancement, or defense of claims in litigation, arbitration, or mediation. Additionally, Litigation Services shall include representation of the City in administrative proceedings before other public agencies. Litigation Services shall be billed to, and compensated by, the City at a composite hourly rate of \$295 per hour for attorneys.

**Bond Counsel Services.** Bond Counsel Services shall be defined as bond counsel, disclosure counsel, and issuer counsel services in connection with the issuance of bonds or other obligations by the City, or any entity formed or created by the City. Bond Counsel Services shall be billed to, and compensated by, the City as follows:

1. RWG shall charge a composite hourly rate for all attorneys of \$325 per hour for any of these services. The maximum total fee charged for an issuance shall not exceed an amount that the City Manager deems fair and reasonable.
2. In the event the proceedings for issuance of the bonds are terminated before closing, RWG would expect to be paid for its services to the date of abandonment at the composite hourly rate set forth above, but the amount of that payment would not exceed an amount that the City Manager deems fair and reasonable.
3. In the event the City forms, or is a member of, a joint powers agency that has the power to issue bonds or other obligations, RWG shall provide bond counsel, disclosure counsel, and issuer counsel services to the joint powers agency in connection with the issuance of bonds or other obligations. The compensation for Bond Counsel Services in connection with service to the joint powers agency shall be as specified in subsections (1) and (2) of this section unless there is a separate contract with the joint powers agency that provides a fee schedule or rate.

**Paralegal Rates.** Services performed by paralegals (including travel time incurred) shall be billed to, and compensated by, the City at a composite hourly rate of \$150 per hour in all substantive areas.

### **Adjustments**

RWG proposes that commencing on July 1, 2021, and on each July 1 thereafter, the rates charged above automatically shall be increased by a percentage amount equal to the percentage increase in the United States Department of Labor, Bureau of Labor Statistics' Consumer Price Index for All Urban Consumers for the Los Angeles County area ("CPI") for the twelve-month period ending on the immediately prior March 31. However, the maximum CPI increase in any one year shall be capped at 4% unless RWG receives prior authorization from the City of Hawaiian Gardens.

Should the Los Angeles County CPI cease to be published, RWG and the City shall negotiate in good faith for a mutually acceptable alternative. Any other adjustments in RWG's rates shall require prior approval of the City Council.

### **Items Billed Separately**

**Mileage.** RWG bills mileage at the standard rate established by the IRS for calculating the operating expenses of an automobile used for business purposes, which currently is .58 cents per mile.

**Photocopying.** Copies will be billed at five cents per page.

All other costs, including messenger and delivery services, and legal research services will be charged at the rate of the Firm's actual out-of-pocket expense. The Firm will not charge for word processing and similar clerical tasks.

### **Managing Legal Costs**

RWG partners with its clients to manage legal costs. As City Attorney, RWG typically is involved in the annual budgeting process, which helps the parties communicate regarding costs and expectations. In addition, we use several tools to help the City monitor its costs:

**Rate Freeze.** RWG's commitment to keep its rates in effect until July 1, 2021, will provide the City with certainty regarding its legal fees for the remainder of this fiscal year through fiscal year 2020-2021.

**Litigation Cost/Benefit Analysis.** Litigation can be one of the most unpredictable costs in a City's legal budget because the City does not fully control the process. Whenever our clients are considering initiation of litigation or have been named in a lawsuit, we provide a rigorous evaluation of the cost of proceeding to trial versus the financial and policy impacts of a settlement. Because it is very expensive to litigate a case through trial, and because court backlogs delay final judicial determinations, settlement sometimes can be a preferable option. We will seek the City Council's direction at every juncture where a decision can be made whether to proceed or attempt to settle the matter. In seeking that direction, we will estimate the cost to the City of litigating a case to completion (including the cost to file motions, try the case, and pursue an appeal).

**Training.** As noted above, RWG provides training to City staff in both relevant substantive laws, and in the use of forms or templates for routine contracts and similar matters. This training reduces the need of City staff to seek assistance from the City Attorney's office on basic matters.

**Exhibit A**  
**Public Law Client List**

## REPRESENTATIVE PUBLIC LAW CLIENT LIST

### CURRENT CITY/TOWN ATTORNEY REPRESENTATIONS

Agoura Hills	Fairfield	Manhattan Beach	San Marino
Banning	Hidden Hills	Maywood	Seal Beach
Beverly Hills	Highland	Mill Valley	Temecula
Brea	Indio	Monrovia	Upland
Calimesa	Jurupa Valley	Moorpark	Westlake Village
Covina	La Mirada	Rancho Cucamonga	Yucaipa
Davis	Laguna Niguel		

### CITIES, TOWNS & COUNTIES – SPECIAL COUNSEL

Albany	La Habra	Placentia	Seaside
Alhambra	Lemoore	Poway	Sonoma County
Anaheim	Livermore	Redondo Beach	South Lake Tahoe
Baldwin Park	Long Beach	Sacramento County	Tehachapi
Blythe	Los Angeles	San Bernardino	Torrance
Buena Park	Los Gatos	San Buenaventura	Tustin
Carlsbad	Manteca	San Carlos	Vallejo
Commerce	Marin County	San Jose	Ventura County
Compton	McFarland	San Juan Capistrano	Vernon
Culver City	Newport Beach	San Luis Obispo	Vista
Downey	Orange	San Rafael	Wasco
Encinitas	Oxnard	Santa Ana	West Hollywood
Fresno	Palm Desert	Santa Barbara	Whittier
Gardena	Palmdale	Santa Clara, City of	Winters
Hawthorne	Pasadena	Santa Clara County	
Inglewood	Pismo Beach	Santa Clarita	

### SUCCESSOR AGENCIES\*

Agoura Hills	Highland	Palm Desert	Upland
Blythe	Huntington Park	Pasadena	West Hollywood
Brea	Indio	Rancho Cucamonga	Whittier
Calimesa	La Mirada	Rancho Palos Verdes	Yucaipa
Compton	Lemoore	San Fernando	
Covina	Manteca	Seal Beach	
Dinuba	Monrovia	Seaside	
El Paso Del Robles	Moorpark	South Lake Tahoe	
Fairfield	Novato	Turlock	
Hawthorne	Orange	Tustin	

### HOUSING SUCCESSOR AGENCIES\*

Agoura Hills	Huntington Park	Moorpark	West Hollywood
Artesia	Indio	Palm Desert	Yucaipa
Brea	La Mirada	Pasadena	
Calimesa	Los Angeles	Rancho Cucamonga	
Fairfield	Monrovia	Seaside	

\* Successor agencies are agencies that were constituted as a result of the dissolution of former redevelopment agencies. We have not separately listed these successors' respective redevelopment agencies that we previously represented.

### HOUSING AUTHORITIES

Artesia	Huntington Park	Palm Desert	Upland
Compton	Indio	Pasadena	Vallejo
Covina	Manteca	Poway	Whittier
Fairfield	Monrovia	Temecula	Yucaipa
Highland			

## JOINT POWERS AUTHORITIES

Agoura Hills Calabasas Community Center	I-5 Consortium of Cities  Indian Wells Valley Groundwater Authority  Las Virgenes-Malibu Council of Governments  Los Cerritos Wetlands Authority	Metro Gold Line Foothill Extension Construction Authority  Salida Area Public Facilities Financing Agency  Schools Infrastructure Financing Agency  Silicon Valley Clean Energy Authority	Watershed Conservation Authority
Burbank-Glendale- Pasadena Airport Authority	Marin Clean Energy Authority	South Bay Regional Public Communications Authority	
California Statewide Comm. Development Authority	Marin Emergency Radio Authority	Southeast Water Coalition	
Central Basin Water Rights Panel	Marin Telecomm. Agency		
East Bay Community Energy Authority			
Foothill Transit			
Gateway Integrated Resources Management Plan Authority			

## SCHOOL DISTRICTS

Bellflower Unified School District  
  
Borrego Springs Unified School District  
  
Claremont Unified School District  
  
Modesto City Schools

## LOCAL AGENCY FORMATION COMMISSIONS

San Francisco



**SPECIAL DISTRICTS**

**Conservation**

Mountains Recreation & Conservation Authority

**Fire**

Burney Fire Protection District

Rancho Cucamonga Fire Protection District

Ross Valley Fire Service

**Libraries**

Palos Verdes Library District

**Parks & Comm. Services**

Nipomo Comm. Services District

Rubidoux Community Services District

Valley Center Parks & Recreation District

**Public Health**

First 5 LA

L.A. Care Health Plan

**Utilities**

Heber Public Utility District

Lost Hills Utility District

**Vector Control**

Greater L.A. County Vector Control District

**Veterans Memorial District**

Clovis

**Water & Waste Management**

Antelope Valley East Kern Water Agency

Beaumont-Cherry Valley Water District

Green Valley County Water District

Indio Water Authority

Marina Coast Water District

San Mateo County Harbor District

**Exhibit B**  
**Attorney Biographies**

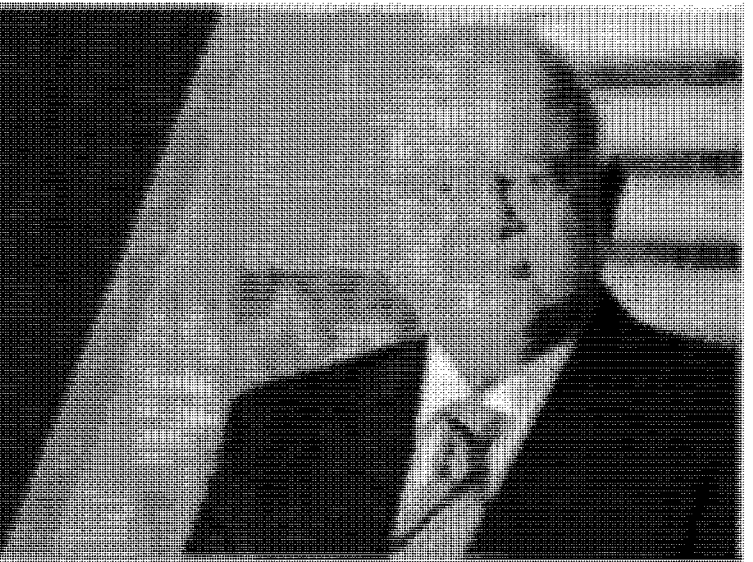
# Michael ESTRADA

Senior Counsel

LOS ANGELES

TEL: 213.473.1234

E: [mestrada@mcg.com](mailto:mestrada@mcg.com)



In his over 30 years of representing government entities, Michael Estrada has concentrated on the representation of public agencies in a wide range of areas.

## WORK FOR CLIENTS

Mike has served as City Attorney for the cities of Bell Gardens, San Fernando, and Yucaipa. He served as General Counsel of the Metro Gold Line Foothill Extension Construction Authority from its inception in 1999 until 2014 (as Co-General Counsel 1999-2002).

Michael concentrates on the representation of public agencies in a wide range of government law areas, with an emphasis on public works, public contracts, solid waste, transportation, affordable housing, real estate, and successor agency matters.

Michael regularly advises clients in the procurement and implementation of solid waste and recycling services and programs.

Michael regularly advises public agencies on public works issues. This includes reviewing and drafting procurement documents, and questions relating to bidding, bid protests, prevailing wage, project labor agreements, change orders, and contract enforcement.

Michael also regularly advises clients on the procurement of materials and services, including professional services.

## PROFESSIONAL EXPERIENCE

Prior to law school, Mike worked as a city planner for the City and County of San Francisco.

## PRACTICE AREAS

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Municipal & Public Agency  
Law

## FOCUS AREAS

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Acquisitions & Dispositions

Low & Moderate Income  
Housing

Public Works & Public  
Contracting

Solid Waste

Subdivision Map Act

## EDUCATION

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J.D., University of California,  
Berkeley  
School of Law

M.A., University of California,  
Los Angeles,  
Urban Planning

B.A., University of California,  
San Diego,  
Urban and Rural Studies

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, Los Angeles County Bar Association

Member, Mexican American Bar Association

Member, American Public Works Association

# Zach HEINSELMAN

ASSOCIATE

1225 S. GARDEN

LOS ANGELES, CA

zheinse@rwg.com



Zach is a member of RWG's Public Law Department, where he specializes in public entity and municipal law. Zach advises local governments and other public agencies on a variety of transactional and advisory matters. His practice includes advising clients on land use law, planning and zoning laws, election law, the Brown Act, the Political Reform Act, and constitutional law issues. He also assists staff with drafting and reviewing ordinances, resolutions, and contracts; attends Planning Commission meetings; and counsels clients with respect to new and pending legislation.

## PROFESSIONAL EXPERIENCE

Zach joined Richards, Watson & Gershon in 2017 as a Summer Associate. While in law school he externed for the Honorable Justice John L. Segal of the California Court of Appeal and clerked for the Office of the Los Angeles City Attorney, General Counsel Division. He was also a Comments Editor for the UCLA Law Review, a Writing Advisor, and a Research Assistant to Professor E. Tendayi Achiume.

Prior to his legal career, Zach worked on political campaigns and at the Pacific Council on International Policy.

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, Los Angeles County Bar Association

## PRACTICE AREAS

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Municipal & Public Agency  
Law

## FOCUS AREAS

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Land Use Planning & Zoning  
(Municipal)

## EDUCATION

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J.D., University of California,  
Los Angeles School of Law

B.A., University of Wisconsin,  
Madison

## PRESENTATIONS

Shared Mobility: Ins & Outs

ACC-OC (Association of California Cities Orange County) Lunch & Learn, 08.14.2019

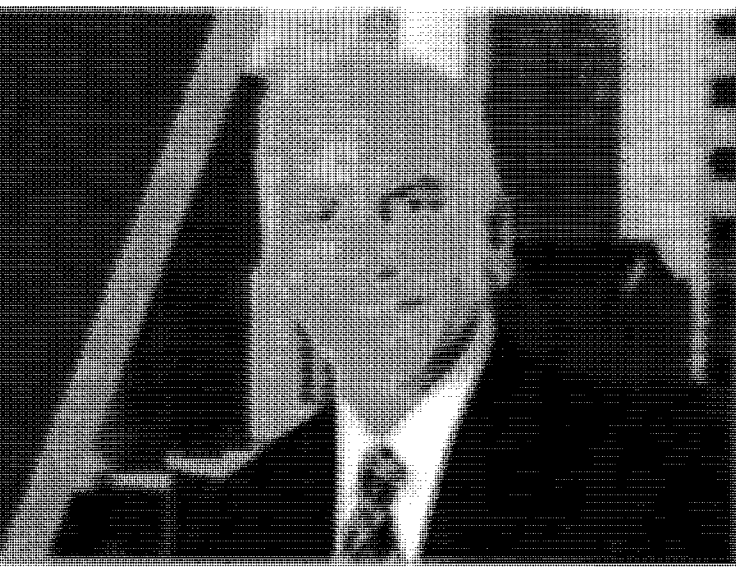
Scooter Wars: Local Approaches to Regulating Shared Mobility Devices

City Attorneys' Spring Conference, 05.09.2019

## PUBLICATIONS

Shared E-Scooters: Proliferation, Litigation, and Regulation

*California Litigation*, Volume 32, No. 2, 09.2019



Robert  
**CECCON**

Shareholder

Los Angeles, CA

714.444.4444

[www.rwg.com](http://www.rwg.com)

Robert Ceccon is one of RWG's most experienced litigators. He has taken over 25 cases to judgment as lead counsel in trials in both state and federal courts, and has arbitrated dozens more. He has argued before the California Court of Appeal. His over three decades of experience have spanned the entire range of tort liability and damage claims against public agencies, including inverse condemnation, solid waste, police practices, employment claims, wrongful death claims, and dangerous conditions. He has achieved significant victories for his clients in complex multi-party cases where millions in compensatory or punitive damages were at stake. Bob serves as RWG's Litigation Department Chair. He is co-author of California Government Tort Liability Practice, which California Courts of Appeal have cited hundreds of times.

Bob is a natural trial attorney. He attributes his success to some of the skills he learned growing up in Boston's South End: thinking on his feet, anticipating problems quickly, and utilizing the art of persuasion. Bob combines people skills with the most current audiovisual courtroom techniques to paint a vivid picture that brings the facts of a case to life for a judge or jury.

Bob never shies away from a tough case. When the County of Ventura needed an experienced trial lawyer to defend it in the La Conchita landslide cases alleging 10 deaths and tens of millions of dollars in claimed damages, it called Bob. More recently, the City of Brea asked Bob to defend it in an excessive force case brought by the family of a criminal suspect fatally wounded in an officer-involved shooting. Bob and his trial team prevailed using the same tools they apply in every case: thorough investigation, persuasive writing and tireless commitment to the client.

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#### PRACTICE AREAS

Litigation

Municipal & Public Agency  
Law

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#### EDUCATION

J.D., University of California,  
Los Angeles, School of Law

B.A., Columbia University

## WORK FOR CLIENTS

Bob has represented the cities of Barstow, Beverly Hills, Brea, Buena Park, Calimesa, Carson, Compton, Hesperia, Indio, Lynwood, Malibu, Oceanside, Palmdale, Pasadena, Rancho Cucamonga, Redondo Beach, Rialto, Stanton, Temecula, Upland, West Hollywood, and the County of Ventura.

## HONORS & AWARDS

Los Angeles Daily Journal, Top Verdicts of 2013 (San Bernardino County Flood Control District v. City of Upland)

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Los Angeles County Bar Association

## EXPERIENCE

***Fishback v. County of Ventura.*** Bob represented the County of Ventura as lead trial counsel in this significant environmental protection case involving illegal dumping of 8,000 truckloads of unpermitted construction debris into the canyons above Simi Valley, California. Bob obtained judgment in favor of the county ordering defendants to clean up all unpermitted fill material, and to pay \$21.7 million in statutory penalties to the county — the maximum statutory penalty under the Public Resources Code. This case represents the first California case of statutory penalties ever awarded for illegal disposal of solid waste.

***Alvis v. County of Ventura.*** Bob represented the County of Ventura as a lead trial counsel in defense against two lawsuits brought by over 80 plaintiffs in connection with the 2005 landslide in La Conchita, California that resulted in 10 deaths and destruction of 16 homes. Bob prevailed against damage claims based on theories of dangerous condition of public property, wrongful death, nuisance, and inverse condemnation resulting from alleged negligence in approving plans for a retaining wall intended to protect against such a landslide. The Court granted summary adjudication in favor of the county based on design immunity and substantial evidence that the county reasonably approved the design of the wall. The ruling, which resulted in dismissal of all personal injury claims, is the first appellate decision in 2 decades to address the approval element of design immunity, and clarified the type of defects that can be claimed a changed condition.

***Dunex, Inc. v. City of Oceanside.*** Bob represented the City of Oceanside as lead trial counsel in connection with an inverse condemnation lawsuit involving mobile home law in the context of a mobile home park conversion to residential ownership in the Coastal Zone, which is subject to regulation under the Coastal Act. The suit alleged that the city's mobile home rent control ordinance resulted in a taking that caused at least \$30 million in damages. The Court ruled in favor of the city, holding the plaintiff could not prove a claim because it had made a reasonable return on investment for the plaintiff.



*Collender v. City of Brea*. Bob represented the City of Brea and its police officer as lead trial counsel in connection with an officer involved fatal shooting of an unarmed man. The decedent was alleged to have committed an armed robbery and was reaching towards his pocket when the officer attempted to arrest him. The shooting was captured on video. Plaintiffs claimed that the city defendants used excessive force. The jury deliberated for less than a day and found in favor of defendants.

## SAMPLING OF PUBLISHED APPELLATE VICTORIES

*Mercury Casualty Co. v. City of Pasadena, 14 Cal.App.5th 917 (2017), reh'g denied, review denied 11/15/17*. Inverse condemnation case involving damage from a tree that fell in a severe windstorm. The appellate court reversed judgment for Mercury after a trial, and ordered judgment to be entered for city, because the tree that fell was not a work of public improvement as "there was no evidence it was planted as part of a planned project or design serving a public purpose or use."

*Alvis v. County of Ventura, 178 Cal.App.4th 536 (2009)*. In the La Conchita landslide litigation brought by over 80 plaintiffs, the appellate court affirmed the design immunity defense to plaintiffs' claim for dangerous condition of public property, finding that the county's discretionary approval of construction of a wall was sufficiently informed and the design was sufficiently reasonable for design immunity, and no changed condition defense to design immunity applied.

## NEWS

Published Court of Appeal Decision Holds That Sidewalk Slab Rises of up to One and One-Half Inches Are Generally Trivial Defects as a Matter of Law  
07.29.2019

Court of Appeal Holds That a One and One-Quarter Inch Sidewalk Slab Rise Is A Trivial Defect  
07.11.2019

Local Public Entities Have "Unambiguous Power" to Impose Their Own Claim Presentation Requirements  
04.03.2018

U.S. Supreme Court Clarifies Probable Cause Standard for Warrantless Arrests  
02.02.2018

Police Officer Entitled to Qualified Immunity Unless It is "Beyond Debate" that Conduct Violated Clearly Established Law  
12.07.2015

Public Entity Immune From Liability To Plaintiff Injured By "Tree Swing" On Public Property  
11.24.2015

## PRESENTATIONS

Taking and Defending Depositions in Law Enforcement Excessive Force Actions  
06.28.2019

Avoiding Liability for Falling Trees in Urban Forests  
California League of Cities: Public Works Officer Institute, 04.04.2019

City Trees and Urban Forests – Understanding Inverse Condemnation Liability  
California League of Cities: City Attorneys' Conference, 04.03.2018

Trial Debriefing: *Collender v. Brea*  
09.07.2016

Taking and Defending Depositions  
09.07.2016

How to Prepare and Present an Opening Statement  
09.07.2016

How to Move for Summary Judgment  
09.07.2008

## PUBLICATIONS

City Trees and Urban Forests: Understanding Inverse Condemnation Liability  
*California Special Districts, Volume 14*, Mar-Apr 2019

Handling Claims Against Government Entities: Here's How and When to Do It  
*Action Guide, Continuing Education of the Bar - California*, 2018

California Government Tort Liability Practice (Co-Author)  
*Continuing Education of the Bar - California*, 2014



Rebecca  
**GREEN**

Senior Attorney

Life Member

California State Bar

Employment Law Section

Rebecca represents cities, special districts, and other public agencies on labor and employment issues including hiring and recruitment, compliance with state and federal labor regulations, drafting and implementing personnel policies, discrimination and harassment prevention, reasonable accommodation and the interactive process, discipline and termination. Rebecca also conducts personnel investigations and provides training to ensure compliance with the rapidly evolving arena of labor and employment law. She represents clients in personnel hearings, including appeals of discipline, and negotiates with employee associations to resolve grievances and form memoranda of understanding under the Meyers-Milias-Brown Act.

A seasoned trial attorney, Rebecca represents clients in employment disputes, including in mediation, arbitration, administrative hearings and litigation. She has successfully litigated collective actions under the Fair Labor Standards Act and individual claims brought under the Fair Employment and Housing Act, as well as a variety of disputes ranging from breach of employment contract to Private Attorney General Act and whistleblower lawsuits.

## PROFESSIONAL EXPERIENCE

Rebecca began her legal career as a white collar criminal defense attorney at Kirkland & Ellis in Washington, D.C., where she worked with clients to ensure compliance with federal and international laws. She moved to California to clerk for the Honorable Richard A. Paez on the United States Court of Appeals for the Ninth Circuit. Following her clerkship, Rebecca worked as a civil trial attorney, representing clients in a wide variety of areas and focusing on employment litigation. She also gained significant experience advising clients on employment matters and negotiating employment disputes with the goal of pre-litigation resolution.

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## PRACTICE AREAS

Labor & Employment

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## FOCUS AREAS

Discipline & Termination

Discrimination & Harassment

Litigation (Labor & Employment)

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## EDUCATION

J.D., Harvard Law School

M.A., Harvard University

B.A., cum laude, Swarthmore College

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, Leadership Council on Legal Diversity

## NEWS

California Supreme Court Allows Elimination of "Air Time" Benefit but Avoids Reconsideration of the "California Rule"

03.08.2019

Court of Appeal Takes Practical Approach to Police Discipline Statute of Limitations

07.09.2018

Mandatory Union Agency Fees Violate First Amendment

06.27.2018

## PRESENTATIONS

Sexual Harassment Prevention for Elected Local Agency Officials

Institute for Local Government, 08.01.2019

Policy and Procedure Writing

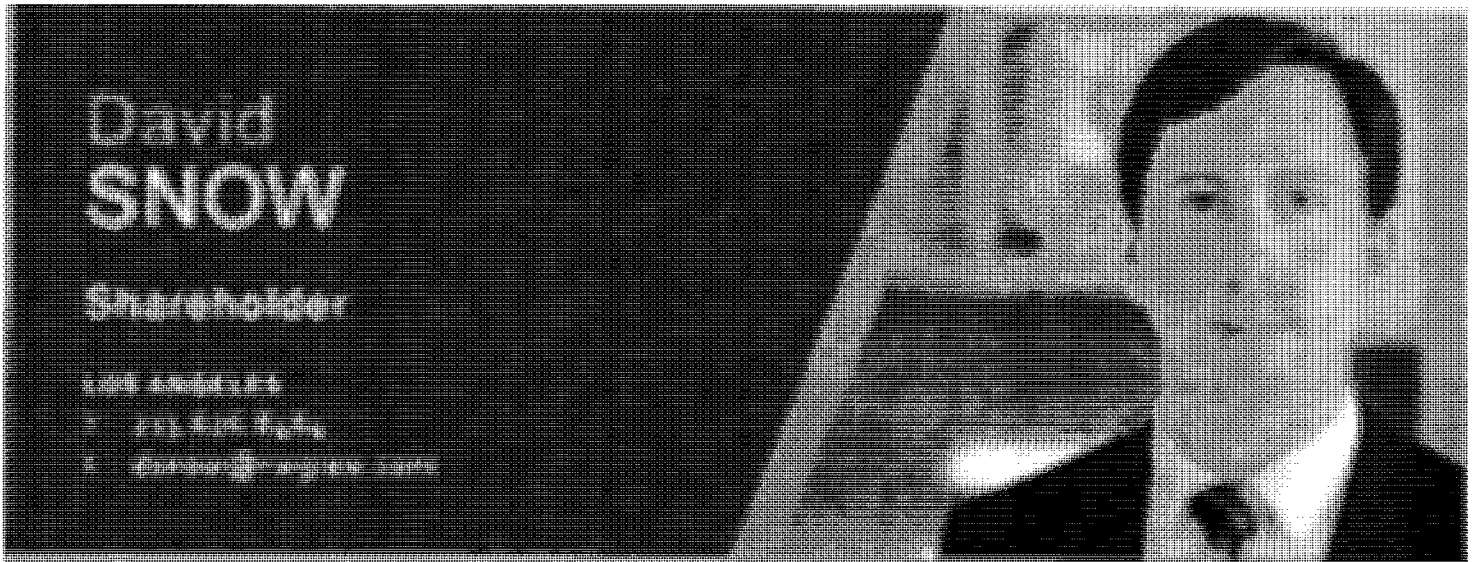
Victorville City Hall, 03.13.2019

Sexual Harassment Prevention for Elected Local Agency Officials

California Contract Cities Association, Indian Wells, 12.11.2018

Workplace Implications of the Me Too and Time's Up Movements

Municipal Management Association of Southern California, Women's Leadership Summit, Yorba Linda, California, 05.09.2018



# David SNOW

Shareholder

1000 AVENUE 44

SUNNYVALE, CA 94086

T. 925.949.9900

A city attorney who specializes in land use and CEQA, Dave's over 17 years of legal experience is built upon a decade of experience as a public agency planner. He is adept at guiding projects through the complex and often politically charged land use entitlement and CEQA process, and aiding public agencies in arriving at decisions that will withstand legal challenge.

## WORK FOR CLIENTS

Dave is the City Attorney for the City of Yucaipa, Assistant City Attorney for the City of Beverly Hills, and has represented cities and public agencies throughout California on complex land use, planning, and CEQA matters, including the cities of Brea, Compton, East Palo Alto, Fairfield, Hawthorne, Indio, Pasadena, Rancho Palos Verdes, Seaside, Temecula, and San Buena Ventura. Dave advises the Burbank-Glendale-Pasadena Airport Authority on land use and CEQA matters, and represented the Gold Line Construction Authority.

## PROFESSIONAL EXPERIENCE

Prior to joining RWG in 2001, Dave spent a decade as a public agency planner. Dave attended Loyola Law School's evening program while concurrently serving as the Deputy Planning Director in the City of Rancho Palos Verdes.

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, American Institute of Certified Planners (AICP)

Member, American Planning Association and APA California Chapter

## PRACTICE AREAS

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Environment & Natural Resources

Municipal & Public Agency Law

## FOCUS AREAS

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Airports, Rail & Transit

Brown Act & Open Government

CEQA (California Environmental Quality Act) (Environmental)

Development Agreements

Historic Preservation

Land Use Planning & Zoning (Environmental)

Land Use Planning & Zoning (Municipal)

Subdivision Map Act

## EDUCATION

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J.D., Loyola Law School, Los Angeles

B.S., Clarkson University

Member, APA California Amicus Committee

Longstanding Member of the APA California Legislative Review Team

APA California Chapter Vice President of Policy and Legislation (2011 – 2014)

APA California Chapter National Policy and Legislation Representative (2009-2010)

APA California Chapter, Los Angeles Section Vice Director of Policy and Legislation (2004-2010)

Frequent lecturer on planning, land use and CEQA issues

## EXPERIENCE

### HIGHLIGHTED PROJECTS

- ▶ Burbank-Glendale-Pasadena Airport Authority – Replacement Terminal EIR and Development Agreement
- ▶ City of Yucaipa General Plan Update and EIR
- ▶ Beverly Hilton Specific Plan, City of Beverly Hills
- ▶ 9900 Wilshire Specific Plan / One Beverly Hills Project Amendment, City of Beverly Hills
- ▶ Indio Music Festival Development Agreement EIR, City of Indio
- ▶ Review of Facebook Campus Expansion EIR, City of East Palo Alto
- ▶ Parsons Project, City of Pasadena
- ▶ Terranea Resort, Rancho Palos Verdes
- ▶ City of Beverly Hills Historic Preservation Ordinance
- ▶ Opposition to Liberty Quarry Proposal, City of Temecula
- ▶ Marin Clean Energy CEQA Advice on Solar Facility and Power Purchase Agreement
- ▶ Wal-Mart Project, City of Fairfield

### PRESENTATIONS

OCA Legislative Update

Quail Hill Community Center, Irvine, 04.18.2019

Administrative Records: The Foundation of Land Use and CEQA Challenges  
League of California Cities City Attorney's Department Spring Conference, 05.2017

Summary of Significant Legislation from 2016  
Planning Directors Association of Orange County / APA Orange County Section Planning, 03.2017

Tribal Cultural Resources and CEQA (Assembly Bill 52)  
United Auburn Indian Community, 02.2017

AB52 Tribal Consultation Update  
CLE 12th Annual CEQA Conference, 12.2016

Connecting the Dots: Strategies for Making Findings  
APA California State Conference, 10.10.2016

Tribes and CEQA: New Rules for Tribal Consultation Under AB52  
LSI, Cabazon, 06.2016

Summary of Significant Legislation from 2015  
Planning Directors Association of Orange County / APA Orange County Section Planning, 02.2016

AB52 Tribal Consultation Roundtable  
APA California State Conference, 10.2015

Tribal Cultural Resources and CEQA (Assembly Bill 52)  
State Bar of California Webinar, 06.2015

Summary of Significant Legislation from 2014  
Planning Directors Association of Orange County, 02.2015

AB52 Tribal Consultation  
California Land Use Law and Planning Update, 01.2015

AB52 New Tribal Consultation Requirements  
CLE 10th Annual CEQA Conference, 12.10.2014

**Exhibit C**  
**E-Alerts**



## The logo for the Newsroom, featuring the word "NEWSROOM" in a bold, sans-serif font, with a stylized graphic of three slanted parallel lines to the left.

### **New Law Regulates Use of Deadly Force by Peace Officers**

#### **ALERT**

09.03.2019

The Governor has signed *Assembly Bill 392 ("AB 392")*, which changes the standards for the use of deadly force by peace officers. The legislation, which underwent significant revisions in the months before the Governor's approval, will take effect on January 1, 2020.

AB 392 amends Penal Code section 835a to authorize peace officers to use deadly force only "when necessary in defense of human life." To determine "whether deadly force is necessary, officers shall evaluate each situation in light of the particular circumstances of each case, and shall use other available resources and techniques if reasonably safe and feasible to an objectively reasonable officer." Under the new law, an officer's decision to use force is "evaluated from the perspective of a reasonable officer in the same situation, based on the totality of the circumstances known to or perceived by the officer at the time, rather than with the benefit of hindsight, and that the totality of the circumstances shall account for occasions when officers may be forced to make quick judgments about using force."

AB 392 further amends Penal Code section 835a to specify two situations in which an officer's use of deadly force is justified. One situation is when, based on the totality of the circumstances, the officer reasonably believes that use of deadly force is necessary to "defend against an imminent threat of death or serious bodily injury to the officer or to another person." The other situation is when, based on the totality of the circumstances, the officer reasonably believes that use of deadly force is necessary to "apprehend a fleeing person for any felony that threatened or resulted in death or serious bodily injury, if the officer reasonably believes that the person will cause death or serious bodily injury to another unless immediately apprehended."

The new law purports to create a new "when necessary" standard for when officers may use deadly force; however, the additional provisions of section 835a, including the determination of whether deadly force is necessary, appear to bring the standard closer to the objectively reasonable standard set forth in *Graham v. Connor* (1989) 490 U.S. 386. It is unclear to what extent AB 392 will influence prosecutions against peace officers for unlawful use of deadly force.

For more information on AB 392, use of force considerations, or police practices in general, please contact **Jennifer Potrusis** or **Charles G. Bakaly IV**.

## The logo for the Newsroom, featuring the word "NEWSROOM" in a bold, sans-serif font, with a stylized graphic of two slanted parallel lines to the left.

### New Rules for Conflicts of Interests Involving Sources of Income and Business Entities

#### ALERT

10.01.2019

Under the Political Reform Act, public officials may not make, participate in making, or attempt to use their official positions to influence a governmental decision in which they know or have reason to know that they have a disqualifying interest. A public official has a disqualifying interest if the governmental decision at issue will have a reasonably foreseeable, material effect on the official's financial interests. Earlier this year, the Fair Political Practices Commission (FPPC) amended the standard for determining whether a decision will have a material effect on a public official's interest in real property. The FPPC now has amended the materiality standards for both sources of income and business entities.

With respect to financial interests in *sources of income*, the FPPC now includes bright-line standards for determining material financial effect. If the official's source of income is a "named party in, or the subject of the decision," the effect will be considered material and the official will have a conflict of interest. If an official's source of income is an *individual*, materiality no longer depends on the potentially ambiguous "measurable financial benefit or loss" standard. Instead, the decision will have a material effect if the decision may affect the individual's income, investments, or other assets or liabilities "by \$1,000 or more," or if the decision will have a material effect on the individual's real property or business interests.

With respect to financial interests in *business entities*, a decision explicitly involving a business entity in which a public official has a financial interest will be considered material. If the business entity is not explicitly involved in the decision, however, materiality depends on the decision's potential effect on the entity's gross revenues, assets, liabilities, and expenses. Revised Regulation 18702.1 includes numeric thresholds to determine materiality in those situations.

Importantly, the FPPC has created a new "small shareholder" exception that allows officials to participate in decisions explicitly involving a business entity where the official's only interest in that business entity is an investment interest worth no more than \$25,000. To qualify for this exception, the interest also must be less than one percent of the business entity's shares. However, meeting these thresholds does not automatically allow the official to participate in the decision. The official still must analyze the decision's potential effect on the business entity's annual gross revenues, assets and liabilities, expenses, and real property interests. Under this rule, even where an official has only a small investment in a business entity, the impact of a decision might be so significant that the official still has a conflict of interest.

The FPPC also expanded the "nexus" test to address income received by an official's spouse. Now, when an official receives or is promised income - either due to the official's own employment or the spouse's employment - and the receipt of that income is received or promised for the purpose of achieving a specific goal, the official will have a disqualifying financial interest in any decision that would achieve, defeat, aid, or hinder that specific goal. Finally, the FPPC regulation clarifies the standards for sources of income that are nonprofit organizations and governmental entities.

The Revised FPPC Regulations can be viewed [here](#).

If you have any questions about conflicts of interest under California law, or how these amendments may impact your jurisdiction, please contact Diana Varak.

**Exhibit D**  
**Litigation Log**

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**CITY OF HAWAIIAN GARDENS  
RESOLUTION NO. 012-2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, IDENTIFYING AND APPOINTING A CITY ATTORNEY**

**WHEREAS**, it is necessary to contract with a law firm or individual specifically trained, experienced and licensed in the State of California to act as City Attorney; and

**WHEREAS**, the City of Hawaiian Gardens uses a law firm to provide City Attorney services; and

**WHEREAS**, on February 25, 2020 at the City Council of the City of Hawaiian Gardens, the City Council selected the law firm of \_\_\_\_\_ to provide city attorney services to the City of Hawaiian Gardens.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
HAWAIIAN GARDENS THAT:**

**Section 1.** The City Council hereby approves Resolution No. 012-2020 authorizing and approving the award of the Agreement between the City of Hawaiian Gardens and the law firm of \_\_\_\_\_.

**Section 2.** The City Council hereby appoints \_\_\_\_\_ to serve as City Attorney and \_\_\_\_\_ to serve as Assistant City Attorney, and perform all of the functions necessary to serve in these capacities; and

**Section 3.** The City Council hereby reserves the right to modify or terminate the Agreement at will, with or without cause, by providing written notice to \_\_\_\_\_.

**Section 4.** The City Council authorizes the City Manager or designee to execute the Agreement on behalf of the City of Hawaiian Gardens.

**SECTION 5.** The City Council hereby directs the City Clerk to sign Resolution No. 012-2020 attesting to its passage by the City Council.

**SECTION 6.** This Resolution shall be effective immediately

**PASSED, AND ADOPTED** on this 25 day of February 2020, by the City Council of the City of Hawaiian Gardens.

**CITY OF HAWAIIAN GARDENS**

\_\_\_\_\_  
JESSE ALVARADO  
MAYOR

Attest:

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LUCIE COLOMBO, CMC, CPMC  
CITY CLERK



**CITY OF HAWAIIAN GARDENS  
CITY COUNCIL  
STAFF REPORT**

Agenda Item No.:

C-17

City Manager:

**DATE:** February 25, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Ernie Hernandez, City Manager

**BY:** Ramie Lepe, Administrative Technician

**SUBJECT:** RESOLUTION NO. 013-2020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROGRAM DEVELOPMENT AGREEMENT ("PDA") WITH ENGIE SERVICES, U.S., INC. FOR AN ENERGY CONSERVATION PROJECT DETAILED ASSESSMENT REPORT AND APPLY FOR THE CALIFORNIA ENERGY COMMISSION ("CEC") 1% INTEREST FINANCING LOAN FOR AN ENERGY EFFICIENCY AND RENEWABLE ENERGY PROJECT

**SUMMARY**

In 2006, the State passed Assembly Bill (AB) 32, the "Global Warming Solutions Act," which set the 2020 greenhouse gas emissions reduction goal into law. This law requires that the greenhouse gas emissions in 2020 are no more than the emissions released in 1990. In 2008, the State passed Senate Bill (SB) 375, "Sustainable Communities Strategy," which built upon AB 32 "the Global Warming Solutions Act" and requires regions with high levels of air pollution to develop a "Sustainable Communities Strategy" in order to reduce greenhouse gas emissions.

The City of Hawaiian Gardens is committed to reducing costs and increasing efficiencies in operations. In supporting these goals City staff is exploring energy conservation and alternative energy projects that can reduce greenhouse gas emissions. Just as important to the City is to lower energy bills.

The first steps in preparing an Energy Efficiency and Renewable Energy Project are to prepare an inventory of existing operations and to identify potential energy conservation measures ("ECMs") and opportunities for distributed and renewable generation technologies ("Assessment Report").

Since April 2019, ENGIE Services, U.S., Inc. (ENGIE) has been performing a preliminary energy assessment of the City of Hawaiian Garden's facilities. The next step (second of three steps) in the process is an Integrated Energy Assessment which requires a Project Development Agreement ("PDA"). This next level of assessment produces a much more detailed energy assessment that includes the identification of potential funding options for the recommended energy projects which will include incentives, grants, and low-interest loans.

## **DISCUSSION**

Government Code Section 4217.10 et seq. provides authority to public agencies to select and contract with a qualified Energy Services Company ("ESCO"), or other qualified design/build companies, to develop and construct energy efficiency, conservation, and alternative energy projects under a single contract. These regulations allow public agencies to use third party financing for such projects so that implementation would not necessarily require the short-term reduction of an agency's general and / or enterprise funds to gain energy savings in the long-term. This legislation was created to remove economic barriers to the adoption of energy conservation measures and alternative energy projects by public agencies

The scope of work includes, but is not limited to the following:

- Require an assessment fee, which would be incorporated into the cost of projects that move forward
- Assess for incentives and rebates from Southern California Edison
- Perform an energy inspection to identify energy conservation measures ("ECMs") and opportunities for distributed and renewable generation technologies.
- Identify the potential locations and type of application for solar photovoltaics ("PV") and other ECM installations.
- Obtain the hours of operation for building systems and equipment and expected occupancy and utilization.
- Survey major energy equipment and record the pertinent information for lighting; HVAC equipment; controls and automation; pumps; compressors; heat exchangers; and fan coil units.
- Perform utility analysis and solar PV production analysis
- Analyze HVAC and electrical usage for each site

To develop an ESCO Energy Efficiency and Renewable Energy Project without a request for proposals process, the City would be required to enter into a contractual relationship with an ESCO under the terms of California Government Code 4217.10 et seq., which allows no bid contracts for this type of work. A Resolution (Attachment 1) authorizing staff to proceed with a Program Development Agreement (Attachment 2 "PDA") for the development of a detailed audit assessment is provided herein.

Once the consultant completes the detailed energy assessment under the PDA, the recommended energy conservation measures and guaranteed costs and savings will be presented to the City in the form of an Energy Services Contract. At this point, the City



has the option to move forward with the final phase in the process, which is the implementation phase where ENGIE completes the installation of the energy-efficient and renewable energy measures for the City.

### **FISCAL IMPACT**

Total budgetary impact will be determined based on cost to complete recommendations per the final energy assessment. Any grant funds obtained would then be deducted. Under the California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) 1% Loan program, municipalities can utilize 1% interest loans for energy conservation programs such as the one ENGIE will recommend. Loan applications are accepted on a first-come, first-serve basis for energy projects and the program is typically re-funded in the fall of each year. The maximum loan amount is \$3,000,000, and the project payback must fall within a 17-year simple payback window. Engie will assist the City with the entire process, from application through approval of invoices to the CEC during the project implementation stage.

Should the City elect to move forward with ENGIE's recommended measures, costs would be incorporated into the total contract amount payable under the Energy Service Contract. The associated cost for the detailed assessment and recommendations phase is up to \$35,000.00. This amount would compensate direct engineering costs associated with the development of the Assessment Report.

If ENGIE determines that the projected savings from implementation of the energy savings projects identified in the Assessment Report cannot result in a paid-from-savings project which complies with California Government Code, then the City is not responsible to pay ENGIE the cost of detailed assessment fee cost.

### **RECOMMENDATION**

It is recommended that the City Council adopt Resolution No. 013-2020 authorizing the City Manager to enter into a Program Development Agreement ("PDA") with ENGIE Services, U.S., Inc. "ENGIE" for an energy conservation project detailed assessment report ("Assessment Report") to implement energy efficiency and conservation projects in City facilities using the authority granted to public agencies by California Government Code 4217.10 et seq., and select ENGIE as the preferred Energy Services Company to develop and construct energy efficiency, conservation, and alternative energy projects under a single contract and authorize Engie to apply for the California Energy Commission 1% loan on behalf of the City.

### **ATTACHMENT(S)**

1. Resolution No. 013-2020
2. Program Development Agreement



ENGIE Services Project #: CN-001010  
 ENGIE Services Contract # R \_\_\_\_\_

## PROGRAM DEVELOPMENT AGREEMENT

This PROGRAM DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of \_\_\_\_\_, 2019, between ENGIE Services U.S. Inc. ("ENGIE Services U.S."), having its principal offices at 500 Twelfth Street, Suite 300, Oakland, CA 94607, and City of Hawaiian Gardens, with offices located at 21815 Pioneer Boulevard, Hawaiian Gardens, CA 90716 ("Hawaiian Gardens" and together with ENGIE Services U.S. the "Parties" and each of Hawaiian Gardens and ENGIE Services U.S. a "Party").

WHEREAS, ENGIE Services U.S. is an energy services and solutions company with the technical and management capabilities and experience to perform an integrated energy assessment (an "Assessment") and to identify supply-side and/or demand-side energy conservation measures ("ECMs");

WHEREAS, Hawaiian Gardens desires to enter into an agreement to have ENGIE Services U.S. perform an Assessment in accordance with the scope of work set forth in Attachment A (the "Scope of Work") for the sites listed on Part I of Attachment B (the "Sites"), and to deliver recommendations, described in the Scope of Work, identifying energy improvements and operational changes to be installed or implemented at the Sites (the "Recommendations"); and

WHEREAS, the primary purpose of the Assessment and the Recommendations is to provide an engineering and economic basis for the implementation of the ECMs identified in the Recommendations, in furtherance of which the Parties intend to negotiate and execute a contract providing for, among other things, engineering, procurement, installation, construction and training services (an "Energy Services Contract");

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

### 1. ASSESSMENT AND RECOMMENDATIONS

ENGIE Services U.S. agrees to complete the Assessment and to present Recommendations to Hawaiian Gardens within sixty (60) calendar days after the date on which ENGIE Services U.S. receives the information listed in Part I of Attachment A (the "Required Information"). Hawaiian Gardens agrees to deliver the Required Information to ENGIE Services U.S. no later than sixty (60) calendar days after the date hereof.

Hawaiian Gardens agrees to assist ENGIE Services U.S. in performing the Assessment by (i) providing ENGIE Services U.S. with access to key decision makers and stakeholders of the City of Hawaiian Gardens, (ii) providing ENGIE Services U.S. its employees and agents, such access to the Sites and other relevant facilities of Hawaiian Gardens as ENGIE Services U.S. deems necessary and (iii) providing, or causing Hawaiian Gardens' energy suppliers to provide, complete and accurate data concerning energy usage and costs related to the Sites and other relevant facilities. ENGIE Services U.S. will be entitled to rely upon the accuracy and completeness of all information provided to ENGIE Services U.S. by Hawaiian Gardens and Hawaiian Gardens' energy suppliers. ENGIE Services U.S. will promptly provide written notice to Hawaiian Gardens if ENGIE Services U.S. determines there is any incorrect data included in the information provided by Hawaiian Gardens or Hawaiian Gardens's energy suppliers, but ENGIE Services U.S. will have no obligation to correct or confirm any such information unless otherwise specified in the Scope of Work. Any change(s) in the Scope of Work will be set forth in a writing executed by the Parties.

### 2. COMPENSATION TO ENGIE SERVICES U.S.

Hawaiian Gardens will compensate ENGIE Services U.S. for the Assessment and the Recommendations by payment to ENGIE Services U.S. of a fee (the "Assessment Fee") in the amount of Thirty-Five Thousand Dollars (\$35,000.00).

The Assessment Fee will be due and payable thirty (30) calendar days after ENGIE Services U.S.'s submission of the Recommendations; *provided* that if on such thirtieth (30<sup>th</sup>) calendar day ENGIE Services U.S. and Hawaiian Gardens are negotiating an Energy Services Contract in good faith, the Assessment Fee will be due ninety (90) calendar days after ENGIE Services U.S.'s submission of the Recommendations; *provided further*, that if ENGIE Services U.S. and Hawaiian Gardens execute an Energy Services Contract within ninety (90) calendar days after ENGIE Services U.S.'s submission of the Recommendations, the Assessment Fee, and other fees, costs, expenses,

disbursements and overhead of ENGIE Services U.S. incurred during the Assessment, will be incorporated into the total contract amount payable under such Energy Services Contract.

Each of Hawaiian Gardens and ENGIE Services U.S. reserves the right to terminate this Agreement at any time during the course of the Assessment, by delivery of written notice to the other. If this Agreement is terminated by Hawaiian Gardens, the Assessment Fee will be payable by Hawaiian Gardens to ENGIE Services U.S. within thirty (30) calendar days of termination. If this Agreement is terminated by ENGIE Services U.S., Hawaiian Gardens will have no obligation to pay any portion of the Assessment Fee to ENGIE Services U.S. If ENGIE Services U.S. determines that the projected savings from implementation of the ECMs identified during the Assessment cannot result in a paid-from-savings project which complies with California Government Code Sections 4217.10 through 4217.18, the Assessment and this Agreement will be terminated by ENGIE Services U.S.

Any amount not paid when due will, from and after the due date, bear interest at a fluctuating rate equal to the sum of (a) The United States Prime Rate as listed from time to time in the Eastern print edition of the Wall Street Journal<sup>®</sup> plus (b) 2% per annum. Accrued and unpaid interest on past due amounts (including interest on past due interest) will be due and payable upon demand.

### 3. INSURANCE

ENGIE Services U.S. will maintain, or cause to be maintained, for the duration of this Agreement, the insurance coverage outlined in (A) through (F) below, and all such other insurance as required by applicable law. Evidence of coverage will be provided to Hawaiian Gardens via an insurance certificate.

- A. Workers' Compensation/Employers Liability for states in which ENGIE Services U.S. is not a qualified self-insured. Limits as follows:

*	Workers' Compensation:	Statutory
*	Employers Liability:	Bodily Injury by accident \$1,000,000 each accident
		Bodily Injury by disease \$1,000,000 each employee
		Bodily Injury by disease \$1,000,000 policy limit

- B. Commercial General Liability insurance with limits of:

*	\$2,000,000 each occurrence for Bodily Injury and Property Damage
*	\$4,000,000 General Aggregate - other than Products/Completed Operations
*	\$2,000,000 Products/Completed Operations Aggregate
*	\$2,000,000 Personal & Advertising Injury
*	\$ 100,000 Damage to premises rented to ENGIE Services U.S.

Coverage to be written on an occurrence form. Coverage to be at least as broad as ISO form CG 0001 (04/13) or its equivalent forms, without endorsements that limit the policy terms with respect to: (1) provisions for severability of interest or (2) explosion, collapse, underground hazard.

- C. Auto Liability insurance for owned, hired and non-owned vehicles with limits of \$1,000,000 per accident. Coverage to be written on an occurrence form.

- D. Professional Liability insurance with limits of:

*	\$1,000,000 per occurrence
*	\$1,000,000 aggregate

Coverage to be written on a claims-made form.

- E. Umbrella/Excess Liability Insurance. Limits as follows:

*	\$1,000,000 each occurrence
*	\$1,000,000 aggregate

Coverage terms and limits to apply excess of the per occurrence and/or aggregate limits provided for Commercial General Liability and Professional Liability written on a claims made form. Coverage terms and limits also to apply in excess of those required for Employers Liability and Auto Liability written on an occurrence form.

#### F. Policy Endorsements.

- \* The insurance provided for Workers Compensation and Employers Liability above will contain waivers of subrogation rights against Hawaiian Gardens, but only to the extent of the indemnity obligations contained in this Agreement.
- \* The insurance provided for Commercial General Liability and Auto Liability above will:
  - (1) include Hawaiian Gardens as an additional insured with respect to Work performed under this Agreement, but only to the extent of the indemnity obligations contained in this Agreement, and
  - (2) provide that the insurance is primary coverage with respect to all insureds, but only to the extent of the indemnity obligations contained in this Agreement.

#### 4. INDEPENDENT CONTRACTOR

ENGIE Services U.S., and the agents and employees of ENGIE Services U.S., its subcontractors and/or consultants, are acting in an independent capacity in the performance of this Agreement, and not as public officials, officers, employees, consultants, or agents of Hawaiian Gardens for purposes of conflict of interest laws or any other applicable law. This Agreement may not be construed to represent the creation of an employer/employee or principal/agent relationship. ENGIE Services U.S. will act in an independent capacity and retain sole discretion in the manner and means of carrying out its activities under this Agreement. ENGIE Services U.S. is free to work for other entities while under contract with Hawaiian Gardens.

#### 5. ENERGY SERVICES CONTRACT

As it is the intent of Hawaiian Gardens and ENGIE Services U.S. to pursue cost effective energy retrofits and ECMs at the Sites pursuant to an Energy Services Contract, both Parties agree to enter into good faith negotiations of an Energy Services Contract immediately following completion of the Assessment.

#### 6. WORK PRODUCT

Hawaiian Gardens will not, by virtue of this Agreement, acquire any interest in any formulas, patterns, devices, secret inventions or processes, copyrights, patents, other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the Assessment or the Recommendations. The Recommendations, and all data, proposals, plans, specifications, flow sheets, drawings, and other work product prepared or produced by ENGIE Services U.S. hereunder ("Work Product") and furnished directly or indirectly, in writing or otherwise, to Hawaiian Gardens under this Agreement will remain ENGIE Services U.S.' property and will be used only in connection with work performed by ENGIE Services U.S. ENGIE Services U.S. will be deemed the author and owner of such Work Product and will retain all common law, statutory and other reserved rights, including copyrights. The Work Product may not be used by Hawaiian Gardens as a basis for facility construction or implementation of ECMs developed herein by any entity other than ENGIE Services U.S., without the prior written agreement of ENGIE Services U.S. If ENGIE Services U.S. determines that Hawaiian Gardens has violated this prohibition, ENGIE Services U.S. may, in its sole discretion, and in addition to injunctive relief or any other legal or equitable remedies ENGIE Services U.S. may have, require that Hawaiian Gardens pay, in addition to the Assessment Fee, liquidated damages in an amount equal to five (5) times the Assessment Fee. This liquidated damages amount is not a penalty but a reasonable estimate of the amount of losses ENGIE Services U.S. will suffer, and will survive the termination of this Agreement. Any unauthorized use of the Work Product will be at Hawaiian Gardens' sole risk and without liability to ENGIE Services U.S., and Hawaiian Gardens agrees to defend, indemnify and hold harmless, ENGIE Services U.S., its subcontractors, and their directors, employees, subcontractors, and agents from any and all actions, claims, demands, damages, disabilities, fines, penalties, losses, costs, expenses (including consultants' and attorneys' fees and other defense expenses) and liabilities of any nature (collectively, "Losses") associated with or resulting from such use.

#### 7. LIMITATION OF LIABILITY

The liability of a defaulting Party, in connection with this Agreement or any analysis, report, recommendations, or other deliverables provided hereunder, will be limited to direct, actual damages. Neither Party shall be liable to the other Party for any special, indirect, incidental or consequential damages whatsoever, whether in contract, tort (including negligence) or strict liability, including, but not limited to, operational losses in the performance of business such as lost profits or revenues or any increase in operating expense. Additionally, each Party waives any claims for negligence against the other Party to the greatest extent permitted by law. In no event will ENGIE Services U.S. be liable to Hawaiian Gardens for any Losses which collectively exceed the amount of the Assessment Fee, regardless of whether such amounts arise out of breach of contract, guarantee or warranty, tort, product liability, contribution, strict liability or any other legal theory.

## 8. NONDISCRIMINATION; COMPLIANCE WITH LAWS

ENGIE Services U.S. will comply with all applicable laws, rules, regulations and policies, including, but not limited to, those relating to nondiscrimination, accessibility and civil rights.

The Parties acknowledge and agree that ENGIE Services U.S. is not a municipal advisor and cannot give advice to Hawaiian Gardens with respect to municipal securities or municipal financial products absent Hawaiian Gardens being represented by, and relying upon the advice of, an independent registered municipal advisor. ENGIE Services U.S. is not subject to a fiduciary duty with regard to Hawaiian Gardens or the provision of information to Hawaiian Gardens. Hawaiian Gardens will consult with an independent registered municipal advisor about the financing option(s) appropriate for Hawaiian Gardens's situation.

ENGIE Services U.S. cannot guarantee that Hawaiian Gardens will receive funding from any energy efficiency rebate, incentive, and/or loan program(s) (collectively, "Incentive Funds"); ENGIE Services U.S. expressly disclaims any liability for Hawaiian Gardens's failure to receive any portion of the Incentive Funds, and Hawaiian Gardens acknowledges and agrees that ENGIE Services U.S. will have no liability for any failure to receive all or any portion of the Incentive Funds.

## 9. FORCE MAJEURE

Neither Party will be considered to be in default in the performance of any material obligation under this Agreement (other than the obligation to make payments) when a failure of performance will be due to an event of Force Majeure. The term "Force Majeure" will mean any cause beyond the control of the affected Party and which by the exercise of due diligence such Party could not reasonably have been expected to avoid and which, despite using commercially reasonable efforts, it has been unable to overcome. Neither Party will be relieved of its obligation to perform if such failure is due to causes arising out of its own negligence or due to removable or remediable causes which it fails to remove or remedy within a reasonable time period. Either Party rendered unable to fulfill any of its obligations under this Agreement by reason of an event of Force Majeure will give prompt written notice of such fact to the other Party.

## 10. INTEGRATION; AMENDMENT; COUNTERPARTS

This Agreement constitutes the entire contract among the Parties relating to the subject matter hereof and supersedes any and all previous agreements and understandings, oral or written, relating to the subject matter hereof. This Agreement may not be amended except by a writing executed by both Parties. No oral amendment shall be enforceable, even if supported by new consideration. Except as otherwise provided herein, the terms and provisions of this Agreement will apply to, be binding upon, and inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, and permitted assigns.

This Agreement may be executed in counterparts (and by different parties hereto in different counterparts), each of which shall constitute an original, but all of which when taken together shall constitute a single contract. Delivery of an executed counterpart of a signature page of this Agreement by email shall be effective as delivery of a manually executed counterpart of this Agreement.

## 11. DISPUTE RESOLUTION; APPLICABLE LAW; VENUE; SEVERABILITY

If a dispute arises out of or relates to this Agreement, or the transaction contemplated by this Agreement (a "Dispute"), either Party may initiate the dispute resolution process set forth in this Section 11 by giving notice to the other Party. Senior executives for the Parties will meet, within thirty (30) calendar days after notice of the Dispute, in an attempt to resolve the Dispute and any other identified disputes or any unresolved issues that may lead to a dispute. If the senior executives are unable to resolve a Dispute or if a senior management conference is not held within the time provided herein, either Party may submit the Dispute to mediation.

If the Dispute is not settled by senior management conference, the Parties will endeavor to settle the Dispute by mediation under the Commercial Mediation Procedures of the American Arbitration Association ("AAA"). Mediation is a condition precedent to arbitration or the institution of legal or equitable proceedings by either Party. Once one Party files a request for mediation with the other Party and with the American Arbitration Association, the Parties agree to conclude the mediation within sixty (60) calendar days after filing the request. Either Party may terminate the mediation at any time after the first session, but the decision to terminate must be delivered in person by the Party's representative to the other Party's representative and the mediator.

If the Dispute is not resolved by mediation within sixty (60) calendar days after the date of filing of the request for mediation, then the exclusive means to resolve the Dispute is final and binding arbitration. Either Party may initiate arbitration proceedings by notice to the other Party and the American Arbitration Association. The following provisions apply to all arbitration proceedings pursuant to this Article: (i) The place of arbitration will be the American Arbitration Association office closest to where the Assessment was performed; (ii) one arbitrator will conduct the arbitral proceedings in accordance with the Commercial Arbitration Rules and Mediation Procedures (excluding the Procedures for Large, Complex Commercial Disputes) of the American Arbitration Association currently in effect ("Arbitration Rules") (to the extent of any conflicts between the Arbitration Rules and the provisions of this Agreement, the provisions of this Agreement prevail); (iii) the Parties will submit true copies of all documents considered relevant with their respective statement of claim or defense, and any counterclaim or reply (in the discretion of the arbitrator, the production of additional documents that are relevant and material to the determination of the Dispute may be required); (iv) the arbitrator does not have the power to award, and may not award, any punitive, indirect or consequential damages (however denominated); all arbitration fees and costs are to be shared equally by the parties, regardless of which Party prevails, and each Party will pay its own costs of legal representation and witness expenses; (v) the award must be in the form of a reasoned award; (vi) the Dispute will be resolved as quickly as possible, and the arbitrator will endeavor to issue the arbitration award within six (6) months after the date on which the arbitration proceedings were commenced; and (vii) the award will be final and binding and subject to confirmation and enforcement proceedings in any court of competent jurisdiction.

If any term of this Agreement is declared by a court to be illegal, invalid or unenforceable, the legality, validity and enforceability of the other terms of this Agreement will not be affected or impaired thereby, and the rights and obligations of the Parties will be enforced as if the illegal, invalid or unenforceable term were revised to the minimum extent necessary to make such term legal, valid and enforceable.

*[the Parties' signatures appear on the following page]*

IN WITNESS WHEREOF, and intending to be legally bound, the Parties hereto subscribe their names to this Agreement.

**ENGIE SERVICES U.S.:**

**HAWAIIAN GARDENS:**

**ENGIE Services U.S. Inc.**

**City of Hawaiian Gardens**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

## ATTACHMENT A

## SCOPE OF WORK

**I. Required Documents (Needed to Proceed).**

Hawaiian Gardens will provide the following detailed documentation:

1. Most recent two (2) years of audited financial statements.
2. Utility data from all utilities serving the Sites, including (i) actual Hard Bills for a minimum of (1) winter month (November) & (1) summer month (July) from the most recent year, and (ii) three (3) years of monthly utility data, which can be requested via Customer Authorization forms. ESUS will assist in the request of the monthly data (item (ii)) with the utility companies (e.g.: SCE, SoCal Gas, etc.).
3. A minimum of 1-year of utility company demand interval recordings of 15/30-minute electrical demand for characteristic months of the year, where available. ESUS will assist in the request of this interval data with the utility company(s) (e.g.: SCE).
4. Record drawings (AutoCAD or hard copy) for the Sites, where available:
  - a. mechanical
  - b. plumbing
  - c. electrical
  - d. building automation and temperature controls
  - e. structural
  - f. architectural
  - g. modifications and remodels
  - h. site landscaping
5. AutoCAD or hard copy of 8 ½" x 11" or 11" x 17" floor and roof plans of all Sites, as well as information on the age, type and condition of buildings and roofs.
6. A list of key contacts at each Site, including Hawaiian Gardens personnel knowledgeable of the electrical, HVAC, lighting and controls systems.
7. Energy management system and HVAC equipment operating schedules, point lists and sequences of operation, where available.
8. Original construction submittals and factory data (specifications, pump curves, etc.), where available.
9. Test and balance reports for water and air systems, where available.

**II. Scope of Work.**

The Integrated Energy Assessment (the "Assessment") will be performed as described below:

- A. Perform detailed review of documents delivered above.
- B. Perform an inspection survey to:
  1. Identify potential energy conservation measures ("ECMs") and opportunities for distributed and renewable generation technologies.
  2. Identify the potential locations and type of application for solar photovoltaics (PV) and other ECM installations.
  3. Interview the facility manager, chief engineer, or others as needed.
  4. Identify comfort or system-function problems which may impact the performance of the recommended measures.



5. Obtain the hours of operation for building systems and equipment, and expected occupancy and use.
  6. Survey major energy using equipment, and record (to extent available) the pertinent information for the following:
    - a. Lighting
    - b. HVAC equipment
    - c. Controls and automation
    - d. Other (outdoor lighting, etc.)
- C. Perform Utility Analysis and Solar Photovoltaic Production Analysis:
1. Identify current rate schedule, analyze electrical usage and model load profile for each Site
  2. Determine historical Site-specific rate escalation
  3. Determine expected solar photovoltaic production curve for proposed Sites
  4. Perform on-site shade analysis where shading may occur
  5. Overlay electrical load profile with expected solar photovoltaic production curve, to right-size the solar photovoltaic system(s) and identify rate restructuring opportunities.
- D. Analyze HVAC and electrical usage for each Site compared to industry standard energy indices.
- E. To the extent deemed necessary by ENGIE Services U.S., prepare preliminary engineering for ECMs and renewable opportunities at the Sites, to include:
1. A written description including:
    - a. the existing conditions
    - b. the changes to be made
    - c. the engineering principle(s) which cause energy to be saved
  2. A general scope of the construction work required for installation of work.
  3. Rough sizing of major equipment and a preliminary selection.
- F. Calculate energy savings and cost for all viable ECMs and renewable generation technologies:
1. For each ECM or renewable generation technology, calculate annual energy savings
  2. Calculation methodology will be determined by ENGIE Services U.S., and may include using modeling software such as Market Manager or Trace 700, or may involve spreadsheet analysis or other accepted, standard engineering procedures.
  3. Calculations will follow ASHRAE or other nationally recognized authority and will be based on sound engineering principle(s).
  4. Operational and maintenance savings, if any, will be identified as a separate line item.
- G. Prepare a preliminary measurement and verification plan, explaining how each ECM is to be measured and verified. This plan need only show intended methodologies, but is not required to identify precise instrumentation and/or formulae intended for use. This plan should be carefully enough prepared so as not to materially conflict with the final measurement and verification plan to be prepared during final negotiations of, and incorporated into, the Energy Services Contract.
- H. Prepare a proposed "Project Cost" and a list of "Services to Be Provided," in anticipation of ENGIE Services U.S. and Hawaiian Gardens entering into an Energy Services Contract to design, construct, install, and monitor the projects proposed in the Recommendations. Cost calculations will explicitly state that the Energy Services Contract must be promptly executed to avoid price increases and that hazardous substance or abnormal subsurface/soil condition issues must not be present.
- I. Identify how the proposed ECMs, renewable energy, operational efficiency measures, and other program elements could be utilized to leverage opportunities to promote Hawaiian Gardens, and local business, cultural, and public-private partnership and innovation, including workforce development, local school district and regional education curriculum development opportunities.
- J. ENGIE Services U.S. will provide to Hawaiian Gardens Recommendations which will include:
1. A draft Energy Services Contract which will include the contract amount, scope of work, and payment schedule.

2. A description of each recommended ECM and a table summarizing all recommended ECMs.

**III. Technologies to be Considered:**

A. The technologies listed below will be considered during the performance of assessments:

1. Lighting
  - a. Lighting fixture retrofit
  - b. LED parking lot lighting
  - c. LED sports and pathway lighting for parks
2. Building automation/direct digital controls
3. HVAC package unit replacements and tune-ups
4. Transformer replacements with high efficiency transformers
5. Solar hot water installations
6. Solar photovoltaics
7. Battery energy storage systems
8. Electric vehicle charging stations

ATTACHMENT B

SITE INVENTORY

PART I: SITES INCLUDED IN ASSESSMENT

City Facility	Address / Location	Area (SF)
C. Robert Lee Activity Center	21815 Pioneer Blvd, Hawaiian Gardens, CA 90716	23,358
City Hall	21815 Pioneer Blvd, Hawaiian Gardens, CA 90716	16,163
Senior Center	21815 Pioneer Blvd, Hawaiian Gardens, CA 90716	18,282
Public Library / Public Safety Center	11940 Carson Street, Hawaiian Gardens, CA 90716	
Fedde Sports Complex and Moskowitz Stadium	21301 Elaine Avenue, Hawaiian Gardens, CA 90716	1,674
Lee Ware Recreation Center	22300 Wardham Avenue, Hawaiian Gardens, CA 90716	-
Lee Ware Pool	22310 Wardham Avenue, Hawaiian Gardens, CA 90716	8,587
Pioneer Park	22222 Pioneer Park, Hawaiian Gardens, CA 90716	
Clarkdale Park	22008 Clarkdale Avenue, Hawaiian Gardens, CA 90716	
Head Start / Helen Rosas building	22150 Wardham Ave	8,500
Public Works		
		76,564

PART II: SITES NOT INCLUDED IN ASSESSMENT

Any site not included in Part I above.

## RESOLUTION NO. 013-2020

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROGRAM DEVELOPMENT AGREEMENT ("PDA") WITH ENGIE SERVICES, U.S., INC. FOR AN ENERGY EFFICIENCY AND RENEWABLE ENERGY PROJECT TO INCLUDE APPLYING FOR THE CALIFORNIA ENERGY COMMISSION ("CEC") 1% LOAN.

THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES RESOLVE AS FOLLOWS:

**WHEREAS**, the City prides itself in becoming a leader in responsible operation of our facilities, both fiscally and environmentally; and

**WHEREAS**, progress to sustain its commitment in reducing costs and increasing energy efficiencies in our operations, while exploring energy conservation and alternative energy projects that can reduce greenhouse gas emissions; and

**WHEREAS**, the City wishes to enter into a Professional Development Agreement with ENGIE, U.S., Inc. for an energy efficiency and renewable energy project.

**WHEREAS**, the City intends to include application for the CEC 1% interest loan to assist with costs related to the renewable energy project with the Agreement with ENGIE, U.S., Inc.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS AS FOLLOWS:**

**Section 1.** That the City Council of the City of Hawaiian Gardens hereby directs and authorizes the City Manager to take all necessary actions to execute the Professional Development Agreement with ENGIE, U.S, Inc, to provide detailed energy assessment and renewable energy project, including but not limited to, the signing of contracts, agreements, and other related documents.

**Section 2.** That the City Council of the City of Hawaiian Gardens hereby authorizes ENGIE, U.S. Inc. to apply for the California Energy Commission 1% interest Loan on behalf of the City.

**Section 3.** That the City Council of the City of Hawaiian Gardens hereby authorizes an amount not to exceed \$ 35,000 in funds for the detailed assessment and associated cost to compensate direct engineering costs in the development of the renewable energy project included within the program costs.

**Section 4.** The Mayor is hereby authorized to affix his signature to this Resolution signifying its adoption, and the City Clerk is directed to attest thereto.

**Section 5.** The City Clerk, or his/her duly designee is hereby directed to attest and certify the adoption of this Resolution and shall be included in the Book of Resolutions of the City.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Hawaiian Gardens, California on this, 25<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
JESSE ALVARADO  
MAYOR

ATTEST

\_\_\_\_\_  
LUCIE COLOMBO  
CITY CLERK