

**AGENDA**  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
5000 CLARK AVENUE  
LAKEWOOD, CALIFORNIA

March 13, 2018

**ADJOURNED MEETING:** Goals Soccer Center

6:00 p.m.  
*EXECUTIVE BOARD ROOM*

**CALL TO ORDER**

7:30 p.m.

**INVOCATION:** Dr. Bill Cox, Victory Through Jesus Church

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop 134

**ROLL CALL:** Mayor Diane DuBois  
Vice Mayor Steve Croft  
Council Member Ron Piazza  
Council Member Todd Rogers  
Council Member Jeff Wood

**ANNOUNCEMENTS AND PRESENTATIONS:**

Presentation by Cindy Conboy, Event Lead, Lakewood Relay for Life, American Cancer Society

**ROUTINE ITEMS:**

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 Approval of Minutes of the Meeting held February 27, 2018

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Monthly Report of Investment Transactions - January 2018

RI-5 Approval of Proposition A Transit Fund Exchange and Assignment Agreement

RI-6 Approval of Permit for Street Closure for March 24th Block Party

RI-7 Authorizing Removal of Disabled Parking Space at 5818 Oliva Avenue and 4528 Dunrobin Avenue, Resolution No. 2018-3

RI-8 Acceptance of Notice of Completion for Public Works Project No. 2017-8, Improvements to the Existing Monte Verde Park Lodge, Corral Construction and Development

## **City Council Agenda**

March 13, 2018

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### **PUBLIC HEARINGS:**

- 1.1 Appeal of Decision of the Planning and Environment Commission Regarding Conditional Use Permit No. 948, 6741 Carson Street, Resolution No. 2018-6
- 1.2 Award of Bid for Public Works Project No. 2018-1, Lakewood City Hall Boiler Replacement  
*[Continued from February 27, 2018]*
- 1.3 Award of Bid for Public Works Project No. 2018-2, Mayfair & McCormick Pool Equipment Replacement

### **AGENDA**

#### **LAKWOOD HOUSING SUCCESSOR AGENCY**

1. Approval of Register of Demands

### **ORAL COMMUNICATIONS:**

### **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at [cityclerk@lakewoodcity.org](mailto:cityclerk@lakewoodcity.org) at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at [www.lakewoodcity.org](http://www.lakewoodcity.org)

# Routine Items

Routine Item 1 – City Council Minutes  
will be available prior to the meeting.


# DIVIDER SHEET

**COUNCIL AGENDA**  
March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
<b>1. FULL-TIME EMPLOYEES</b>			
<b>A. Appointments</b> None			
<b>B. Changes</b> None			
<b>C. Separations</b>			
Carol Jacoby	Assistant City Manager	EACM	03/02/2018
Didier Murillo	Planning Technician	16B	02/22/2018
Marco Perez	Park Maintenance Worker	10A	02/28/2018
Robert Rennie	Facilities Maintenance Supervisor	27B	03/02/2018
<b>2. PART-TIME EMPLOYEES</b>			
<b>A. Appointments</b> None			
<b>B. Changes</b> None			
<b>C. Separations</b>			
David Cuppy	Maintenance Services Aide II	B	02/27/2018

  
Thaddeus McCormack  
City Manager

# **D I V I D E R S H E E T**

**CITY OF LAKEWOOD  
FUND SUMMARY 3/1/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 86449 through 86550. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	80,024.91
1020	CABLE TV	2,912.50
1030	CDBG CURRENT YEAR	1,208.33
1050	COMMUNITY FACILITY	882.00
3001	CAPITAL IMPROV PROJECT FUND	82,375.59
3060	PROPOSITION "A"	170,166.28
5010	GRAPHICS AND COPY CENTER	572.16
5020	CENTRAL STORES	2,606.90
5030	FLEET MAINTENANCE	6,577.49
6020	GEOGRAPHIC INFORMATION SYSTEM	10.00
7500	WATER UTILITY FUND	75,905.93
8020	LOCAL REHAB LOAN	5,100.00
8030	TRUST DEPOSIT	5,693.50
		<hr/>
		<b>434,035.59</b>

Council Approval

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

Attest

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Director of Administrative Services



# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86449	03/01/2018	4842	A T & T CORP	233.02	0.00	233.02
86450	03/01/2018	4551	ACCOUNTING PRINCIPALS. INC	692.25	0.00	692.25
86451	03/01/2018	3876	ALCANTAR. GILBERT	220.00	0.00	220.00
86452	03/01/2018	1700	ALLIED REFRIGERATION INC	378.49	0.00	378.49
86453	03/01/2018	58000	AMERICAN TRUCK & TOOL RENTAL INC	140.50	0.00	140.50
86454	03/01/2018	51614	AOUATIC DESIGN GROUP	8,437.50	0.00	8,437.50
86455	03/01/2018	51614	AOUATIC DESIGN GROUP	9,787.50	0.00	9,787.50
86456	03/01/2018	5112	BELLFLOWER AUTOMOTIVE HECTOR	1,077.33	0.00	1,077.33
86457	03/01/2018	52244	BELLFLOWER. CITY OF	202.39	0.00	202.39
86458	03/01/2018	4649	BURHENN & GEST LLP	957.77	0.00	957.77
86459	03/01/2018	307	CALIF. STATE DISBURSEMENT UNIT	109.61	0.00	109.61
86460	03/01/2018	53983	CALIF STATE FRANCHISE TAX BOARD	76.00	0.00	76.00
86461	03/01/2018	4700	CALIFORNIA DEPT OF WATER RESOURCES	4,500.00	0.00	4,500.00
86462	03/01/2018	6600	CALIFORNIA STATE DEPT OF JUSTICE	8,977.00	0.00	8,977.00
86463	03/01/2018	5114	CASTUS CORPORATION	2,152.50	0.00	2,152.50
86464	03/01/2018	7500	CENTRAL BASIN MUNICIPAL WATER	1,305.00	0.00	1,305.00
86465	03/01/2018	43135	CERRITOS. CITY OF - WATER DIVISION	14,615.70	0.00	14,615.70
86466	03/01/2018	45894	CINTAS CORPORATION	67.16	0.00	67.16
86467	03/01/2018	60195	CR TRANSFER INC	2,730.13	0.00	2,730.13
86468	03/01/2018	46620	CREATIVE BUS SALES	170,166.28	0.00	170,166.28
86469	03/01/2018	27200	DICKSON R F CO INC	3,875.00	0.00	3,875.00
86470	03/01/2018	5121	FORSTER. ALBERT	1,000.00	0.00	1,000.00
86471	03/01/2018	5005	GIEMONT. GREGORY S.	261.00	0.00	261.00
86472	03/01/2018	54961	HACH COMPANY	707.21	0.00	707.21
86473	03/01/2018	62491	HANDS ON MAILING &	210.42	0.00	210.42
86474	03/01/2018	35477	HARA M LAWNMOWER CENTER	171.29	0.00	171.29
86475	03/01/2018	5106	HARRINGTON INDUSTRIAL PLASTICS LLC	717.19	0.00	717.19
86476	03/01/2018	42031	HOME DEPOT	1,478.68	0.00	1,478.68
86477	03/01/2018	3807	HAZARDOUS WASTE TRANSPORTATION	9,532.85	0.00	9,532.85
86478	03/01/2018	65891	HUMAN SERVICES ASSOCIATION	458.33	0.00	458.33
86479	03/01/2018	36589	IMMEDIATE MEDICAL CARE	540.00	0.00	540.00
86480	03/01/2018	4622	JHM SUPPLY INC	356.59	0.00	356.59
86481	03/01/2018	53992	YMCA OF GREATER LONG BEACH	60.00	0.00	60.00
86482	03/01/2018	44733	LIEBERT CASSIDY WHITMORE	619.00	0.00	619.00
86483	03/01/2018	5010	LOMELI. ROSANA	150.00	0.00	150.00
86484	03/01/2018	59144	LONG BEACH CITY	1,676.55	0.00	1,676.55
86485	03/01/2018	20950	LOS ANGELES CO ASSESSOR	10.00	0.00	10.00
86486	03/01/2018	36844	LA COUNTY DEPT OF PUBLIC WORKS	4,818.09	0.00	4,818.09
86487	03/01/2018	4521	PEACHY DEVELOPMENTS CALIFORNIA. LLC	1,726.06	0.00	1,726.06
86488	03/01/2018	65773	MAYFLOWER DISTRIBUTING COMPANY	60.29	0.00	60.29
86489	03/01/2018	38271	N A T O A	760.00	0.00	760.00
86490	03/01/2018	4443	O'REILLY AUTOMOTIVE STORES INC	234.54	0.00	234.54
86491	03/01/2018	47554	OFFICE DEPOT BUSINESS SVCS	314.31	0.00	314.31
86492	03/01/2018	450	PACIFIC EH & S SERVICES INC	1,792.00	0.00	1,792.00

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86493	03/01/2018	63708	DY-JO CORPORATION	635.00	0.00	635.00
86494	03/01/2018	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
86495	03/01/2018	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
86496	03/01/2018	4727	PROFESSIONAL PLASTICS INC	1,041.16	0.00	1,041.16
86497	03/01/2018	36404	R H F INC.	107.90	0.00	107.90
86498	03/01/2018	2374	RICHARDS WATSON & GERSHON INC	1,193.50	0.00	1,193.50
86499	03/01/2018	45437	S & J SUPPLY CO	1,420.77	0.00	1,420.77
86500	03/01/2018	418	SAFETYLINE INC	85.76	0.00	85.76
86501	03/01/2018	47141	STEARNS CONRAD & SCHMIDT CONSLT ENG	2,650.00	0.00	2,650.00
86502	03/01/2018	59218	SIERRA INSTALLATIONS INC	7,645.00	0.00	7,645.00
86503	03/01/2018	29100	SNAP-ON INDUSTRIAL	3,311.79	0.00	3,311.79
86504	03/01/2018	29400	SOUTHERN CALIFORNIA EDISON CO	24,753.97	0.00	24,753.97
86505	03/01/2018	49529	SPICERS PAPER INC	572.16	0.00	572.16
86506	03/01/2018	2995	STRICTLY BACKFLOW INC	585.00	0.00	585.00
86507	03/01/2018	38679	WESTERN EXTERMINATOR COMPANY	19.24	0.00	19.24
86508	03/01/2018	4830	TELECOM LAW FIRM PC	1,274.50	0.00	1,274.50
86509	03/01/2018	59212	TETRA TECH INC	49,205.55	0.00	49,205.55
86510	03/01/2018	4364	THE RINKS-LAKEWOOD ICE	409.50	0.00	409.50
86511	03/01/2018	5101	TOTAL ENVIRONMENTAL MANAGEMENT INC.	3,000.00	0.00	3,000.00
86512	03/01/2018	1676	U S TELEPACIFIC CORP	513.99	0.00	513.99
86513	03/01/2018	4907	VARSITY BRANDS HOLDING CO INC	2,062.29	0.00	2,062.29
86514	03/01/2018	4970	WATER OUALITY & TREATMENT SOLUTIONS INC	15,375.00	0.00	15,375.00
86515	03/01/2018	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
86516	03/01/2018	3943	WATERLINE TECHNOLOGIES INC	1,644.16	0.00	1,644.16
86517	03/01/2018	17640	WAXIE ENTERPRISES INC	301.37	0.00	301.37
86518	03/01/2018	62628	WELLS C. PIPELINE MATERIALS	948.20	0.00	948.20
86519	03/01/2018	40925	WEST COAST ARBORISTS INC	11,468.45	0.00	11,468.45
86520	03/01/2018	4501	WEST COAST SAND AND GRAVEL. INC.	584.53	0.00	584.53
86521	03/01/2018	37745	WESTERN EXTERMINATOR CO	247.00	0.00	247.00
86522	03/01/2018	50172	PRIMUS INC	143.84	0.00	143.84
86523	03/01/2018	35146	WILLDAN ASSOCIATES	35,868.04	0.00	35,868.04
86524	03/01/2018	2145	WYNN. LAKYN	39.00	0.00	39.00
86525	03/01/2018	63471	XANTHE CORP	22.75	0.00	22.75
86526	03/01/2018	3699	APONTE. ELIZABETH N	24.00	0.00	24.00
86527	03/01/2018	3699	ARREDONDO. AUGUSTINE	18.00	0.00	18.00
86528	03/01/2018	3699	CAIN. SHERENE	250.00	0.00	250.00
86529	03/01/2018	3699	CALIFORNIA CONSTRUCTION SERVICES	5,100.00	0.00	5,100.00
86530	03/01/2018	3699	DARJANY. LINDSAY	18.00	0.00	18.00
86531	03/01/2018	3699	DIAZ. GLORIA	250.00	0.00	250.00
86532	03/01/2018	3699	EASLEY. CATHERINE	18.00	0.00	18.00
86533	03/01/2018	3699	FAHEM. NARIMAN	355.00	0.00	355.00
86534	03/01/2018	3699	GALARZE. DORIS	240.00	0.00	240.00
86535	03/01/2018	3699	GIRGIS. NATALIE	18.00	0.00	18.00
86536	03/01/2018	3699	GOBLE. HEATHER	18.00	0.00	18.00

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86537	03/01/2018	3699	GOLDEN-FEILER, DANIELLE	18.00	0.00	18.00
86538	03/01/2018	3699	KELLY, JANE	64.00	0.00	64.00
86539	03/01/2018	3699	LAVIN, JANICE	24.00	0.00	24.00
86540	03/01/2018	3699	LOGAN, BEVERLY	24.00	0.00	24.00
86541	03/01/2018	3699	MARTIREZ, MICHELE	18.00	0.00	18.00
86542	03/01/2018	3699	MCADORY, KENNETH	250.00	0.00	250.00
86543	03/01/2018	3699	MIRAMONTES, ROSANA	18.00	0.00	18.00
86544	03/01/2018	3699	MONTELLA, MARY	24.00	0.00	24.00
86545	03/01/2018	3699	RINCON, BILLIE	24.00	0.00	24.00
86546	03/01/2018	3699	ROSAS, PAULA	240.00	0.00	240.00
86547	03/01/2018	3699	SANTOS, CLAUDIA	24.00	0.00	24.00
86548	03/01/2018	3699	VALLINAS, IRMA RUBI	18.00	0.00	18.00
86549	03/01/2018	3699	WHITECOTTON, MELISA	250.00	0.00	250.00
86550	03/01/2018	3699	WILLIAMS, CHALAOUE	250.00	0.00	250.00
<b>Totals:</b>				<u>434,035.59</u>	<u>0.00</u>	<u>434,035.59</u>

**CITY OF LAKEWOOD  
FUND SUMMARY 3/8/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 86551 through 86654. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	239,141.01
1020	CABLE TV	1,301.24
1030	CDBG CURRENT YEAR	3,119.87
1050	COMMUNITY FACILITY	613.37
1621	LA CNTY MEASURE R	15,368.10
1630	USED OIL GRANT	25.00
3001	CAPITAL IMPROV PROJECT FUND	454.06
3070	PROPOSITION "C"	219.00
5010	GRAPHICS AND COPY CENTER	269.11
5020	CENTRAL STORES	2,694.81
5030	FLEET MAINTENANCE	4,390.64
6020	GEOGRAPHIC INFORMATION SYSTEM	20.79
7500	WATER UTILITY FUND	364,788.48
8020	LOCAL REHAB LOAN	14,080.30
8030	TRUST DEPOSIT	100.00
		<hr/>
		<b>646,585.78</b>

Council Approval

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

Attest

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Director of Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86551	03/02/2018	51229	DEPT OF MOTOR VEHICLES	73.00	0.00	73.00
86552	03/02/2018	51229	DEPT OF MOTOR VEHICLES	73.00	0.00	73.00
86553	03/02/2018	51229	DEPT OF MOTOR VEHICLES	73.00	0.00	73.00
86554	03/08/2018	61142	ADAMS-HILLERY SHARRON	3,010.17	0.00	3,010.17
86555	03/08/2018	2701	AIRE RITE A/C & REFRIGERATION INC	5,023.16	0.00	5,023.16
86556	03/08/2018	4763	ALBANO'S PLUMBING. INC.	325.00	0.00	325.00
86557	03/08/2018	1700	ALLIED REFRIGERATION INC	33.99	0.00	33.99
86558	03/08/2018	4724	ARC DOCUMENT SOLUTIONS. LLC	285.73	0.00	285.73
86559	03/08/2018	4465	ATALLA. IBRAHIM	357.50	0.00	357.50
86560	03/08/2018	4790	COMPASS BANK	258,591.63	0.00	258,591.63
86561	03/08/2018	62737	BOYES. GOBIND	130.00	0.00	130.00
86562	03/08/2018	51721	C A P I O	450.00	0.00	450.00
86563	03/08/2018	53835	C.P.R.S. DIST X	70.00	0.00	70.00
86564	03/08/2018	1484	CALDERONE. SAMUEL	225.00	0.00	225.00
86565	03/08/2018	6600	CALIFORNIA STATE DEPT OF JUSTICE	4,594.00	0.00	4,594.00
86566	03/08/2018	5092	CARIAS. ALFREDO & ROSA AND	160.80	0.00	160.80
86567	03/08/2018	45894	CINTAS CORPORATION	57.83	0.00	57.83
86568	03/08/2018	64932	CJ CONSTRUCTION INC	92,775.62	0.00	92,775.62
86569	03/08/2018	5077	CLAVERIE. COURTNEY DAY	42.25	0.00	42.25
86570	03/08/2018	4654	BRAGG INVESTMENT COMPANY. INC.	101,046.46	0.00	101,046.46
86571	03/08/2018	5008	COLOR CARD ADMINISTRATOR CORP.	112.62	0.00	112.62
86572	03/08/2018	3778	COMMERCIAL AOUATIC SERVICES INC	85.33	0.00	85.33
86573	03/08/2018	4776	CORELOGIC. INC.	219.40	0.00	219.40
86574	03/08/2018	4959	COTTON. KARON	45.50	0.00	45.50
86575	03/08/2018	4641	DAO. THAO	1,088.10	0.00	1,088.10
86576	03/08/2018	57945	DELL MARKETING LP	7,637.05	0.00	7,637.05
86577	03/08/2018	4498	DELTA DENTAL INSURANCE COMPANY	1,383.27	0.00	1,383.27
86578	03/08/2018	56889	DELTA DENTAL OF CALIFORNIA	7,424.60	0.00	7,424.60
86579	03/08/2018	5020	ENCORE WELLNESS. LLC	86.40	0.00	86.40
86580	03/08/2018	5121	FORSTER. ALBERT	1,150.00	0.00	1,150.00
86581	03/08/2018	4884	FRONTIER CALIFORNIA INC.	3,145.95	0.00	3,145.95
86582	03/08/2018	3188	GALLS LLC/OUARTEMASTER LLC	1,016.97	0.00	1,016.97
86583	03/08/2018	3820	PLAYCORE WISCONSIN INC	1,657.87	0.00	1,657.87
86584	03/08/2018	47841	GARDNER TRACTOR SERVICE	6,953.00	0.00	6,953.00
86585	03/08/2018	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
86586	03/08/2018	4483	GREENFIX AMERICA. LLC	465.00	0.00	465.00
86587	03/08/2018	62491	HANDS ON MAILING &	325.00	0.00	325.00
86588	03/08/2018	35477	HARA M LAWNMOWER CENTER	782.93	0.00	782.93
86589	03/08/2018	4880	HODGE PRODUCTS INC.	880.33	0.00	880.33
86590	03/08/2018	42031	HOME DEPOT	2,114.60	0.00	2,114.60
86591	03/08/2018	4622	JHM SUPPLY INC	600.41	0.00	600.41
86592	03/08/2018	59873	JJS PALOMO'S STEEL INC	36.82	0.00	36.82
86593	03/08/2018	36167	KARTER. JANET	24.70	0.00	24.70
86594	03/08/2018	2956	KICK IT UP KIDZ. LLC	29.25	0.00	29.25

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86595	03/08/2018	4969	KILOWATT ENGINEERING INC	8,500.00	0.00	8,500.00
86596	03/08/2018	53992	YMCA OF GREATER LONG BEACH	60.00	0.00	60.00
86597	03/08/2018	59671	WOODWARDS MICHAEL	75.00	0.00	75.00
86598	03/08/2018	18400	LAKEWOOD. CITY WATER DEPT	12,269.30	0.00	12,269.30
86599	03/08/2018	20300	LONG BEACH CITY GAS & WATER DEPT	196.60	0.00	196.60
86600	03/08/2018	36844	LA COUNTY DEPT OF PUBLIC WORKS	10,791.00	0.00	10,791.00
86601	03/08/2018	4482	MALTY INTERNATIONAL GROUP INC	60.13	0.00	60.13
86602	03/08/2018	58414	MANAGED HEALTH NETWORK	359.48	0.00	359.48
86603	03/08/2018	60839	MARKOPULOS. CYNTHIA	42.25	0.00	42.25
86604	03/08/2018	65220	STEVEN MAHR PRINTING INC.	306.60	0.00	306.60
86605	03/08/2018	4887	MATHESON TRI-GAS. INC.	452.33	0.00	452.33
86606	03/08/2018	23130	MC MASTER-CARR SUPPLY CO	743.53	0.00	743.53
86607	03/08/2018	64333	MOSES-CALDERA. ISABEL	764.40	0.00	764.40
86608	03/08/2018	51084	MUNICIPAL EQUIP MAINT ASSN	275.00	0.00	275.00
86609	03/08/2018	4190	NATIONAL UNION FIRE INSURANCE CO	632.71	0.00	632.71
86610	03/08/2018	4892	NESTLE WATERS NORTH AMERICA	186.60	0.00	186.60
86611	03/08/2018	4443	O'REILLY AUTOMOTIVE STORES INC	861.45	15.77	845.68
86612	03/08/2018	4513	OCEAN BLUE ENVIRONMENTAL SERVICES	1,273.89	0.00	1,273.89
86613	03/08/2018	47554	OFFICE DEPOT BUSINESS SVCS	614.42	0.00	614.42
86614	03/08/2018	5016	P & R PAPER SUPPLY COMPANY. INC.	245.85	0.00	245.85
86615	03/08/2018	2174	PETTY CASH/LOVENEL REVELDEZ	1,303.79	0.00	1,303.79
86616	03/08/2018	4459	READWRITE EDUCATIONAL SOLUTIONS INC	323.05	0.00	323.05
86617	03/08/2018	4376	REPTACULAR ANIMALS CORPORATION	375.00	0.00	375.00
86618	03/08/2018	5051	RIBUFFO. RICHARD	400.00	0.00	400.00
86619	03/08/2018	4729	RIZUTO. JOHN	339.98	0.00	339.98
86620	03/08/2018	2044	RODRIGUEZ. EDIANNE	577.09	0.00	577.09
86621	03/08/2018	27730	ROSEMEAD OIL PRODUCTS	493.32	0.00	493.32
86622	03/08/2018	47285	ROTARY CORP	196.40	0.00	196.40
86623	03/08/2018	1841	SAFETY DRIVER'S ED. LLC	87.75	0.00	87.75
86624	03/08/2018	5045	SAN JUAN. CLYDE J	143.00	0.00	143.00
86625	03/08/2018	52279	SMART & FINAL INC	178.40	0.00	178.40
86626	03/08/2018	29100	SNAP-ON INDUSTRIAL	174.99	0.00	174.99
86627	03/08/2018	26900	SO CALIF SECURITY CENTERS INC	51.96	0.00	51.96
86628	03/08/2018	29400	SOUTHERN CALIFORNIA EDISON CO	1,080.29	0.00	1,080.29
86629	03/08/2018	49529	SPICERS PAPER INC	269.11	0.00	269.11
86630	03/08/2018	37930	STANDARD INSURANCE CO UNIT 22	2,534.50	0.00	2,534.50
86631	03/08/2018	37930	STANDARD INSURANCE CO UNIT 22	10,102.54	0.00	10,102.54
86632	03/08/2018	4893	TENG. WHEA-FUN	166.40	0.00	166.40
86633	03/08/2018	59212	TETRA TECH INC	972.54	0.00	972.54
86634	03/08/2018	53026	TRANE U S INC	5,824.96	0.00	5,824.96
86635	03/08/2018	4873	TRANSAMERICA LIFE INSURANCE COMPANY	2,284.94	0.00	2,284.94
86636	03/08/2018	60685	TURF STAR	737.22	0.00	737.22
86637	03/08/2018	35089	UNDERGROUND SERVICE ALERT	125.50	0.00	125.50
86638	03/08/2018	57135	VISION SERVICE PLAN	4,555.02	0.00	4,555.02

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
86639	03/08/2018	5117	VITEC VIDEOCOM. INC.	910.90	0.00	910.90
86640	03/08/2018	3943	WATERLINE TECHNOLOGIES INC	1,690.14	0.00	1,690.14
86641	03/08/2018	17640	WAXIE ENTERPRISES INC	397.31	0.00	397.31
86642	03/08/2018	62628	WELLS C. PIPELINE MATERIALS	999.12	0.00	999.12
86643	03/08/2018	40925	WEST COAST ARBORISTS INC	30,268.95	0.00	30,268.95
86644	03/08/2018	35146	WILLDAN ASSOCIATES	15,368.10	0.00	15,368.10
86645	03/08/2018	3699	BRAND. JEFFREY	240.00	0.00	240.00
86646	03/08/2018	3699	CORROS. ROCHELLE	250.00	0.00	250.00
86647	03/08/2018	3699	ELAM. ANNAMARIE	250.00	0.00	250.00
86648	03/08/2018	3699	ESCALONA. CRISTINE	100.00	0.00	100.00
86649	03/08/2018	3699	EUBANKS. EBONI	250.00	0.00	250.00
86650	03/08/2018	3699	GRIER. TIFFANI	250.00	0.00	250.00
86651	03/08/2018	3699	GRIFFIN. ANITA	250.00	0.00	250.00
86652	03/08/2018	3699	MOTA. ERICA	180.00	0.00	180.00
86653	03/08/2018	3699	PPOA	80.00	0.00	80.00
86654	03/08/2018	3699	REYES ROOFING	13,919.50	0.00	13,919.50
<b>Totals:</b>				<u>646,601.55</u>	<u>15.77</u>	<u>646,585.78</u>

**CITY OF LAKEWOOD  
SUMMARY ACH/WIRE REGISTER FEBRUARY 2018**

<b>ACH date</b>	<b>Amount</b>	<b>Recipient</b>	<b>Purpose</b>	<b>Period</b>
2/1/18	91,279.53	IRS via F&M	Fed taxes	Jan 14-27, 2018
2/1/18	7,335.65	Southland C/U	employee savings account	Jan 14-27, 2018
2/1/18	4,393.50	F&A Fed C/U	employee savings account	Jan 14-27, 2018
2/1/18	26,220.50	EDD	State taxes	Jan 14-27, 2018
2/1/18	3,010.68	MidAmerica	ARS aka APPLE	Jan 14-27, 2018
2/1/18	3,425.00	PARS via U.S. Bank	excess stackable plan	Jan 14-27, 2018
2/1/18	6,368.69	PARS via U.S. Bank	stackable plan	Jan 14-27, 2018
2/1/18	23,212.29	VOYA	VOYA 457	Jan 14-27, 2018
2/1/18	11,730.39	VOYA	VOYA 401(a)	Jan 14-27, 2018
2/1/18	7,823.67	PARS via U.S. Bank	defined benefit; retirement	Jan 14-27, 2018
2/1/18	105,680.14	CalPERS	PERS Health	Mar 2018
2/12/18	83,748.64	CalPERS	PERS contribution	Jan 14-27, 2018
2/15/18	91,581.44	IRS via F&M	Fed taxes	Jan 28-Feb10, 2018
2/15/18	25,289.41	EDD	State taxes	Jan 28-Feb10, 2018
2/15/18	7,655.65	Southland C/U	employee savings account	Jan 28-Feb10, 2018
2/15/18	4,393.50	F&A Fed C/U	employee savings account	Jan 28-Feb10, 2018
2/15/18	3,212.31	MidAmerica	ARS aka APPLE	Jan 28-Feb10, 2018
2/15/18	9,740.94	PARS via U.S. Bank	stackable plan	Jan 28-Feb10, 2018
2/15/18	22,712.29	VOYA	VOYA 457 & ROTH	Jan 28-Feb10, 2018
2/15/18	13,269.12	VOYA	VOYA 401(a)	Jan 28-Feb10, 2018
2/16/18	83,940.04	CalPERS	PERS contribution	Jan 28-Feb10, 2018
2/27/18	57,989.10	City Light & Power	monthly maint fee	Feb 2018

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Director of Administrative Services



# DIVIDER SHEET

**COUNCIL AGENDA**

March 13, 2018

**TO:** The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – January 2018**INTRODUCTION**

In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased. The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer “shall make a monthly report of those transactions to the legislative body.” In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.

**STATEMENT OF MONTHLY ACTIVITY**

<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
1/01/2018	\$ 183.08	FNMA	Interest 1.785%
1/01/2018	\$ 80.22	FNMA	Interest 1.550%
1/01/2018	\$ 234.70	FNMA	Interest 1.646%
1/01/2018	\$ 88.38	FNMA	Interest 1.898%
1/02/2018	\$ 15.44	MMT	Interest
1/02/2018	\$ 739,399.63	TREAS	Purchase
1/03/2018	\$ 74,961.00	CORP	Purchase
1/08/2018	\$ 825.00	CORP	Interest 1.650%
1/10/2018	\$ 7,003.50	CORP	Interest 1.890%
1/12/2018	\$ 27,038.12	LAIF	Interest
1/15/2018	\$ 4,287.50	CORP	Interest 2.450 %
1/16/2018	\$ 4,531.25	CORP	Interest 1.250%
1/19/2018	\$ 3,937.50	CORP	Interest 0.875%
1/20/2018	\$ 828.75	CORP	Interest 1.950%
1/22/2018	\$ 7,000,000.00	LAIF	Purchase
1/23/2018	\$ 3,937.50	CORP	Interest 2.250%
1/27/2018	\$ 2,318.75	CORP	Interest 2.650%
1/31/2018	\$ 53.05	CAMP	Interest 1.43%

**RECOMMENDATION**

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of January 2018.



Jose Gomez  
Director of Administrative Services



Thaddeus McCormack  
City Manager

# DIVIDER SHEET

## **COUNCIL AGENDA**

March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Fund Exchange and Assignment Agreement

### **INTRODUCTION**

As in past years, the City of Lakewood has surplus Proposition A (Prop A) Transit Funds that exceed current operational needs and may be exchanged for General Fund monies. Conversely, the City of West Hollywood has transit-related needs beyond its available fund allocation and has expressed interest in acquiring Prop A funds from the City of Lakewood.


### **STATEMENT OF FACTS**

Since 2010, the City has exchanged surplus Prop A funds annually with various cities in the region. In recent years, the exchange has been with the cities of Manhattan Beach and West Hollywood.

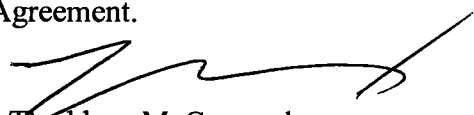
The City of Lakewood receives approximately \$1.5 million annually in Prop A funds. The City of West Hollywood is requesting an exchange of \$1 million in accumulated Prop A funds for \$750,000 of their General Fund monies. Therefore, the exchange would be at \$.75 of General Fund monies for every one dollar in Prop A funds. This rate is consistent with that of other exchanges in the county.

### **STAFF RECOMMENDATION**

It is recommended that the City Council approve the Proposition A Transit Fund Exchange and Assignment Agreement with the City of West Hollywood, and authorize the City Manager and Director of Administrative Services to execute the Agreement.



Jose Gomez  
Director of Administrative Services



Thaddeus McCormack  
City Manager

**ASSIGNMENT AGREEMENT  
PROP A LOCAL RETURN FUND EXCHANGE**

This Assignment Agreement is made and entered into this 13th day of March, 2018, by the City of Lakewood, California and the 21<sup>st</sup> day of February, 2018 by the City of West Hollywood, California with respect to the following facts:

A. The City of West Hollywood provides two community shuttles, demand-response services and bus pass and taxi subsidies to serve seniors, people with disabilities and the general public. Given the grave traffic congestion and parking problems of the City, West Hollywood is committed to reducing auto dependency by providing alternative modes of transportation. Adequate Proposition A Local Return funding for transit services are not available given the limited amount of West Hollywood's Local Return allocation and the needs of other priority transit projects in the City.

B. The City of Lakewood has uncommitted Proposition A Local Return funds which could be made available to West Hollywood to assist in providing the services discussed in Paragraph A of this Agreement. In exchange for the assignment by West Hollywood of the amount of its general funds indicated in Section 1 below, the City of Lakewood is willing to assign uncommitted Proposition A Local Return funds to West Hollywood for the purpose identified in Paragraph A.

Now, therefore, in consideration of the mutual benefits to be derived by the parties and of the premises herein contained, it is mutually agreed as follows:

1. Exchange. The City of Lakewood agrees to assign a total of \$1,000,000 of its Proposition A Local Return funds to West Hollywood. \$304,512 of this total is from Fiscal Year 2017-2018. The balance of \$695,488 are funds allocated from the 2016-2017 Fiscal Year. In return, West Hollywood agrees to assign \$750,000 of its general funds to the City of Lakewood. The exchange rate is \$.75/\$1.00.

2. Consideration. The City of Lakewood shall assign the agreed upon Proposition A Local Return funds to West Hollywood in one lump-sum payment. West Hollywood shall assign the agreed upon general funds to the City of Lakewood in one lump-sum payment. The payment shall be due and payable upon execution of this Agreement, and upon approval by Los Angeles County Metropolitan Transportation Authority (LACMTA) of the City of West Hollywood's project description. Each payment shall be based on the exchange rate in accordance with the exchange rate described in paragraph 1.

3. Term. This Agreement is effective on the date above written and for such time as is necessary for both parties to complete their mutual obligations under this Agreement.

4. Termination. Termination of this Agreement may be made by either party so long as written notice of intent to terminate is given to the other party at least five (5) days prior to the termination.

5. Notice Notices shall be given pursuant to this Agreement by personal service on the party to be notified, or by written notice upon such party deposited in the custody of the United States Postal Service addressed as follows:

- A. Thaddeus McCormack  
City Manager  
City of Lakewood  
5050 Clark Ave.  
Lakewood, CA 90712
- B. Paul Arevalo  
City Manager  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069

6. Assurances

A. West Hollywood shall use the assigned Proposition A Local Return funds only for the purpose of providing the services discussed in Paragraph A of this Agreement and within the time limits specified in LAC Metro's Proposition A Local Return Program Guidelines.

B. Concurrently with the execution of this Agreement, West Hollywood shall provide LAC Metro with the Standard Assurances and Understandings Regarding Receipt and Use of Proposition A funds specified in the Guidelines regarding the use of the assigned Proposition A Local Return funds.

Assignment Agreement  
City of Lakewood Approval: March 13, 2018  
City of West Hollywood Approval: February 21, 2018

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized, by the CITY OF WEST HOLLYWOOD on February 21, 2018 and by the CITY OF Lakewood on March 13, 2018.

CITY OF Lakewood

CITY OF WEST HOLLYWOOD

BY

\_\_\_\_\_  
Jose Gomez, Director of Admin. Services

BY: 

\_\_\_\_\_  
David Wilson, Assistant City Manager

BY:

\_\_\_\_\_  
Thaddeus McCormack, City Manager

BY: 

\_\_\_\_\_  
Paul Arevalo, City Manager

ATTEST:

\_\_\_\_\_  
Jo Mayberry, City Clerk

BY: 

\_\_\_\_\_  
Yvonne Quarker, City Clerk

# DIVIDER SHEET



## **COUNCIL AGENDA**

March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Application for Street Closure (Block Party)

### **INTRODUCTION**

The City Council adopted Resolution No. 2008-5, establishing rules and regulations pertaining to the temporary closing of local City streets. The resolution was adopted pursuant to provisions of the Vehicle Code authorizing the City Council to adopt rules and regulations for the temporary closing of a portion of the street for celebrations or special events when the City Council finds such closing necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing.

### **STATEMENT OF FACT**

The City Clerk's Office was contacted by a resident, Tiffany Cazares, with a request to hold a block party at 5432-5537 Blackthorne Avenue, from 11:30 a.m. to 6:00 p.m. on Saturday, March 24, 2018. A copy of the resolution outlining the rules and regulations pertaining to the temporary closure of local City streets was given to the applicant, together with the form for obtaining signatures of all residents within the area to be closed (map attached).

The staff of the Public Works Department has reviewed the map and canvassed the area of proposed closure for traffic safety conditions. They will provide a determination regarding the appropriate types and placement of barricades and warning devices to be utilized at the location.

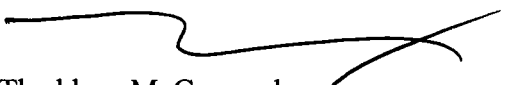
Should the Council approve the request for temporary street closure, the Public Works Department will arrange for the placement and removal of the barricades for the event. Notification of said closure will be provided to the Sheriff's Station and the appropriate Fire Station.

### **SUMMARY**

A resident has complied with all the necessary requirements to obtain a street closure permit for a block party to be held on March 24, 2018. Such closing would provide a measure of safety and protection for persons who are to use a portion of the street during the temporary closure.

### **RECOMMENDATION**

Staff recommends that a permit be issued to the responsible applicant, Tiffany Cazares, authorizing temporary closure at 5432-5537 Blackthorne Avenue, from 11:30 a.m. to 6:00 p.m. on Saturday, March 24, 2018.



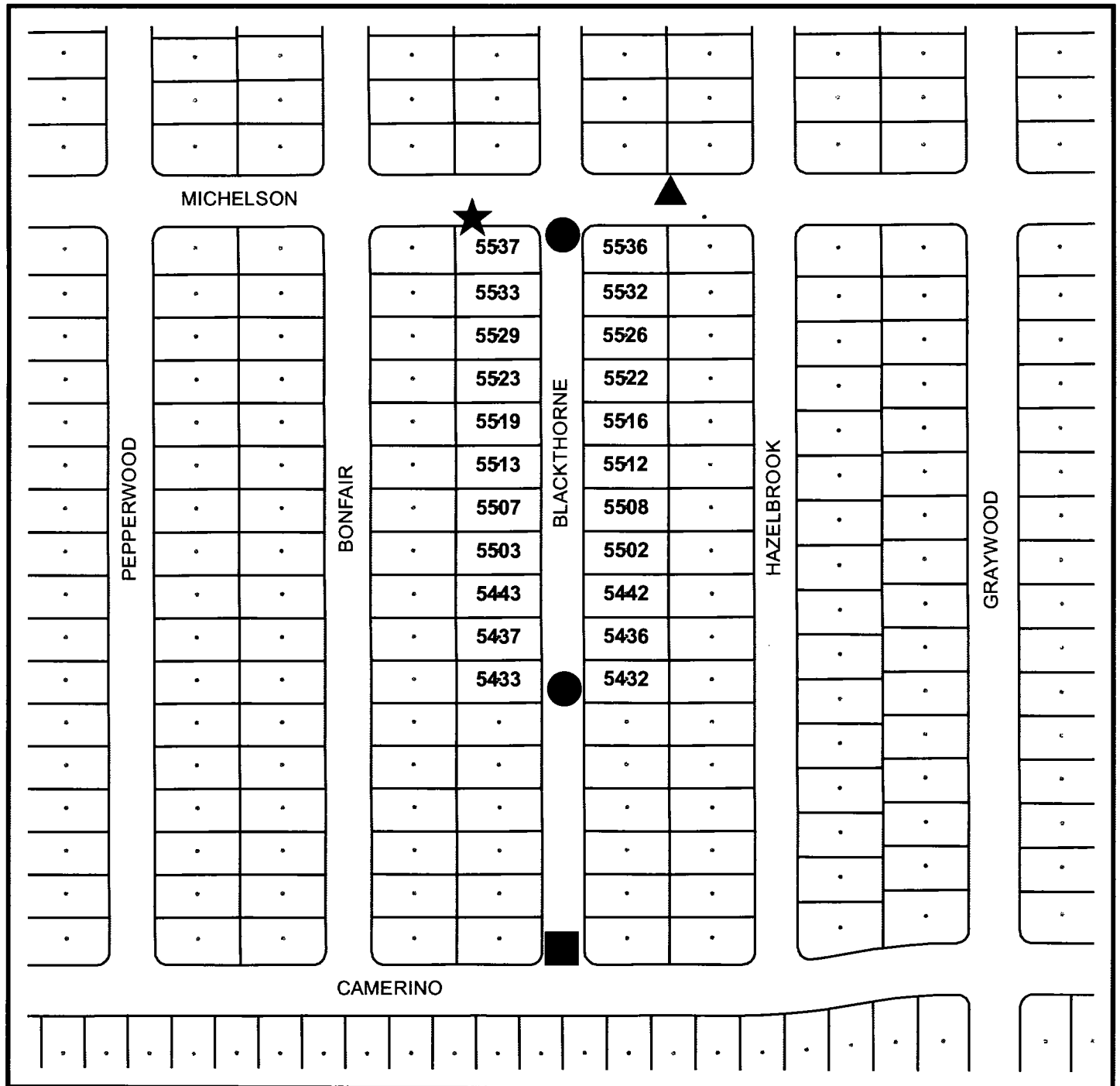
Thaddeus McCormack  
City Manager

# BLOCK PARTY

## MARCH 24, 2018

### 11:30 A.M. TO 6 P.M.

### 5432-5537 BLACKTHORNE AVENUE



- 2 FULL CLOSURE POINT "ROAD CLOSED" SIGN
  - 1 ADVANCED WARNING "ROAD CLOSED AHEAD" SIGNS
  - ★ 1 "NO RIGHT TURN" SIGN
  - ▲ 1 "NO LEFT TURN" SIGN
- 6 BARRICADES

8 DELINEATORS



# **D I V I D E R S H E E T**

**COUNCIL AGENDA**  
March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Community Safety Commission Recommendation – Removal of Disabled Person Parking Restrictions

**INTRODUCTION**

The Community Safety Commission met on February 5, 2018, to review various community safety matters that included requests to remove the disabled parking restriction at 5818 Oliva Avenue and 4528 Dunrobin Avenue.

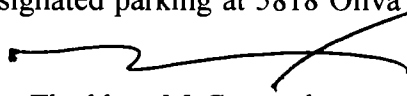
**STATEMENT OF FACT**

The Public Works Department recently received requests for removal of the disabled person parking space at 5818 Oliva Avenue and 4528 Dunrobin Avenue. Staff verified that the disabled person who obtained the disabled person parking space no longer resides at the address. Therefore, the parking restriction should be removed. The Community Safety Commission, at their regular meeting on February 5, 2018, approved recommending removal.

**RECOMMENDATION**

The Community Safety Commission recommends that the City Council adopt the attached resolution authorizing the removal of disabled person designated parking at 5818 Oliva Avenue and 4528 Dunrobin Avenue.

Lisa Ann Rapp   
Director of Public Works

  
Thaddeus McCormack  
City Manager

RESOLUTION NO. 2018-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD RESCINDING RESOLUTIONS ESTABLISHING PHYSICALLY HANDICAPPED PERSONS DESIGNATED PARKING SPACES WITHIN THE CITY OF LAKEWOOD

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. Resolution No. 2014-11 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING DISABLED PERSON DESIGNATED PARKING ON THE EAST SIDE OF OLIVA AVENUE WITHIN THE CITY OF LAKEWOOD

is hereby rescinded.

SECTION 2. Resolution No. 2015-5 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING DISABLED PERSON DESIGNATED PARKING ON THE EAST SIDE OF DUNROBIN AVENUE WITHIN THE CITY OF LAKEWOOD

is hereby rescinded.

SECTION 3. This resolution has been adopted pursuant to a Community Safety Commission recommendation.

ADOPTED AND APPROVED this 13th day of March, 2018.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# **D I V I D E R S H E E T**

## COUNCIL AGENDA

March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Notice of Completion – Public Works Contract 17-08  
Improvements to the Existing Monte Verde Park Lodge

### INTRODUCTION

Corral Construction & Development Inc., the Contractor on Public Works Contract 17-08, has completed work which consisted of demolition and improvements including new vinyl floor and rubber base, new door systems, new sheet metal gutters, new stone bands in existing concrete patio, and related items required by the contract documents.

### STATEMENT OF FACT

On November 14, 2017 Council awarded Public Works Contract 2017-08 to Corral Construction & Development Inc. in the amount of \$113,200. Three (3) change orders (COs) were negotiated throughout the construction period resulting in a final contract amount of \$127,438. The net additional amount to the contract was \$14,238. These change orders are the result of changes to the design of the slab edge of the lodge French doors, a credit to change the cove base from 6" to 4", and the demolition of the picnic shelters at Rynerson Park.


The contract was substantially completed on March 7<sup>th</sup>, 2017. Since that time Corral Construction & Development Inc.'s staff has addressed all items on a limited punch list.

### RECOMMENDATION

It is the recommendation of Staff that the City Council:

- (1) Accept the work performed by Corral Construction & Development, Inc., in a final contract amount of \$127,438, and authorize the City Clerk to file the Notice of Completion for Public Works Contract 2017-08.
- (2) Ratify Change Order Nos. 1-3 in the net additional amount of \$14,238 to Public Works Contract 2017-08.

Lisa Ann Rapp   
Director of Public Works

  
Thaddeus McCormack  
City Manager

# **D I V I D E R S H E E T**



# Public Hearings

## **CITY COUNCIL AGENDA**

March 13, 2018

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

**SUBJECT:** Appeal of the February 1, 2018 PEC approval of Conditional Use Permit No. 948, for a proposed carwash and auto service facility located at 6741 Carson Street.

### **INTRODUCTION**

The appellant, Arthur Pinette, is appealing the Planning and Environment Commission's (PEC) February 1, 2018 decision to approve Conditional Use Permit (CUP) No. 948 and the related Mitigated Negative Declaration. This CUP proposes the establishment of a carwash with covered outdoor vacuum stations and a car service building on a property in the C-3 (Intermediate Commercial) zone located at 6741 Carson Street.

### **STATEMENT OF FACTS**

On July 6, 2017, the PEC adopted Resolution No. 14-2017 approving Conditional Use Permit No. 948 for the proposed carwash. Arthur Pinette filed a timely appeal of that decision in accordance with Section 9407 of the Lakewood Municipal Code (LMC). The appeal consisted of correspondence requesting to bring the matter before the City Council to reverse the decision of the PEC. The City Council considered the appeal on September 12, 2017 and voted to continue the hearing to October 10, 2017 in order to conduct a De Novo hearing. A De Novo hearing allows the City Council to consider new and/or additional evidence as it relates to this application rather than be limited to only the evidence received by the PEC. Surrounding property owners and other members of the public provided their comments and concerns at that meeting.

The City Council held a De Novo hearing on October 10, 2017. The applicant was unable to attend and requested a continuance to November. The Council considered testimony at this October hearing and then continued the hearing to November 14, 2017. However, prior to the November hearing, the applicant withdrew the CUP proposal from further consideration by the City Council. The applicant then submitted a revised proposal to address some of the issues raised at the October hearing. The Development Review Board (DRB) considered the revised plans on November 22, 2017 and recommended approval of the revised design with some modifications to the PEC.

On February 1, 2018, the PEC approved the revised designed for CUP 948. Arthur Pinette then filed a timely appeal of that decision in accordance with LMC Section 9407 and that appeal is the subject of this report and hearing. The appeal consisted of correspondence requesting to bring the matter before the City Council to reverse the decision of the PEC. The appellant cites noise impacts, traffic safety impacts, and impacts to aesthetics as the basis of the appeal.

Pursuant to LMC Section 9341.B, all uses in the C-1 (Neighborhood Commercial) zone

“...shall be conducted wholly within a building except a plant nursery, gasoline, oil or petroleum product pumps, newsstand, outdoor advertising, commercial parking lots,

vehicular parking and loading spaces, *vacuums, vacuum stations, and other outdoor equipment and activities normally associated with a carwash as permitted in conjunction with such facilities, (emphasis added)* and other outdoor accessory uses, displays, and storage, which are normal and incidental to the primary permitted commercial use, where otherwise allowed or authorized by this Part. No required vehicle storage space or landscaped area shall be devoted to outdoor displays or storage.”

LMC Section 9347.A allows any use permitted as a matter of course in the C-1 zone to be in the C-3 zone under the same specified conditions.

Pursuant to LMC Section 9347.D.11, a Conditional Use Permit is required for establishment of a carwash in the C-3 zone. That Section allows for:

“...vehicle wash racks, carwashes, or any permanent facility offering hand and/or mechanical washing, which includes detailing, waxing, or cleaning of non-commercial vehicles, and whether self- or full-service. Carwash facilities may include outdoor vacuums, vacuum stations, and other outdoor equipment and activities normally associated with a carwash. Other activities and uses may co-locate with a carwash as deemed acceptable by the Planning and Environment Commission.”

## **REVISED PROJECT**

The revised project calls for conversion of the existing drive-thru restaurant building into a self-service style of carwash and for the construction of a new car service building (see attached Exhibits). A major portion of the former 4,888 square-foot McDonald’s drive-thru restaurant and the existing trash enclosure will be demolished, but the west wall of the former restaurant building will be incorporated into the new carwash building. The proposed carwash building and queueing lanes are essentially the same size, configuration, and location as that presented to the PEC at its July 6, 2017 meeting. The applicant submitted revised plans to address issues raised at both the September 12, 2017 and October 10, 2017 City Council meetings. The primary changes include:

- a) Two new 10-foot tall masonry wing walls will be constructed to extend the west side of the carwash tunnel entrance and exit in order to provide additional screening and tunnel noise attenuation for the nearby residential properties.
- b) A new 10-foot tall masonry wall will be constructed to connect the carwash building and the car service building along the westerly edge of the site. The wall will help provide additional visual screening and tunnel noise attenuation for the nearby residential properties and will prevent vehicular access from the site to the westerly alley.
- c) The proposed auto service building will be reduced from 3,900 square feet to 2,740 square feet.

- d) The trash enclosure will now be located at the rear of the car service building to provide improved accessibility for trash service vehicles.
- e) There will be a total of 23 parking spaces provided, as follows:
  - i) There will be 13 parking spaces reserved for use by the adjacent commercial property tenants, as required by a previous private agreement.
  - ii) There will be three parking space for three carwash employees, which is the largest number of employees on any shift.
  - iii) There will be seven parking spaces for the five-bay auto service facility, including one accessible space. LMC Section 9490.X was applied which requires one parking space for each service bay plus two additional spaces for employees.
  - iv) In addition, there will be 16 spaces used as covered outdoor vacuum stations, which is the same number of vacuum stations as the former site plan (these include one accessible vacuum space).
- f) The PEC added a condition prohibiting the display of temporary signage.

The carwash building will be approximately 2,723 square feet and includes the main car wash tunnel, an equipment room with openings in the wall to support vending machines for carwash customers, a storage room, bathroom, office, electrical equipment room, a canopy above the tunnel entrance, and a canopy above the customer waiting/viewing area. The carwash building will have an overall height of 30 feet at its tallest point. Ten-foot tall wing walls will be adjacent to the entrance and exit of the carwash tunnel to provide additional screening to the nearby residential properties from noise originating from inside of the carwash tunnel.

There will be two carwash queue lanes. The queuing lanes will each have a self-serve pay station, where customers will select the type of wash and make their payment. The two lanes converge to one entrance lane that leads into the carwash tunnel. The carwash tunnel will include a blower to dry cars as they exit. After exiting the carwash tunnel, drivers may exit directly onto Carson Street, or turn to the left to gain access to the self-serve vacuum stations. The vacuum equipment will be located inside of the carwash building and a second vacuum equipment enclosure will be located at the east side of the site, at the north end of the vacuum canopies. The second enclosure will be of masonry construction to reduce noise.

A new 2,740 square-foot car service building will be built at the north portion of the property. The car service building will include a reception area, bathroom, storage room, and five service bays. A new trash enclosure attached to the rear (north side) of the car service building. Potential auto services may include auto repair, oil and lube services, tire installation, window tinting and any other automobile services as allowed by Section 9347.B.3 of the Lakewood Municipal Code. Section 9347.B.3 permits automobile repair garages in the C-3 zone but prohibits body and fender work or auto painting businesses.

The two driveway approaches from Carson Street are in the same location as the former site plan. An existing connection to the alley at the north side of the property will remain, but the existing alley access points on the west side of the property will be closed. There will be a five-foot alley dedication required along portions of the north and west property lines. A 10-foot-by-10-foot truncation of the northwest corner of the property is also required as part of the alley dedication. The dedicated alley will be improved and paved to the satisfaction of the Director of Public Works. The proposed hours of operation are:

<b>Building</b>	<b>Monday-Saturday</b>	<b>Sundays</b>
Carwash	7:30 AM to 8:00 PM or 30 minutes after dusk, whichever comes first	8:00 AM to 8:00 PM or 30 minutes after dusk, whichever comes first
Car service building	7:30 AM to 7:00 PM	9:00 AM to 7:00 PM

The applicant intends to utilize the existing freestanding sign and three flagpoles adjacent to Carson Street as part of this project.

## **EXHIBITS**

The following items from the February 1, 2018 PEC meeting are attached to this report:

1. Report to the PEC on the application for CUP No. 948, which includes:
  - a. Staff report for on the application for CUP No. 948.
  - b. Letter from the Los Angeles County Sheriff's Department containing the findings of their review of the application for CUP No. 948 and recommended conditions.
  - c. Initial Study, Environmental Checklist, and appendices pursuant to CEQA.
  - d. Vicinity Map and Aerial View of the property and the surrounding area.
  - e. The following exhibits:
    - i) "A" – Site Plan.
    - ii) "B" – Floor Plan and Roof Plan for Carwash.
    - iii) "C" – Equipment Layout for Carwash.
    - iv) "D" – Floor Plan and Roof Plan for Car Service Building.
    - v) "E" – Elevations for Carwash.
    - vi) "F" – Elevations for Car Service Building.
    - vii) "G" – Canopy Plan and Elevations.
    - viii) "H" – Conceptual Planting Plan.
  - f. PEC Resolutions of Approval and Denial as proposed.
2. Copy of the slideshow from the February 1, 2018 PEC public hearing.
3. PEC Resolution No. 2-2018 approving CUP No. 948
4. Document from the appellant appealing the PEC approval of CUP No. 948 on February 1, 2018.
5. Copy of the audio recording from the February 1, 2018 PEC public hearing.

## **PUBLIC HEARING**

When the City Council reviews or considers an appeal of a CUP, LMC Section 9407.4 states that no new matter or evidence shall be received or considered by the City Council, and the City Council shall make its determination on the bases of the record brought before it on appeal or review.

LMC Section 9407.5 states that the City Council may, by majority action at any time during the course of the review of a decision of the Planning Commission under this Part brought before it by either appeal or review, determine that a new hearing should be heard for the purpose of taking new or additional evidence in respect to this matter. In such an event, a new hearing shall be set by the City Council, at which time the public will be entitled to appear to present new or additional evidence for or against said application.


## **SUMMARY**

The applicant submitted an application for CUP No. 948, or the establishment of a carwash facility with covered outdoor vacuum stations and an auto service facility located at 6741 Carson Street. The PEC approved the CUP on the February 1, 2018. Subsequently, a timely appeal was filed requesting that the decision of the PEC be overturned.

## **RECOMMENDATION**

Staff recommends the City Council DENY the appeal and AFFIRM the Planning and Environment Commission's decision to APPROVE CUP No. 948, subject to conditions and the related Mitigated Negative Declaration.

  
Sonia Dias Southwell, AICP  
Director of Community Development

  
Thaddeus McCormack  
City Manager

**APPLICATION FOR:** Conditional Use Permit No. 948

**LOCATION:** 6741 Carson Street

**APPLICANT:** Mr. Mario S. Torres representing SRK Architects

**PROPOSED USE:** Establishment of a carwash with covered outdoor vacuum stations and a car service building

**ZONING:** C-3 (Intermediate Commercial)

### **INTRODUCTION**

The applicant, Mr. Mario S. Torres representing SRK Architects, is requesting approval of Conditional Use Permit No. 948 to establish a carwash with covered outdoor vacuum stations and a car service building at 6741 Carson Street and the related Mitigated Negative Declaration. The General Plan designates the site for Commercial uses and the site is located in the C-3 (Intermediate Commercial) zoning district.

On July 6, 2017, the Planning and Environment Commission (PEC) adopted Resolution No. 14-2017 approving Conditional Use Permit (CUP) No. 948 for the establishment of a carwash with covered outdoor vacuum stations and a car service building on a property located at 6741 Carson Street. A timely appeal of the PEC's decision was filed in accordance with Section 9407 of the Lakewood Municipal Code (LMC). The appeal consisted of correspondence from Arthur Pinette requesting to bring the matter before the City Council to reverse the decision of the PEC as well as petitions objecting to the project based on potential noise, traffic congestion and other issues. The appellant collected and submitted petitions to the City.

At its September 12, 2017 meeting, the City Council considered the appeal and voted to continue the hearing to October 10, 2017 in order to conduct a De Novo hearing (A De Novo hearing allows the City Council to consider new and/or additional evidence as it relates to this application rather than be limited to only the evidence received by the PEC). Surrounding property owners and other members of the public provided oral testimony at that meeting. The comments raised issues regarding the design of the proposed carwash. Among the design issues addressed was that the project did not address a recorded private agreement that there are 13 parking spaces to be allocated for use by the adjacent commercial property.

However, prior to the hearing De Novo, the applicant withdrew that CUP design proposal from further consideration by the City Council and chose to submit revised plans to address some of the issues raised at the City Council hearing. The Development Review Board considered those revised plans on November 22, 2017. At that meeting, the DRB acted to recommend approval of

the revised design with some modifications to the PEC. The site plan with those modifications is now scheduled for hearing and reconsideration by the PEC.

Pursuant to LMC Section 9341.B, all uses in the C-1 (Neighborhood Commercial) zone “shall be conducted wholly within a building except a plant nursery, gasoline, oil or petroleum product pumps, newsstand, outdoor advertising, commercial parking lots, vehicular parking and loading spaces, *vacuums, vacuum stations, and other outdoor equipment and activities normally associated with a carwash as permitted in conjunction with such facilities*, and other outdoor accessory uses, displays, and storage, which are normal and incidental to the primary permitted commercial use, where otherwise allowed or authorized by this Part. No required vehicle storage space or landscaped area shall be devoted to outdoor displays or storage.” LMC Section 9347.A allows any use permitted as a matter of course in the C-1 zone to be in the C-3 zone under the same specified conditions.

Pursuant to LMC Section 9347.D.11 a Conditional Use Permit is required for establishment of a carwash in the C-3 zone. That Section allows for “...vehicle wash racks, carwashes, or any permanent facility offering hand and/or mechanical washing, which includes detailing, waxing, or cleaning of non-commercial vehicles, and whether self- or full-service. Carwash facilities may include outdoor vacuums, vacuum stations, and other outdoor equipment and activities normally associated with a carwash. Other activities and uses may co-locate with a carwash as deemed acceptable by the Planning and Environment Commission.”

## **STATEMENT OF FACTS**

### **Area Description**

The project site is on the north side of Carson Street, approximately 350 feet west of the intersection of Los Coyotes Diagonal and Carson Street. To the north and west, across a 20-foot wide public alley, are single-family residential dwellings in the R-1 (Single-Family Residential) zone. To the east is a commercial strip center in the C-3 zone. To the south, across Carson Street within the City of Long Beach, is the Heartwell golf course. The portion of Carson Street adjacent to the site is within the City of Long Beach (see Vicinity Map and Aerial View). The closest residential properties are approximately 20 feet north and east of the site. The following table lists the land uses and zoning designations for the site and the surrounding properties.

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Commercial	C-4 (General Commercial)
North	Single-Family Homes	R-1 (Single-Family Residential)
East	Commercial	C-4 (General Commercial)
South	Heartwell golf course	P (Park - City of Long Beach)
North	Single-Family Homes	R-1 (Single-Family Residential)



### Site Description

The project site rectangular and is approximately 1.11 acres in area and will have a net area of 1.06 acres following five-foot alley dedications along portions of the north and west property lines and a 10-foot-by-10-foot truncation of the northwest corner of the property as part of the alley dedications. Primary access to the site is from Carson Street and has 173 feet of street frontage. The site is developed with a former 4,888 square-foot, single-story, McDonald's drive-thru restaurant. There is also a freestanding sign (but lacking a sign face), three flagpoles, a trash enclosure, a paved parking lot, and ornamental landscaping.

There is a recorded document dating from 1989 granting the easterly 20 feet of the property to the adjacent commercial property for use as a vehicular ingress and egress easement. That same document also specifies that 13 parking spaces be reserved on the subject property for the use by the adjacent commercial property.

### Project Description

The project calls for conversion of the existing restaurant building into a self-service style of carwash and for the construction of a new car service building (see attached Exhibits). Most of the former 4,888 square-foot McDonald's drive-thru restaurant and the existing trash enclosure will be demolished, but the west wall of the former restaurant will be incorporated into the new carwash building. As noted above, the applicant submitted revised plans to address issues raised at the September 12, 2017 City Council meeting. The Development Review Board considered those revised plans on November 22, 2017. The primary changes include:

1. Ten-foot tall wing masonry walls will be constructed and maintained next to the west sides of the carwash tunnel entrance and exit in order to provide additional screening to further screen nearby residential properties from noise originating from inside of the carwash tunnel.
2. Construction of an eight-foot tall masonry wall that will connect the carwash building and the car service building and will be generally located along the westerly edge of the site. The wall will help screen nearby residential properties from noise originating from inside of the carwash tunnel and will prevent vehicular access from the site to the westerly alley.
3. Reducing the size of the car service building from 3,900 square feet to 2,740 square feet to provide space for 13 parking spaces for the adjacent commercial property.
4. The previous site plan provided a total of 11 parking spaces (these include one accessible parking space) and 16 spaces to be used as covered outdoor vacuum stations (these also include one accessible space).

5. The revised site plan provides three parking space for three carwash employees, which is the largest number of employees on any shift. For the car service building, LMC Section 9490.X was applied which requires one parking space for each service bay plus two additional spaces for employee. The five-bay car service will require seven parking spaces (these include one accessible space). There will be 13 on-site parking spaces provided for the adjacent commercial property as required by the existing agreement for a total of 23 parking spaces. In addition, there will be 16 spaces used as covered outdoor vacuum stations, which is the same number of vacuum stations as the former site plan (these include one accessible space).

6. The trash enclosure will be located at the rear of the car service building to provide improved accessibility for trash service vehicles.

The carwash building will be approximately 2,723 square feet and includes the main car wash tunnel, an equipment room with openings in the wall to support vending machines for carwash customers, a storage room, bathroom, office, electrical equipment room, a canopy above the tunnel entrance, and a canopy above the customer waiting/viewing area. The carwash building will have an overall height of 30 feet at its tallest point. Ten-foot tall wing walls will be adjacent to the entrance and exit of the carwash tunnel to provide additional screening to the nearby residential properties from noise originating from inside of the carwash tunnel.

There will be two carwash queue lanes. The queuing lanes will each have a self-serve pay station, where customers will select the type of wash and make their payment. The two lanes converge to one entrance lane that leads into the carwash tunnel. The carwash tunnel will include a blower to dry cars as they exit. After exiting the carwash tunnel, drivers may exit directly onto Carson Street, or turn to the left to gain access to the self-serve vacuum stations. The vacuum equipment will be located inside of the carwash building and a second vacuum equipment enclosure will be located at the east side of the site, at the north end of the vacuum canopies. The second enclosure will be of masonry construction to reduce noise.

The proposed carwash building and queueing lanes are essentially the same size, configuration, and location as that presented to the Commission at its July 6, 2017 meeting.

A new 2,740 square-foot car service building will be built at the north portion of the property, which smaller than the 3,900 square-foot car service building previously reviewed by the Commission. The car service building will include a reception area, bathroom, storage room, and five service bays. A new trash enclosure attached to the rear (north side) of the car service building. Potential auto services may include auto repair, oil and lube services, tire installation, window tinting and any other automobile service or services as allowed by Section 9347.B.3 of the Lakewood Municipal Code. Section 9347.B.3 permits automobile repair garages in the C-3 zone but prohibits body and fender work or auto painting businesses.

The two driveway approaches from Carson Street are in the same location as the former site plan. An existing connection to the alley at the north side of the property will remain, but the existing alley access points on the west side of the property will be closed. As noted above, there will be a five-foot alley dedication required along portions of the north and west property lines. A 10-foot-by-10-foot truncation of the northwest corner of the property is also required as part of the alley dedication. The dedicated alley is required to be improved and paved to the satisfaction of the Director of Public Works.

The proposed hours of operation are listed below and are incorporated into the proposed Resolution of Approval. These hours are unchanged from the previously proposed hours of operation.

<b>Building</b>	<b>Monday-Saturday</b>	<b>Sundays</b>
Carwash	7:30 AM to 8:00 PM or 30 minutes after dusk, whichever comes first	8:00 AM to 8:00 PM or 30 minutes after dusk, whichever comes first
Car service building	7:30 AM to 7:00 PM	9:00 AM to 7:00 PM

The applicant still intends to utilize the existing freestanding sign and three flagpoles adjacent to Carson Street as part of this project.

#### Development Review Board

The Development Review Board reviewed DRB Case No. 8607 on November 22, 2017 and recommended approval of the proposed project subject to conditions (see attached DRB letter dated November 27, 2017).

#### Sheriff's Department

The proposed use of the site as a carwash with covered outdoor vacuum stations and a car service building is unchanged in terms of operations and site security. The Los Angeles County Sheriff's Department submitted a letter dated June 1, 2017 commenting on the proposed use, which is attached to this report. The Sheriff's Department reports that they conducted a review of calls for service for a two-year time period for the project site and did not find any incidents that directly reflect negatively on the proposed business. However, based on past histories with these types of businesses, the Sheriff's Department requests the following conditions be placed on the proposed business should the Conditional Use Permit be approved. These conditions have been incorporated into the proposed Resolution of Approval and are shown below.

1. Parking should be configured for and maintained with sufficient lighting to illuminate the appearance and conduct of all persons in parking areas.

Resolution wording: Parking shall be configured for and maintained with sufficient lighting to illuminate the appearance and conduct of all persons in parking areas. All exterior lighting shall be designed and arranged so as not to reflect direct or indirect light upon abutting or adjacent properties, with a maximum light spill of 0.5 foot-candles at grade level.

2. Emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.

Resolution wording: Managers shall emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.

3. Management should have an ongoing liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated if problems occur.

Resolution wording: Management shall have an ongoing liaison relationship with members of the Los Angeles County Sheriff's Department, so that communication may be easily facilitated if problems occur and to ensure a strong level of communication for crime prevention and problem solving efforts.

4. The establishment should be required to have a working "State of the art" video surveillance system in place to allow Sheriff's personnel to assist in criminal investigations. The storage medium should be secured in such a manner as to not to facilitate the easy removal from unauthorized personnel or employees under duress.

Resolution wording: The carwash and car service buildings shall have working "state of the art" video surveillance system in place to assist Los Angeles County Sheriff's personnel in their criminal investigations. The storage medium shall be secured in such a manner as to not to facilitate the easy removal from unauthorized personnel or employees under duress.

5. The establishment should be required to have a "state of the art" silent robbery alarm system in place to allow employees to promptly report crimes in progress, if they are safely able to do so.

Resolution wording: The carwash and car service buildings shall have a "state of the art" silent robbery alarm system in place to allow employees to promptly report crimes in progress, if they are safely able to do so.

6. No alcohol allowed, including refusal of services to any intoxicated person, or person who is under the influence of a controlled substance.

Resolution wording: Management shall ensure that no alcoholic beverages are allowed on the site and shall refuse services to any intoxicated person, or person who is under the influence of a controlled substance.

7. This CUP shall be subject to a six-month review after the initial opening of the carwash facility allowing input from the Sheriff's Department for any concerns that may arise.

Resolution wording: This CUP shall be subject to a six-month review after the initial opening of the carwash facility to ensure that the facility has complied with the requirements contained in this Resolution and to allow input from the Sheriff's Department for any concerns that may arise.

Accordingly, the above conditions are incorporated into the proposed Resolution of Approval.

#### Code Requirements

A Conditional Use Permit for the proposed use can only be approved upon findings of the Planning and Environment Commission (PEC) that the proposed use, subject to any conditions imposed, will not be detrimental to surrounding property or residents. A finding that the proposed use is in accord with the following principles and standards is necessary in each case, as specified in LMC Section 9401.

1. *The proposed conditional use shall not be in substantial conflict with the General Plan.*

The subject site is designated for Commercial uses by the General Plan and is in the C-3 (Intermediate Commercial) zone. The proposed use is commercial in nature and therefore compatible with both the General Plan land use designation of the site and with the zoning designation of the site. Potential conflicts with the General Plan relating to specific areas, such as air quality, noise, and traffic, have been addressed in the Environmental Checklist and Initial Study prepared for this project and mitigation measures were identified and are included directly or by reference in the proposed Resolution of Approval.

2. *The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no CUP shall be granted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings, or structures.*

#### Air Quality

During the demolition and construction phase, fugitive airborne dust may impact adjacent uses however such an impact will be less than significant following implementation of the mitigations measures included in the Environmental Checklist and Initial Study prepared for this project.

#### Hazards and Hazardous Materials

An Asbestos and Lead Paint Survey and Hazardous Building Materials Inventory Report were prepared for this project (see Appendix "F"). The analysis detected asbestos in some of the roof penetration mastic, 264 fluorescent light tubes and four compact fluorescent light tubes throughout the structure, and a refrigerator and an ice machine. The report includes measures by which the roof mastic should be removed, handled, and disposed of, as well as the fluorescent lighting and refrigerants. These measures have been included as mitigation measures for the project.

#### Noise

The carwash will include various pieces of mechanical equipment including blowers for drying automobiles, motors, vacuums, and pumps. Blowers for drying automobiles are capable of producing excessive levels of noise. The closest residential properties are single-family homes that are approximately 20 feet to the north and south as measured from property line to property line. A noise impact analysis was prepared for this project (see Noise Impact Analysis dated January 4, 2018 under Appendix "I" contained in the Environmental Checklist and Initial Study).

The noise analysis found existing traffic noise plus the project levels resulting from additional traffic generated by the project is estimated to increase 0.01 to 0.03 dB(A) CNEL. Therefore, a change in noise from increased vehicle traffic would not be audible.

The noise analysis found that noise levels from on-site operations of the project could exceed 65dB(A) at nearby residential property lines. That analysis found that project noise would be reduced to a less than significant level with implementation of the mitigation measures contained in the Environmental Checklist and Initial Study. With mitigation, worst-case noise levels at the residential property lines would range from 54.3 dB(A) to 63.5 dB(A) at a point along the rear property line of 4118 Ostrom Avenue, which is west of the site. Worst case noise levels include 1) all components of the carwash operating including the dryer, 2) all vacuums being utilized, 3) activity in the parking lot such as conversation, doors slamming, engines starting and stopping, and vehicle passage, and 4) use of the car service building as a tire store with all five bays operating and generating noise associated with the operation of air compressors, air impact wrenches, car lifts, tire balancer machines and a variety of other tools.

3. *The site for a conditional use shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required by this Chapter, or as required as a condition in order to integrate said uses with the uses in the neighborhood.*

Properties in the C-3 zone are not required to have minimum setbacks if there are no properties classified for "R" purposes within the same block as the site and the site does not

abut any R-1- or R-A-zoned properties. The table below shows the setbacks for the carwash building and the car service building.

<b>Building</b>	<b>Front</b>	<b>West Side</b>	<b>East Side</b>	<b>Rear</b>
Carwash Building	50'-10"	21'-6"	112'	140'-2"
Car Service Building	242'	5'-4"	71'-4"	8'

Lakewood Municipal Code Section 9490.1 provides that "where the parking requirements for a use are not specifically defined in this chapter, the same shall be determined by the Director of Community Development or may be referred to her/him by the Planning and Environment Commission for such determination. Any determination made by the Director of Community Development shall be subject to review by the Planning and Environment Commission. All such determinations shall be based upon the requirements for the most comparable use specified herein and within the spirit and intent of this chapter." This project requires a Conditional Use Permit and approval by the Planning and Environment Commission.

The Code does not provide a parking standard for a carwash uses. In reviewing the carwash parking standards of other cities in the region, one of the most conservative standards is one parking space per employee based on the shift with the most employees. The applicant has indicated that the shift with the most number of carwash employees would be Fridays to Sundays, with up to three employees, which would require three parking spaces.

For the car service portion of the project, the parking standards for service stations was applied. LMC Section 9490.X requires one parking space for each bay plus two additional spaces for employee parking for service stations and that standard was used for this proposal. The project will have a car service building with five service bays. The proposed car service building is required to have seven parking spaces. In addition, there is an existing recorded private agreement in effect to reserve 13 on-site parking spaces for use by the adjacent commercial property. These spaces are shown near the northwest portion of the site on sheet A-1.0. The table below shows the parking required and parking spaces provided for this project.

<b>Required Parking</b>	<b>Number of Spaces</b>
Carwash	3
Car service building	7
Agreement with adjacent property	13
<b>Total Parking Required</b>	<b>23</b>
<b>Parking Provided</b>	
Open parking spaces	14
Parking for adjacent commercial property	13
<b>Total Parking Provided</b>	<b>27</b>

The total required parking is 23 spaces and 27 spaces will be provided. There is sufficient parking to accommodate the project.

4. *The site for the conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.*

The subject site is served by Carson Street and a public alley. The portion of Carson Street adjacent to the site is within the City of Long Beach and the alley is in Lakewood. A traffic study and supplemental letter was prepared for this project. The traffic analysis and supplemental letter found that the project would have a less than significant impact with respect to traffic and site queuing. Five-foot alley dedications are required along the site's north and west property lines to comply with current City standards. The dedicated alley must be improved and paved to the satisfaction of the Director of Public Works.

5. *That all other conditions and limitations imposed by this Chapter in connection with the proposed application for a CUP have been made. LMC Sections 9347.D.5 and 9350.B.2 allow Commercial Recreational uses provided that a CUP has been obtained and that the following conditions and standards are met and maintained at all times:*

The analysis, which appears above, has covered all relevant Lakewood Municipal Code requirements.

### CEQA

A revised Initial Study has been prepared for the proposed revised project pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, as amended. A Mitigated Negative Declaration has been prepared for the project, pursuant to Section 15070 et seq., of the Guidelines. The Initial Study did not identify any significant impacts on the environment following implementation of the mitigation measures contained therein.

### Notification

Notification of the public hearing for this Conditional Use Permit was posted on the City's webpage, mailed to property owners within a 300-foot radius of the subject property as well as other persons that have expressed interest in receiving notice of this hearing, posted at the subject site and in three public places on Thursday, January 18, 2018, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

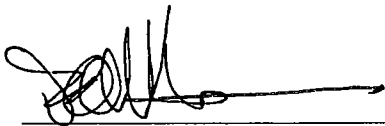


**SUMMARY**

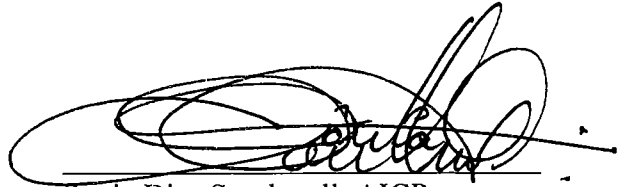
The applicant is applying for a revised Conditional Use Permit for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building. The proposed use will be in compliance with the principles and standards under Section 9401 of the Lakewood Municipal Code.

**RECOMMENDATION**

Staff recommends that the Planning and Environment Commission hold a public hearing and following the hearing move to adopt the attached resolution approving Conditional Use Permit No. 948 subject to the findings and conditions contained therein and approve the associated Mitigated Negative Declaration.



Paul Kuykendall, AICP  
Senior Planner



Sonia Dias Southwell, AICP  
Director of Community Development



November 27, 2017

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**DRB CASE NO. 8607**  
**6741 CARSON STREET, LAKEWOOD, CALIFORNIA**

On November 22, 2017, the Development Review Board conducted a meeting to consider the above-listed project and took the following action, approximately twelve members of the public attended and many offered comments about this proposed use:

**RECOMMEND APPROVAL to the Planning and Environment Commission (PEC), of a Conditional Use Permit (CUP) to allow the installation and operation of an automated car wash in accordance with the provisions of LMC Section 9347.D.3. and a car care center, provide the following design considerations are incorporated and subject to the following conditions.**

This recommended action was taken by unanimous vote of a quorum of the Development Review Board (DRB) in consideration that all the required findings specified by the Lakewood Municipal Code (LCM) Section 9484.1 are being made in a positive manner supporting the development of the related project. This action is not appealable as it is an advisory recommendation only. The Development Review Board is recommending to the PEC the following conditions, which if adopted by the PEC shall be completed by the applicant to the satisfaction of the Community Development Department:

1. Conditional Use Permit. The applicant shall first submit for review revised plans and studies to the satisfaction of the Director of Community Development and then secondly obtain approval of a CUP from the PEC to allow the installation and operation of a new car wash with a car care center in conformance with LMC Section 9347.D.3.

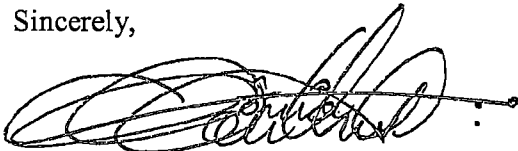
**Lakewood**

2. Revised Plans. The plans shall be revised and submitted to the Director of Community Development for a determination of adequacy before being forwarded by Community Development staff to the Planning and Environment Commission for consideration at a public hearing. The revised plans shall show the following:
  - a. Replace the proposed vinyl fence along the west property line with a decorative block wall (slump stone or split face on both sides of block is acceptable) that is eight feet in height and contains a banding detail of separate material. Stucco over CMU block to match the building is not acceptable. The small section of white CMU wall shall be removed and not incorporated into the design.
  - b. The height of sound attenuation wing walls shall be the height of the tunnel entrance and exit (approximately 10-feet). The length of these walls shall be extended as much as possible within the designated planters.
  - c. Any portion of the blue striped ADA path of travel that crosses or is adjacent to a driveway shall be outlined with a minimum 3" white line for driver visibility.
  - d. The landscape and irrigation plans shall be submitted indicating the species and mature size of proposed plantings. The DRB landscape expert shall review these plans before being forwarded to the PEC for consideration. The use of climbing fig shall be considered on building walls and block walls that face the alleyway.
  - e. The trash enclosure shall be constructed using the same material and design as the west perimeter decorative block wall.
  - f. The plans shall be revised to properly propose parking that has acceptable backup distances and a design that incorporates sufficient parking for employees, as determined by the Community Development Director. The plans shall indicate the required and provided parking for the uses proposed on this site.
  - g. The revision shall consider graffiti protection measures.
3. Compliance. All existing structures shall be properly permitted and sited in compliance with the Lakewood Municipal Code. Any non-complying structures shall either be removed or properly permitted, prior to final inspection of the requested improvements. Signage shall require additional approval from the Development Review Board.
4. NOV. There is an active code enforcement case related to this property. A Notice of Violation for Service Request Number 382219 was issued on March 3, 2016. The violations listed shall be resolved and the case closed prior to final inspection. The demolition of the existing building and trash enclosure with permits, closing existing permits and removal of all waste and debris from the site should resolve the listed issues.
5. Permits. After obtaining approval of the CUP, the applicant shall submit the revised plans; obtain permits to install a new car wash in accordance with the approved plans, which are on file with the Community Development Department. All construction shall obtain a successful final inspection.
6. Facility Operation. The car wash shall be operated in compliance with LMC Section 9347.D.3. in such a manner that it does not become unsightly, produce disturbing noise or odors or interfere with the normal ingress and egress movements.
7. Materials. The applicant shall coordinate and/or match throughout, all architectural elements, including fascia. All windows and doors shall match in terms of trim and style on each elevation. All roofing materials shall match and all exterior materials, textures and colors shall blend.

8. Paint Scheme. The applicant shall install the requested paint scheme, in accordance with the approved plans, which are on file with the Community Development Department
9. Trash Collection. Prior to final inspection the trash collection procedures and enclosures shall comply with current City requirements. This includes capacity for recycling (split or double bin) and organic waste storage as required to comply with AB 1826 (2014). All trash bins shall be in an enclosure. The trash enclosure shall be constructed with: a) a rainproof roof, b) welded wire mesh or other acceptable material between the roof and wall leaving no gap greater than two inches wide and c) have a lockable entry door that is a minimum 6'8" in height. The trash enclosure shall be painted one consistent color to be compatible with the adjoining building.
10. Business Licenses. All contractors, including subcontractors, shall have a properly issued city business license. A record of these is required to be given to the inspector at final inspection.
11. Landscaping and Irrigation. The landscape and irrigation shall be installed in accordance with the approved plans. Vegetation shall be installed to provide an attractive and vibrant streetscape with proper maintenance and replacement where necessary. The use of high-efficient water-conserving irrigation technology systems (e.g. drip irrigation, low-volume micro-spray rotating irrigation heads, etc.) is highly encouraged. The installation of water-conserving irrigation systems is required if the system is new or is being substantially replaced (50% or more). The installation of landscape and irrigation systems is required to comply with California Code of Regulations, Chapter 2.7 Model Water Efficient Landscape Ordinance.
12. Maintenance. Property owners are required to properly maintain their commercial buildings and surrounding landscaping at all times in an aesthetically pleasing manner and in compliance with the Lakewood Municipal Code (LMC 4323 and 4221.1). This means proper and continuous maintenance of all landscaping and structures including all buildings, roofs, painting, walls/fences, ADA paths-of travel, parking lot surface and striping. *The DRB recommends that where the blue striped ADA paths-of-travel cross asphalt driveways, that the pathway be outlined with a 3" wide white stripe on each side to increase the visibility of the crosswalk.* Any cracked, faded, stained or peeling painted surface shall be repainted. All exterior surfaces shall be repaired or replaced regularly to provide a new or near-new appearance. All graffiti shall be removed in a timely manner (no more than 7 days). There shall be no dead, diseased, missing or overgrown vegetation. Vegetation shall be properly trimmed in proportion to adjoining structures and shall not encroach onto or into public sidewalks or roadways. Drought tolerant landscaping does require periodic trimming.

Should you have any further questions concerning this matter, please do not hesitate to contact me at (562) 866-9771, extension 2301.

Sincerely,



Sonia Dias Southwell, AICP  
Director of Community Development

cc: Building & Safety



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



June 1, 2017

Carol Flynn Jacoby  
City of Lakewood  
5050 Clark Avenue  
Lakewood, California 90712

Dear Mrs. Jacoby:

The purpose of this letter is to advise you regarding the review of the Conditional Use Permit 948 for a "Car Wash and Car Service Establishment."

**REVIEW OF CONDITIONAL USE PERMIT (CUP) 948** - Review of the application for Conditional Use Permit at "6741 Carson Street, "Car Wash and Car Service Establishment."

We have conducted a review of calls for service for a two year time period for the business complex located at 6741 Carson Street. We did not find any incidents that directly reflect negatively on the proposed business. There were no complaints to this property. There are no records of any complaints of parking issues directly related to the business/property. However, based on past histories with these types of businesses, we have some concerns regarding these types of establishments.

- Parking should be configured for and maintained with sufficient lighting to illuminate to appearance and conduct of all persons in parking areas.
- Emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Mrs. Carol Flynn Jacoby  
City of Lakewood  
June 1, 2017  
Page 2

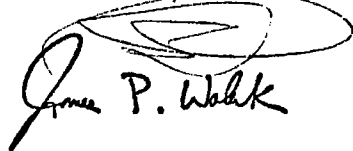
- Management should have an ongoing liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated if problems occur.
- The establishment should be required to have a working "State of the art" video surveillance system in place to allow Sheriff's personnel to assist in criminal investigations. The storage medium should be secured in such a manner as to not to facilitate the easy removal from unauthorized personnel or employees under duress.
- The establishment should be required to have a "State of the art" silent robbery alarm system in place to allow employees to promptly report crimes in progress, if they are safely able to do so.
- No alcohol allowed, including refusal of services to any intoxicated person, or person who is under the influence of a controlled substance.
- This CUP shall be subject to a six month review after the initial opening of the carwash facility allowing input from the Sheriff's Department for any concerns that may arise.

If this request is approved, we recommend the proposed business of Car Wash and Car Service management should have an ongoing liaison relationship with the Sheriff's Department and the city of Lakewood, to ensure a strong level of communication for crime prevention and problem solving efforts.

If there are any further questions, you may contact Lieutenant Richard Harpham at (562) 623-3603.

Sincerely,

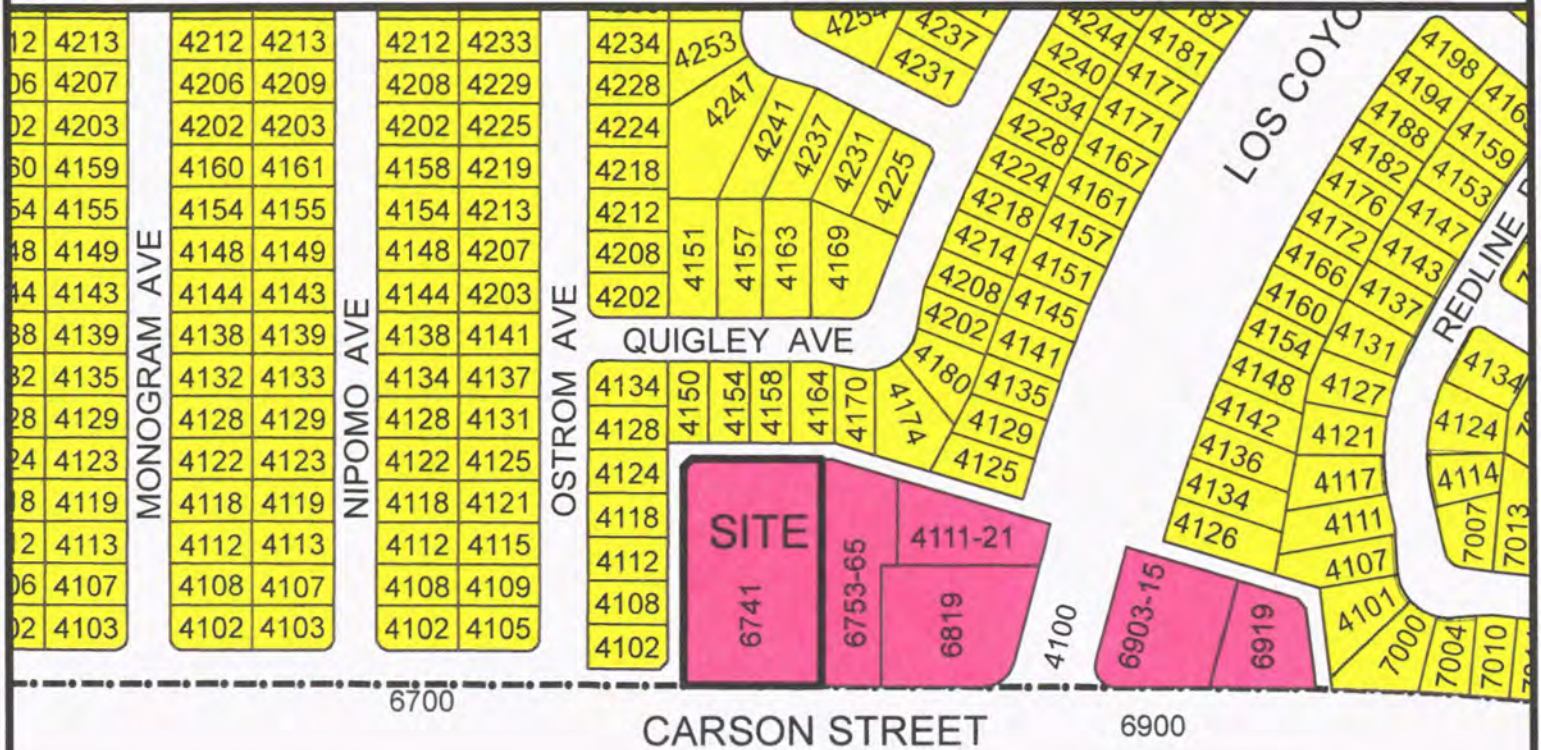
JIM McDONNELL, SHERIFF

A handwritten signature in black ink, appearing to read "James P. Wolak", is written over a circular stamp or seal.

James P. Wolak, Captain  
Commander, Lakewood Station

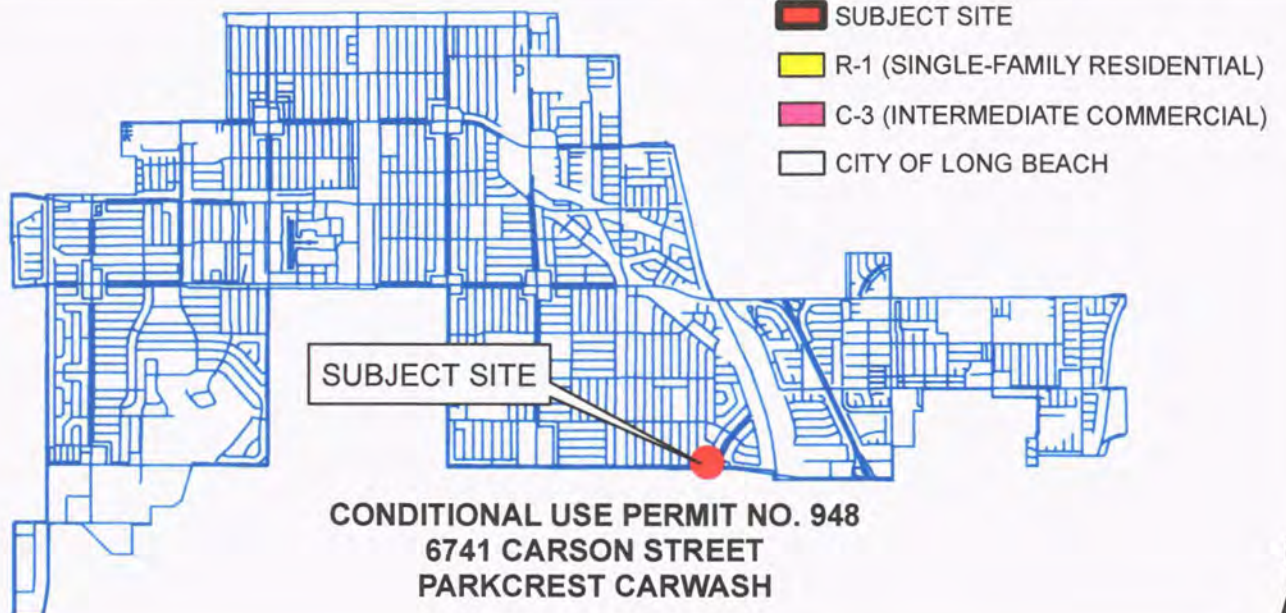


# VICINITY MAP



CITY OF LONG BEACH

HEARTWELL PARK





CONDITIONAL USE PERMIT NO. 948  
6741 CARSON STREET  
PARKCREST CARWASH



SITE

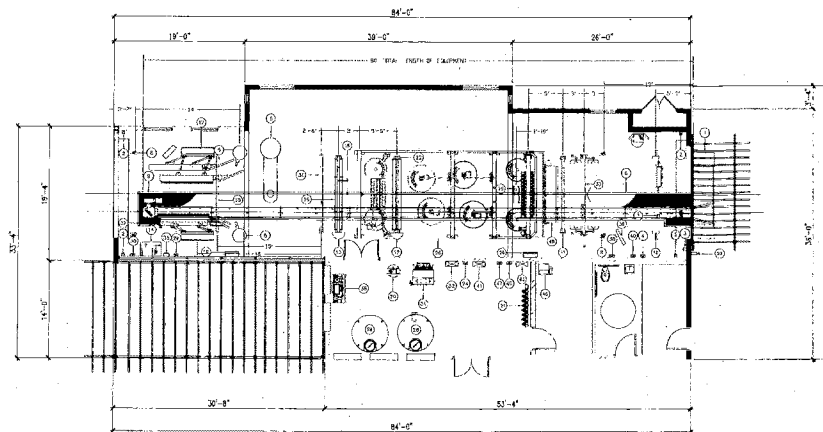
AERIAL VIEW











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2	WATER SUPPLY VALVE	1	VALVE	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
3	WATER SUPPLY PUMP	1	PUMP	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
4	WATER SUPPLY TANK	1	TANK	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
5	WATER SUPPLY PIPE	1	PIPE	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
6	WATER SUPPLY FITTING	1	FITTING	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
7	WATER SUPPLY FLANGE	1	FLANGE	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
8	WATER SUPPLY GASKET	1	GASKET	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
9	WATER SUPPLY BOLT	1	BOLT	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
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11	WATER SUPPLY WASHER	1	WASHER	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
12	WATER SUPPLY LOCKWASHER	1	LOCKWASHER	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
13	WATER SUPPLY CONDUIT	1	CONDUIT	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
14	WATER SUPPLY JOINT	1	JOINT	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
15	WATER SUPPLY ELBOW	1	ELBOW	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
16	WATER SUPPLY TEEL	1	TEEL	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
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18	WATER SUPPLY FLANGE	1	FLANGE	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
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21	WATER SUPPLY NUT	1	NUT	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
22	WATER SUPPLY WASHER	1	WASHER	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
23	WATER SUPPLY LOCKWASHER	1	LOCKWASHER	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
24	WATER SUPPLY CONDUIT	1	CONDUIT	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS
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50	WATER SUPPLY END	1	END	1/2" DIA. GALV. STEEL	10/1/10	JLM	WJS

EQUIPMENT LAYOUT - AUTOMATED CAR WASH  
SCALE: 1/8"=1'-0" 1



# LEGEND:

- EXISTING CMU WALL
- NEW CMU WALL
- NEW WALL

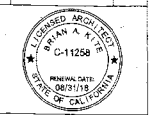


2254 South Figueroa Street  
Los Angeles, CA 90007  
Tel: (213) 317-1199  
www.srkarchitect.com

AUTOMATED CAR WASH  
AND AUTO REPAIR CENTER  
6741 Carson Street  
Lakewood, CA 90712

NOT FOR  
CONSTRUCTION  
DRAWINGS ISSUED

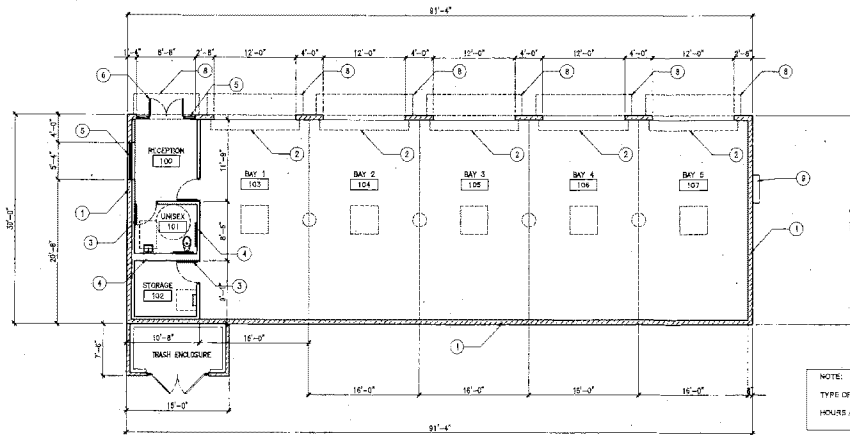
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Check by: WJS  
Title: Architect  
Project #: 10024.00

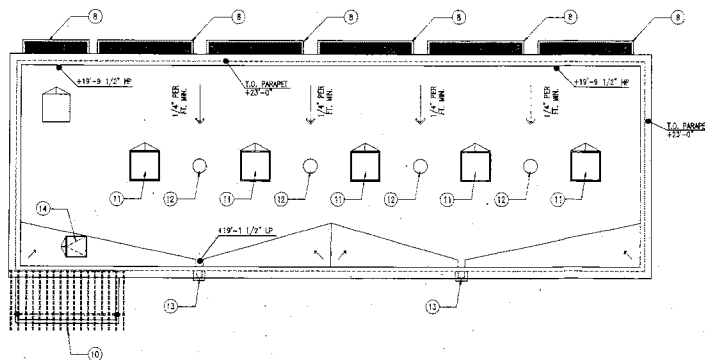
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AUTOMATED CAR WASH  
EQUIPMENT LAYOUT

A-2.0a



NOTE:  
 TYPE OF SERVICE: MECHANIC SHOP  
 HOURS AND DAYS OF OPERATION: MONDAY THRU SUNDAY  
 7:00am TO 7:00pm

FLOOR PLAN - AUTO REPAIR CENTER ①  
 SCALE: 1/8"=1'-0"



ROOF PLAN - AUTO REPAIR CENTER ②  
 SCALE: 1/8"=1'-0"



## PLAN KEY NOTES

- 1 NEW CMU WALL
- 2 NEW METAL ROLL-UP DOOR
- 3 NEW DOOR
- 4 NEW WALL
- 5 NEW WINDOW CLEAR ANKORED ALUMINUM FRAME WITH LG. TINTED GREEN GLASS
- 6 NEW STOREFRONT DOOR
- 7 NEW METAL ROLL-UP DOOR WITH INSIDE DAMPING
- 8 NEW STEEL CANOPY
- 9 NEW ELECTRICAL PANEL LOCATION
- 10 WOOD CANOPY
- 11 SKYLIGHT (FIXED)
- 12 ROOF AIR VENT
- 13 ROOF SCUPPER DRAIN
- 14 36" x 36" ROOF HATCH

## LEGEND

- NEW CMU WALL  
 --- NEW WALL

**EXHIBIT**  
**"D"**



2294 South Figueroa Street  
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**AUTOMATED CAR WASH  
 AND AUTO REPAIR CENTER**  
 6741 Carson Street  
 Lakewood, CA 90712

NOT FOR  
 CONSTRUCTION

DRAWINGS ISSUED

NO.	DESCRIPTION	DATE
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20	ISSUED FOR PERMIT	8/15/17



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 Date: 8/15/17  
 Project #: 16724-06

Working Title: [Blank]  
**AUTO REPAIR CENTER  
 FLOOR PLAN  
 AND  
 ROOF PLAN**

**A-3.0**



- 1 STONE WOOD BY CONCORD STONE, VIRGINIA LESTER HILSLIDE
- 2 PLY WOODING, WOOD STUCKO COLOR: COFF FRESH DUANE EDWARDS,  
BE 6226 WOOD MOOD
- 3 TRIV\* WOOD, COLOR TO MATCH ADJACENT WALL
- 4 LA HERRA STUCCO, DUANE EDWARDS, BE #118, SHADYPT
- 5 LA HERRA STUCCO, 4-82 HERRING
- 6 EXGLE CONCRETE ROOF TILE, BLUES PER 30 FT., 5-TYPE CARPENTRY  
PISA, 48-4024
- 7 LA-HERRA STUCCO, PAINT DUANE EDWARDS, BE #110, TASTEFUL MARSHALLTON
- 8 WINDOW IN CLEAR ANODIZED ALUMINUM FRAME WITH 17. TINTED GREEN GLASS
- 9 METAL ROLL-UP DOOR, COLOR TO MATCH ADJACENT WALL
- 10 DISTING DOUBLE DOOR AT ELECTRICAL ROOM TO REMAIN  
WOOD CANOPY
- 11 STONEHOLM WINDOW (SPHONREX GLASS)
- 12 MECHANICAL UNIT AT ROOF
- 13 ROOF DRUM SCRIPPER
- 14 NOT USED
- 15
- 16 HORN 10'-0" HIGH ON WALL W/ ALUMINUMS SPOT FACE

2254 South Figueroa Street  
Los Angeles, CA 90007  
Tel: (213) 742-1188  
[www.pkuonline.com](http://www.pkuonline.com)

**AUTOMATED CAR WASH  
AND AUTO REPAIR CENTER**  
6741 Carson Street  
Lakewood, CA 90712

NOT FOR  
CONSTRUCTION

[illegible]

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1/8" = 1'-0"

Checked by:  
B.K.

Drawn by:  
Z.Z.

Project #:  
100104-005

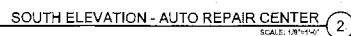
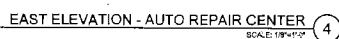


**AUTOMATED CAR WASH  
EXTERIOR ELEVATIONS.**

A-4.0

# EXHIBIT

## "E"

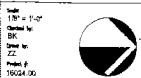


- 1 STONE MASONRY BY CARMONNO STONE, VERONA LADDER HANDLE
- 2 STAIN WOODWORK WITH STUCCO COLORED CEMENT FINISH DRAIN COVERS, 6" X 6" STONE MASONRY
- 3 TYPICAL WALL COLOR TO MATCH ADJACENT WALL
- 4 LA HABRA STUCCO, DRAIN COVERS, 6" X 6", SANITARY
- 5 LA HABRA STUCCO, 1/2" X 2" HATCHES
- 6 EAGLE CONCRETE ROOF TILES, BLUES, 20" X 30" PG. 5-TYPE GUTTERDRAIN  
LA HABRA, 6" X 6"
- 7 LA HABRA STUCCO, PAINT DRAIN COVERS, 6" X 6", TREATED MARSHALLWALL
- 8 WINDOW IN CLEAR ANODIZED ALUMINUM FRAME WITH LT. TINTED GREEN GLASS
- 9 METAL PULP-UP DOOR, COLOR TO MATCH ADJACENT WALL
- 10 6'-0" X 7'-0" STORMDOOR DOOR
- 11 METAL PULP-UP DOOR WITH NOSE DAMPENER, COLOR TO MATCH ADJACENT WALL
- 12 MECHANICAL UNIT AT ROOF
- 13 STUCCO SANITARY
- 14 STUCCO SANITARY



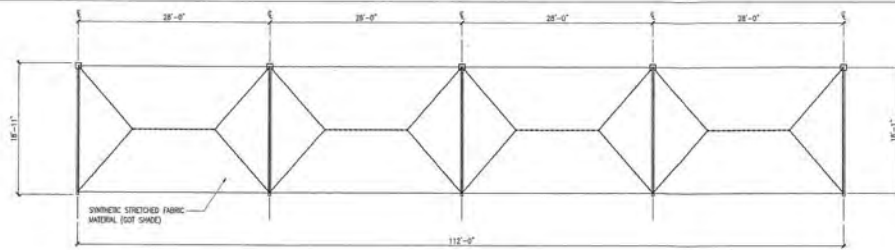
**AUTOMATED CAR WASH  
AND AUTO REPAIR CENTER**  
6741 Carson Street  
Lakewood, CA 90712

NOT FOR  
CONSTRUCTION

[illegible]

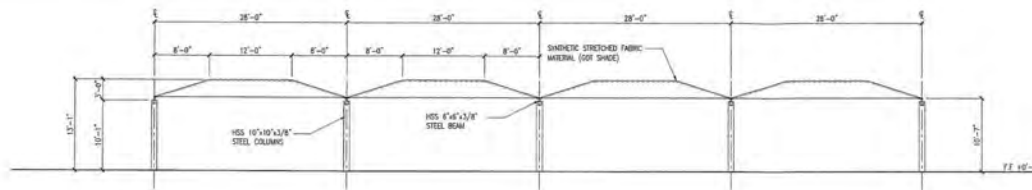
**Auto Repair Center  
Exterior Elevations**

A-5.0



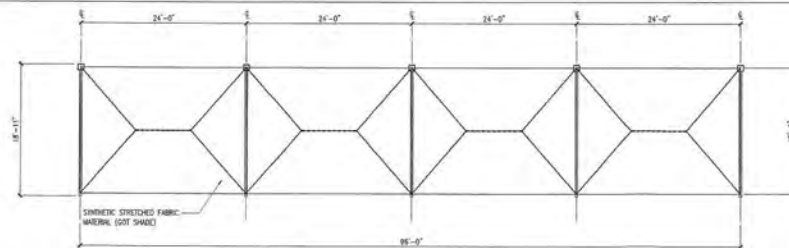
EAST CANOPY - ELEVATION ①

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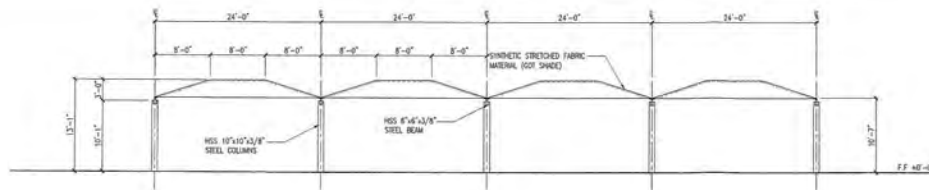
EAST CANOPY - ELEVATION ②

SCALE: 1/8"=1'-0"



WEST CANOPY - ELEVATION ③

SCALE: 1/8"=1'-0"



WEST CANOPY - ELEVATION ④

SCALE: 1/8"=1'-0"



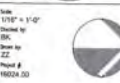
**EXHIBIT "G"**

**AUTOMATED CAR WASH  
AND AUTO REPAIR CENTER**  
6741 Carson Street  
Lakewood, CA 90712

NOT FOR  
CONSTRUCTION

DRAWINGS ISSUED

REV.	DESCRIPTION	DATE
001	ISSUE FOR PERMIT	01/15/17
002	ISSUE FOR PERMIT	01/15/17
003	ISSUE FOR PERMIT	01/15/17
004	ISSUE FOR PERMIT	01/15/17
005	ISSUE FOR PERMIT	01/15/17
006	ISSUE FOR PERMIT	01/15/17
007	ISSUE FOR PERMIT	01/15/17
008	ISSUE FOR PERMIT	01/15/17
009	ISSUE FOR PERMIT	01/15/17
010	ISSUE FOR PERMIT	01/15/17



Sheet No. 8 of 8  
**AUTOMATED CAR WASH  
CANOPY PLAN  
AND  
ELEVATIONS**

**A-8.0**



CARSON STREET

ALLEY

ALLEY

PLANTING PLAN

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



## PLANT PALETTE:

### TREES

- MELALEUCA QUINQUENARIA  
PAPERBARK TREE
- PIRUS CALERYANA 'REDSPIRE'  
REDSPIRE FLOWERING PEAR
- RHUS LANCEA  
AFRICAN SUMAC



EXISTING EUCALYPTUS TO REMAIN

### MEDIUM SIZE SHRUBS, 3'-4' TALL

- ALOE ARBORESCENS  
TORCH ALOE
- CALLISTEMON VIMINALIS 'LITTLE JOHN'  
DWARF CALLISTEMON
- DIETES X 'NOLA ALBA'  
KATRINA AFRICAN IRIS
- PHORMIUM TENAX 'AUTROPURPUREUM'  
BRONZE NEW ZEALAND FLAX
- RUPELLIA PENINSULARIS  
DESERT RUPELLIA
- WESTRINGIA FRUTICOSA 'GREY BOX' ◊  
DWARF COAST ROSEMARY

### SMALL SHRUBS, 2'-3' TALL

- ALOE 'BLUE ELF'
- ALOE 'BLUE ELF'
- ALOE RUDIKOPPE 'LITTLE GEM'
- LITTLE GEM ALOE
- DIANELLA C. 'LITTLE BECCA'
- LITTLE BECCA
- HESPERALOE PARVIFLORA
- RED YUCCA
- MISCANTHUS T. 'SENTINEL'
- SENTINEL
- RUSSELLIA Equisetiformis
- FIRECRACKER PLANT

### GROUND COVERS, 1'-2' TALL

- ARCTOSTAPHYLOS 'GREEN CARPET'
- GREEN CARPET MANZANITA
- DIANELLA TASMANICA 'VARIEGATA'
- WHITE STRIPED TASMAN FLAX LILY
- LANTANA M. 'SPREADING SUNSET'
- SPREADING SUNSET LANTANA
- SEDUM ADOLPHI 'FIRESTORM'
- STONECROP
- TRADESCANTIA PILLADA 'PURPLE HEART'
- PURPLE HEART

## PLANTING NOTES:

- EXISTING EUCALYPTUS TREE TO REMAIN, PENDING ON ARBORIST'S RECOMMENDATIONS.
- EXISTING PINKY PALMS TO BE SAVED AND RELOCATED PER OWNER'S REQUEST.
- EXISTING FLAG POLES TO REMAIN.

## GENERAL NOTES:

- ALL PLANTING AREAS WILL BE IRRIGATED WITH A LOW FLOW IRRIGATION SYSTEM. A NEW SMART CONTROLLER, MASTER VALVE, FLOW SENSOR, WASTE CONTROL VALVES, PIPES AND OTHER EQUIPMENT WILL BE INSTALLED.
- PRIOR TO PLANTING, PERFORM AGRONOMIC SOIL TESTING AND SOIL AMENDMENTS PER RECOMMENDATION BY SOIL LANDSCAPERS.
- INSTALL 3 INCHES OF SHREDDED WOOD OR INERT MATERIAL AS MULCH IN ALL NEWLY PLANTED AREAS UPON COMPLETION OF PLANTING.

## LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = 6,720 SQUARE FEET



2284 South Figueroa Street  
Los Angeles, CA 90007  
Tel: (213) 747-1199  
www.srklandscape.com



1790 MITCHELL STREET, SUITE 110  
BETHESDA, MD 20814  
PHONE: (301) 704-4100

**AUTOMATED CAR WASH  
AND AUTO REPAIR CENTER**  
6741 Carson Street  
Lakewood, CA 90712

NOT FOR  
CONSTRUCTION

DRAWINGS ISSUED

NO.	DESCRIPTION	DATE
001	ISSUE FOR PERMIT	04/20/21
002	ISSUE FOR CONSTRUCTION	04/20/21

**EXHIBIT  
"H"**

Scale:  
Checked by: AS  
Drawn by: SC  
Project #:  
180294.00

PLANTING PLAN  
**L1.0**



**RESOLUTION NO. -2018**

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT CASE NO. 948 FOR THE ESTABLISHMENT OF A CARWASH FACILITY WITH COVERED OUTDOOR VACUUM STATIONS AND A CAR SERVICE BUILDING ON A PROPERTY LOCATED AT 6741 CARSON STREET, LAKEWOOD, CALIFORNIA

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Mr. Mario S. Torres of SRK Architects, 2254 S. Figueroa Street, Los Angeles, California 90007, representing the owner of an interest in the following described real property, requesting a Conditional Use Permit for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.B.3, 9347.D.11, and 9490.1 of the Lakewood Municipal Code on that certain real property within the City of Lakewood described as a Portion of Lot 556 of Tract Map No. 17830 as per map recorded in Book 452, Pages 3-11 in the Office of the County Recorder of Los Angeles County, and more particularly described as 6741 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission finds that an Initial Study has been prepared for the proposed project pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. A Mitigated Negative Declaration has been prepared for this project, pursuant to Section 15070, et sequitur, of the Guidelines. The project was found to have no significant effect on the environment, after implementation of the mitigation measures contained in the Initial Study prepared for this project. Therefore, said Mitigated Negative Declaration is hereby approved.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 1<sup>st</sup> day of February, 2018, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 948 all as shown on Exhibits "A," "B," "C," "D," "E," "F," "G," and "H."

B. The subject use will not to be in conflict with the goals of the General Plan, nor is the proposed use in conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the industrial school will not adversely affect or is materially detrimental to adjacent uses, buildings, or structures provided that the conditions contained have been met and maintained.

D. Carson Street and the adjacent public alley are adequate to serve the traffic generated by the site. Thus, no adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The project will have 27 parking spaces including two ADA accessible parking spaces and 13 parking spaces for the benefit of the adjacent commercial property. The 16 spaces on the east side of the carwash building will be used as covered outdoor vacuum stations.

F. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 948 provided the use is operated in compliance with the following conditions at all times:

A. The conditions, unless otherwise specified herein, shall be complied with within upon the initial opening of a business on this site, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of said Conditional Use Permit and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (Exhibits excluded) has been recorded in the Office of the Los Angeles County Recorder. The granting of said Amendment, subject to the conditions herein set forth, are binding on their heirs, assigns, and successors in interest of the applicant and their heirs, assigns, and successors in interest.

B. The City shall require that all construction comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

C. Moisten soil prior to grading.

D. Water exposed surfaces at least once daily to keep soil moist.

E. Water exposed surfaces at least twice a day, or as often as needed, during very dry weather or periods of high wind in order to maintain a surface crust and prevent release of visible emissions from the construction site.

F. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.

- G. Wash mud-covered tires and undercarriages of trucks leaving construction sites.
- H. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
- I. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
- J. Cease grading during periods when winds exceed 25 miles per hour.
- K. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- L. Provide temporary fencing with windscreen material to control windborne dust. Plant hedges or other plant buffers on any site where construction activities could expose neighboring residences and commercial sites to prolonged exposure to windblown dust.
- M. During grading, periodic monitoring shall be scheduled by a City Inspector or a City planner to verify compliance of measures of dust control.
- N. During grading, final inspection shall be scheduled by a City Inspector or a City planner to verify permanent sealing of all graded areas has been provided for and that hedges or other plant buffers are planted to avoid exposing neighboring residences to prolonged exposure to windblown dust.
- O. The applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and who shall conduct an archaeological monitoring program during any earthmoving involving excavations into younger Quaternary Alluvial deposits.
- P. The archaeological monitoring program shall be conducted in a manner consistent with archaeological standards and, in this case, conducted on a full-time or part-time basis, at the discretion of the Lead Agency. Should evidence of archaeological resources be uncovered, the archaeological monitoring program shall continue on a full-time basis until it is determined no more younger alluvium is being impacted.
- Q. If, at any time, evidence of human remains are uncovered during the development of this project, all activity shall cease immediately and the project contractor shall immediately notify the Los Angeles County Coroner's Office of the find pursuant to State law. The Los Angeles County Coroner shall be permitted to examine the find in situ. If the remains are determined to be of Native American descent, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98 and the Most Likely Descendent (MLD) named. In consultation with the MLD, City, Coroner, and archaeological consultant, the disposition of the remains will be determined.

R. If evidence of Native American remains or resources are identified, a Native American Monitor of Gabrieleno descent shall be contacted and given the opportunity to be added to the remainder of the monitoring program. Discoveries which may be encountered may include, but not be limited to, dwelling sites, stone implements or other artifacts, animal bones, and human bones.

S. If any archaeological sites are encountered during grading or construction of the project, all grading or construction efforts which would disturb these sites shall cease and an archaeologist shall be notified and provisions for recording and excavating the site shall be made in compliance with Section 15064.5 of the CEQA Guidelines, as amended.

T. During excavation and grading activities of any future development project, if archaeological or paleontological resources are discovered, the project contractor shall stop all work and contact the City. The applicant shall retain a qualified archaeologist or paleontologist and contact a representative of the Gabrieleno Band of Mission Indians – Kizh Nation to evaluate the significance of the finding and appropriate course of action. Salvage operations requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed.

U. Comply with the recommendations of the geotechnical report contained in Appendix “E” of the Initial Study prepared for this project.

V. Refrigerants shall be properly removed before an appliance is dropped off or collected for disposal at solid waste landfills, metal recyclers, or similar facilities.

W. Demolition and renovation work that would disturb hazardous materials should be performed utilizing safe work practices for identified metals.

X. Contractors engaged in disturbance of these materials should be notified of their potential content.

Y. California certified abatement contractor must be used for the abatement of asbestos-containing materials. A project manual for the abatement design should also be generated prior to the planned abatement activities.

Z. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

AA. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

BB. Equipment shall be shut off and not left to idle when not in use.

CC. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

DD. In order to minimize construction noise levels it is recommended that a temporary barrier, sufficient in height to block the line of sight between first and second story windows of adjacent single-family detached residential dwelling units (as applicable) and construction equipment shall be placed along the northern and western property lines during project construction.

EE. The western side of the car wash shall be solid with no windows, holes or openings.

FF. The Whisper Drying System or a drying system with a noise level of 80 dB(A) at the exit of the car wash shall be used. After installation, the noise level of the installed equipment shall be verified by an experienced acoustical professional utilizing a Type 1 or Type 2 precision noise meter. Their findings shall be provided in a letter report and shall be submitted to the City of Lakewood Community Development Department prior to final inspection.

GG. All vacuum equipment shall be housed in structures that can provide for a closed door condition. The vacuum systems shall be kept in rooms with no exterior facing windows. Vacuum hoses and hose ends are an exception to this requirement.

HH. The openings of all rooftop vents associated with buildings that house car wash and/or vacuum equipment shall be slanted away from nearby residential land uses to the greatest degree possible.

II. 10-foot tall wing masonry walls shall be constructed and maintained next to the west sides of the carwash tunnel entrance and exit.

JJ. An eight-foot tall masonry wall shall be constructed between the carwash building and the car service building.

KK. The permitted hours of operation for the carwash shall be Monday through Saturday from 7:30 AM to 8:00 PM or 30 minutes after dusk whichever comes first, and on Sundays from 8:00 AM to 8:00 PM or 30 minutes after dusk whichever comes first.

LL. The permitted hours of operation for the car service building shall be Monday through Saturday from 7:30 AM to 7:00 PM and on Sundays from 9:00 AM to 7:00 PM.

MM. Parking shall be configured for and maintained with sufficient lighting to illuminate the appearance and conduct of all persons in parking areas. All exterior lighting shall be designed and arranged so as not to reflect direct or indirect light upon abutting or adjacent properties, with a maximum light spill of point .5 foot candles at grade level.

NN. Managers shall emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.

OO. Management shall have an ongoing liaison relationship with members of the Los Angeles County Sheriff's Department, so that communication may be easily facilitated if problems occur and to ensure a strong level of communication for crime prevention and problem solving efforts.

PP. The carwash and car service buildings shall have working "state of the art" video surveillance system in place to assist Los Angeles County Sheriff's personnel in their criminal investigations. The storage medium shall be secured in such a manner as to not to facilitate the easy removal from unauthorized personnel or employees under duress.

QQ. The carwash and car service buildings shall have a "state of the art" silent robbery alarm system in place to allow employees to promptly report crimes in progress, if they are safely able to do so.

RR. Management shall ensure that no alcoholic beverages are allowed on the site and shall refuse services to any intoxicated person, or person who is under the influence of a controlled substance.

SS. This CUP shall be subject to a six-month review after the initial opening of the carwash facility to ensure that the facility has complied with the requirements contained in this Resolution and to allow input from the Sheriff's Department for any concerns that may arise.

TT. Comply with the recommended conditions of approval for Development Review Board (DRB) Case No. 8607 issued on November 22, 2017.

UU. Five-foot alley dedications shall be provided along the site's north and west property lines to comply with current City standards. The dedicated alleys shall be improved and paved to the satisfaction of the Director of Public Works.

VV. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

WW. The action by the Planning and Environment Commission in this matter shall be final, conclusive, and effective twenty (20) calendar days after the giving of notice, as provided in Section 9403.2 of the Lakewood Municipal Code, unless within said twenty (20) day calendar day period an appeal in writing is filed with the City Clerk by the applicant or by any person who protested the application as a matter of record, and who, in addition, received or was entitled to receive the written notice specified in Section 9422 of the Lakewood Municipal Code. The filing of such an appeal within such time limit or the request for review of such a decision within such time limit shall stay the effective date of the order granted until the City Council has acted on the appeal or review as hereafter set forth (Lakewood Municipal Code Section 9407).

XX. This Conditional Use Permit may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health,

welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

YY. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused by City's active negligence.

ZZ. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of said permits could subject Permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 1<sup>st</sup> day of February, 2018, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

---

Linda Manis, Chairperson

ATTEST:

---

Sonia Dias Southwell, AICP, Secretary

**RESOLUTION NO. -2018**

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DENYING THE APPLICATION FOR CONDITIONAL USE PERMIT CASE NO. 948 FOR THE ESTABLISHMENT OF A CARWASH FACILITY WITH COVERED OUTDOOR VACUUM STATIONS AND A CAR SERVICE BUILDING ON A PROPERTY LOCATED AT 6741 CARSON STREET, LAKEWOOD, CALIFORNIA

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Mr. Mario S. Torres of SRK Architects, 2254 S. Figueroa Street, Los Angeles, California 90007, representing the owner of an interest in the following described real property, requesting a Conditional Use Permit for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.B.3, 9347.D.11, and 9490.1 of the Lakewood Municipal Code on that certain real property within the City of Lakewood described as a Portion of Lot 556 of Tract Map No. 17830 as per map recorded in Book 452, Pages 3-11 in the Office of the County Recorder of Los Angeles County, and more particularly described as 6741 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 1<sup>st</sup> day of February, 2018, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be denied for the following reasons:

- A. The proposed use is in conflict with the General Plan as follows:\_\_\_\_\_.
- B. The nature, condition and development of adjacent uses, buildings, and structures have been considered and it has been found that the proposed use will jeopardize, or adversely affect, or be detrimental to the public health, safety and welfare, or to the surrounding property and residences for the following reasons:\_\_\_\_\_.
- C. The Applicant has failed to show that the proposed conditional use meets the principles and standards specified in Section 9401.A of the Lakewood Municipal Code, and Section \_\_\_\_\_.
- D. (Here, set forth any additional applicable grounds for denying the application.).



SECTION 3. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 1<sup>st</sup> day of February, 2018, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

---

Linda Manis, Chairperson

ATTEST:

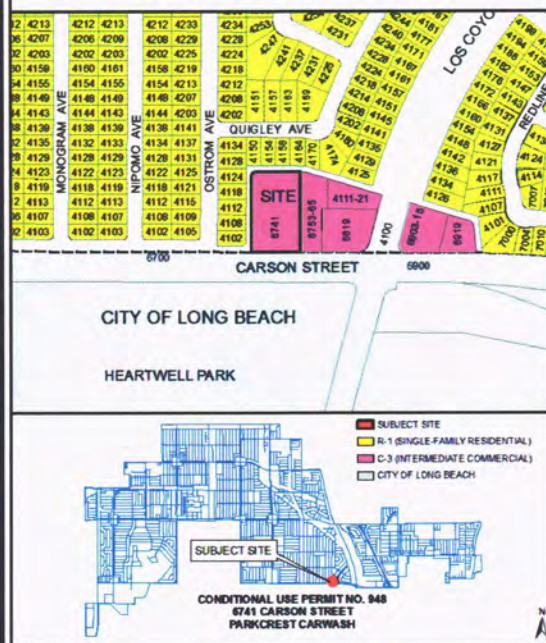
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Sonia Dias Southwell, AICP, Secretary

# CONDITIONAL USE PERMIT NO. 948



## VICINITY MAP













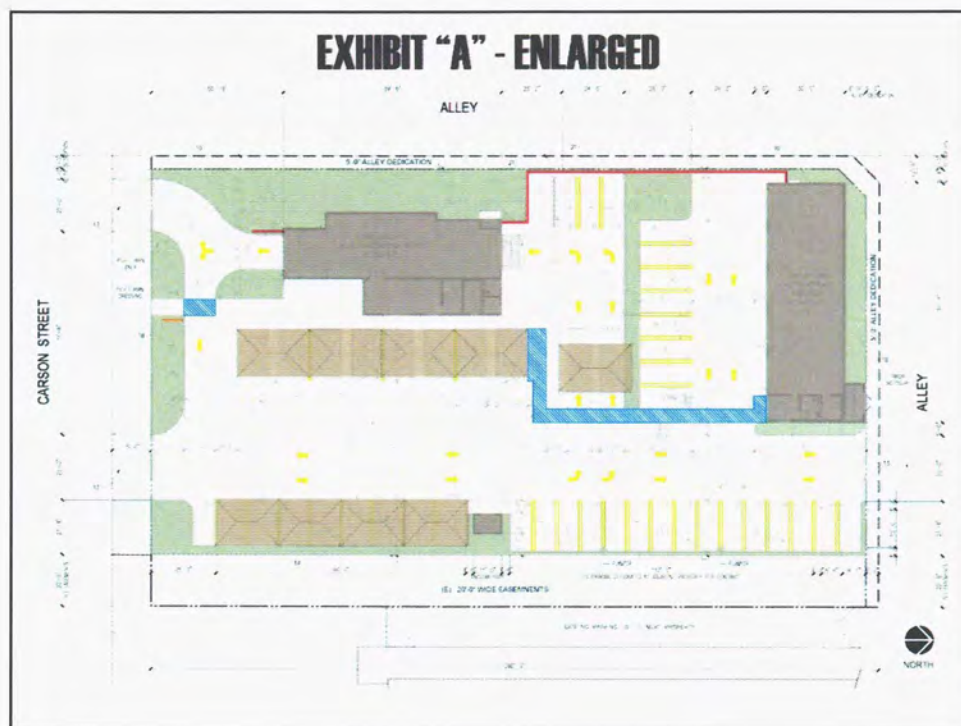




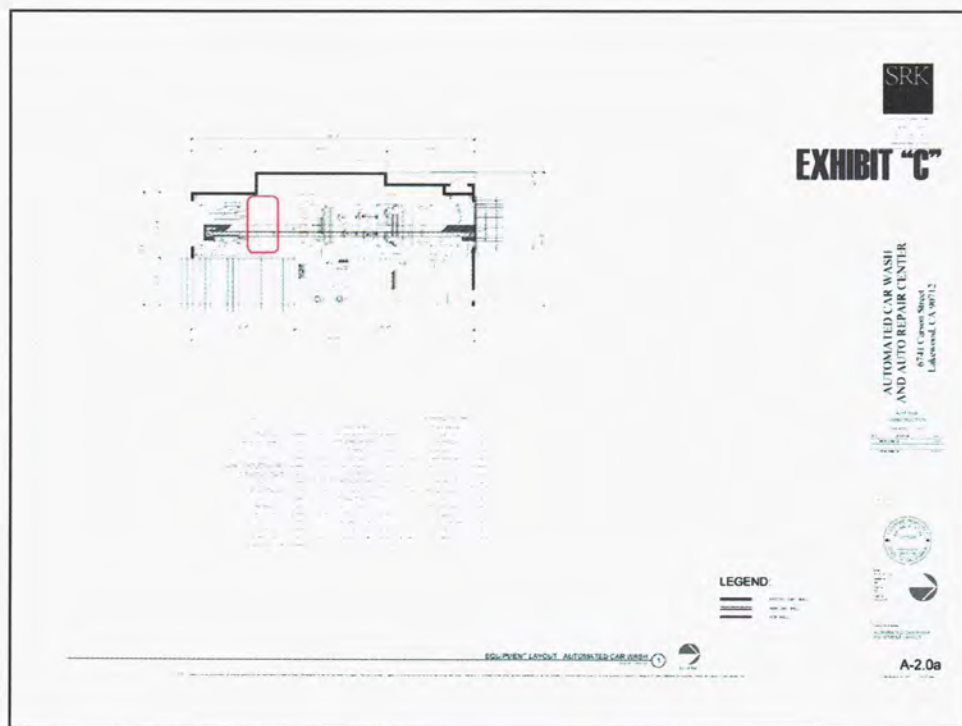
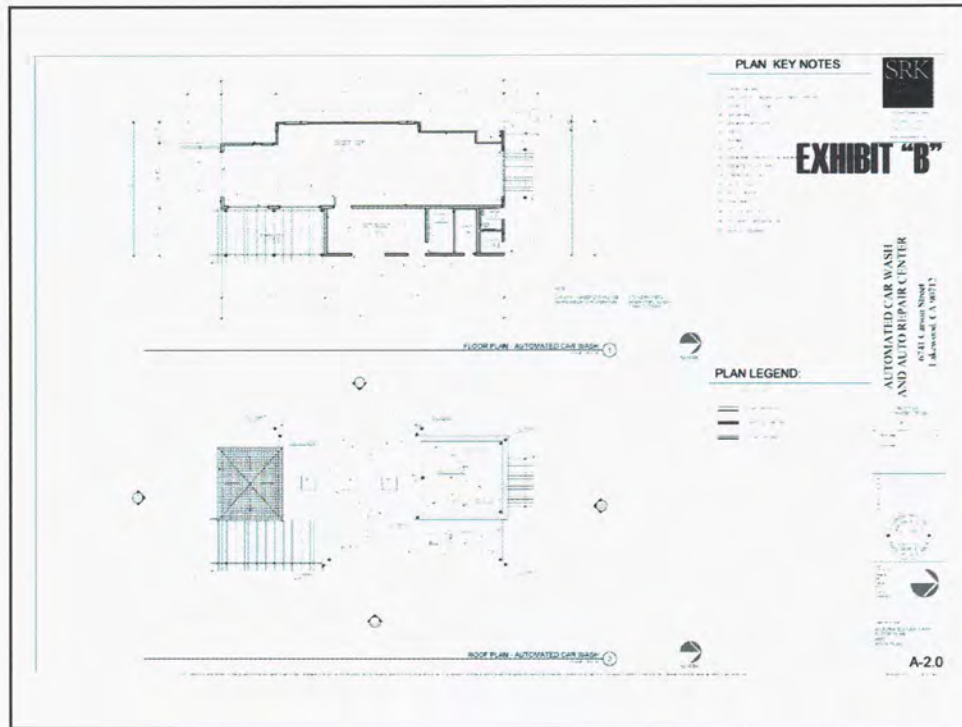


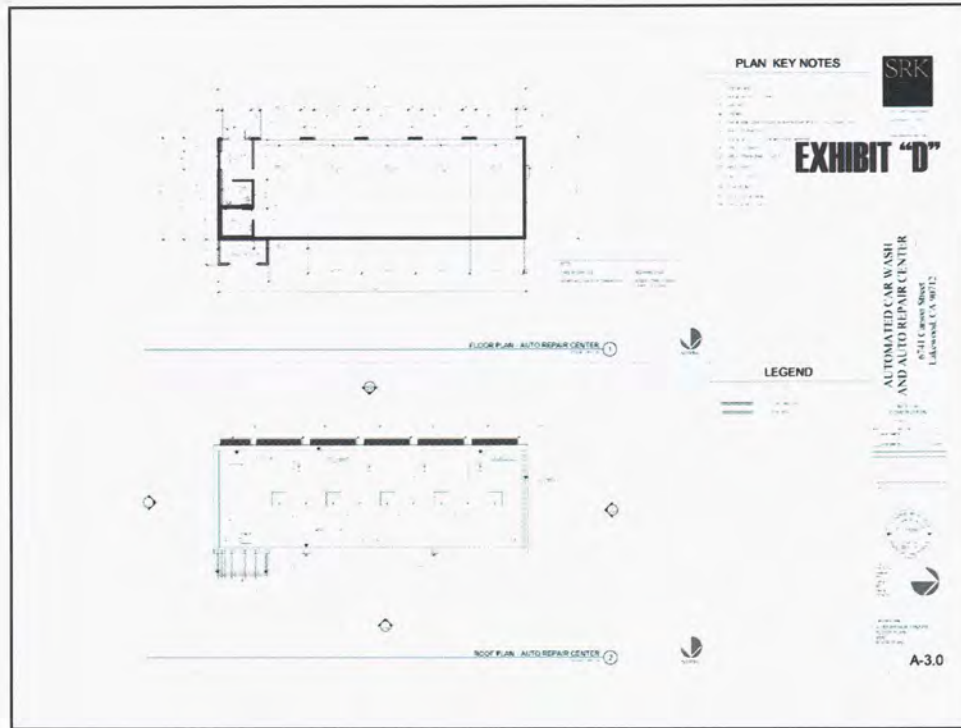
## Project Modifications

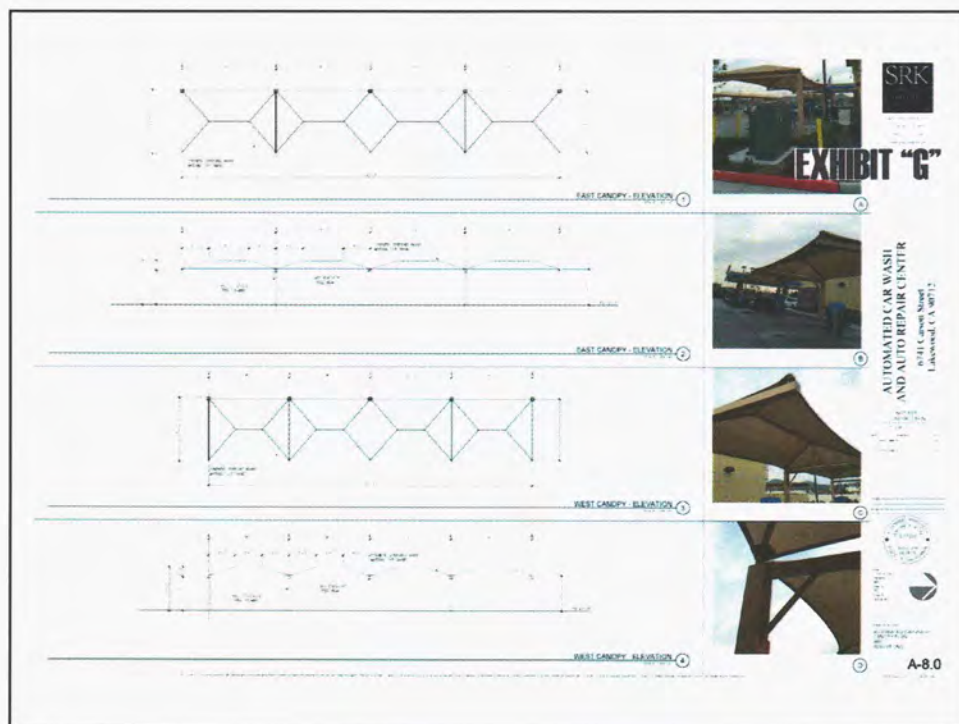
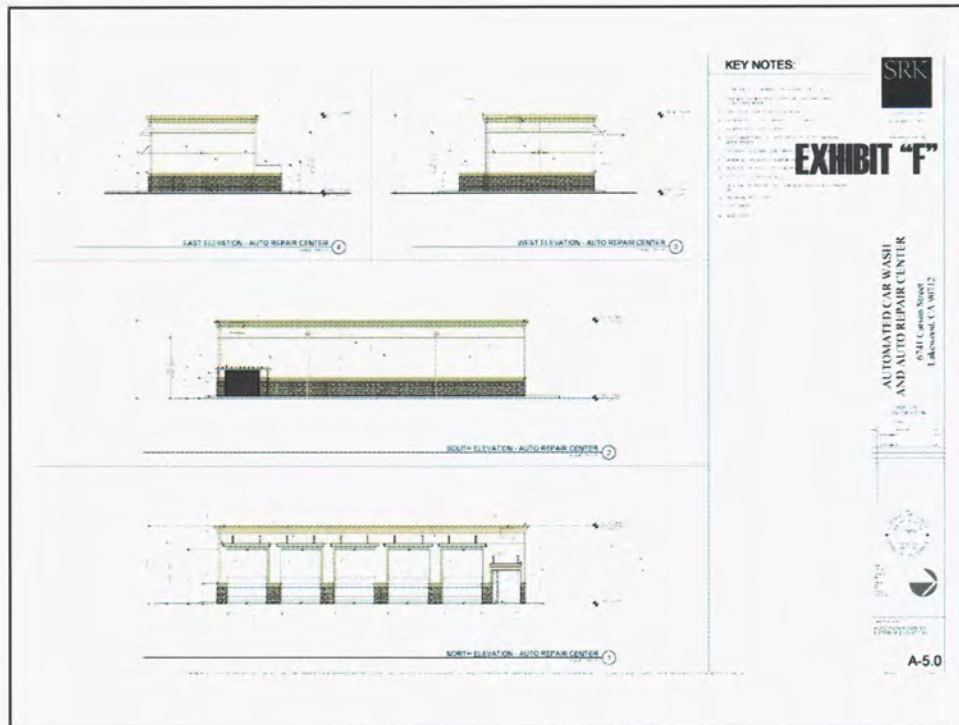
- 10-foot tall wing walls at carwash tunnel openings.
- 8-foot tall wall connecting carwash and car service buildings.
- Locate dryer/blower further into tunnel.
- Car service building reduced from 3,900 to 2,740 sq. ft.
- Parking increased from 27 spaces to 39 spaces:
  - 3 spaces for carwash employees
  - 7 spaces for car service building
  - 13 spaces for parking agreement
  - 16 spaces at covered vacuum stations
- Trash enclosure relocated for improved truck access.













## Staff Recommendation

- Hold a Public Hearing
- Adopt the Resolution of Approval
- Approve the Mitigated Negative Declaration



## **RESOLUTION NO. 2-2018**

**A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT CASE NO. 948 FOR THE ESTABLISHMENT OF A CARWASH FACILITY WITH COVERED OUTDOOR VACUUM STATIONS AND A CAR SERVICE BUILDING ON A PROPERTY LOCATED AT 6741 CARSON STREET, LAKEWOOD, CALIFORNIA**

**THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:**

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Mr. Mario S. Torres of SRK Architects, 2254 S. Figueroa Street, Los Angeles, California 90007, representing the owner of an interest in the following described real property, requesting a Conditional Use Permit for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.B.3, 9347.D.11, and 9490.1 of the Lakewood Municipal Code on that certain real property within the City of Lakewood described as a Portion of Lot 556 of Tract Map No. 17830 as per map recorded in Book 452, Pages 3-11 in the Office of the County Recorder of Los Angeles County, and more particularly described as 6741 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission finds that an Initial Study has been prepared for the proposed project pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. A Mitigated Negative Declaration has been prepared for this project, pursuant to Section 15070, et sequitur, of the Guidelines. The project was found to have no significant effect on the environment, after implementation of the mitigation measures contained in the Initial Study prepared for this project. Therefore, said Mitigated Negative Declaration is hereby approved.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 1<sup>st</sup> day of February, 2018, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 948 all as shown on Exhibits "A," "B," "C," "D," "E," "F," "G," and "H."

B. The subject use will not to be in conflict with the goals of the General Plan, nor is the proposed use in conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the industrial school will not adversely affect or is materially detrimental to adjacent uses, buildings, or structures provided that the conditions contained have been met and maintained.

D. Carson Street and the adjacent public alley are adequate to serve the traffic generated by the site. Thus, no adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The project will have 27 parking spaces including two ADA accessible parking spaces and 13 parking spaces for the benefit of the adjacent commercial property. The 16 spaces on the east side of the carwash building will be used as covered outdoor vacuum stations.

F. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 948 provided the use is operated in compliance with the following conditions at all times:

A. The conditions, unless otherwise specified herein, shall be complied with within upon the initial opening of a business on this site, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of said Conditional Use Permit and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (Exhibits excluded) has been recorded in the Office of the Los Angeles County Recorder. The granting of said Amendment, subject to the conditions herein set forth, are binding on their heirs, assigns, and successors in interest of the applicant and their heirs, assigns, and successors in interest.

B. The City shall require that all construction comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

C. Moisten soil prior to grading.

D. Water exposed surfaces at least once daily to keep soil moist.

E. Water exposed surfaces at least twice a day, or as often as needed, during very dry weather or periods of high wind in order to maintain a surface crust and prevent release of visible emissions from the construction site.

F. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.

- G. Wash mud-covered tires and under carriages of trucks leaving construction sites.
- H. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
- I. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
- J. Cease grading during periods when winds exceed 25 miles per hour.
- K. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- L. Provide temporary fencing with windscreen material to control windborne dust. Plant hedges or other plant buffers on any site where construction activities could expose neighboring residences and commercial sites to prolonged exposure to windblown dust.
- M. During grading, periodic monitoring shall be scheduled by a City Inspector or a City planner to verify compliance of measures of dust control.
- N. During grading, final inspection shall be scheduled by a City Inspector or a City planner to verify permanent sealing of all graded areas has been provided for and that hedges or other plant buffers are planted to avoid exposing neighboring residences to prolonged exposure to windblown dust.
- O. The applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards and who shall conduct an archaeological monitoring program during any earthmoving involving excavations into younger Quaternary Alluvial deposits.
- P. The archaeological monitoring program shall be conducted in a manner consistent with archaeological standards and, in this case, conducted on a full-time or part-time basis, at the discretion of the Lead Agency. Should evidence of archaeological resources be uncovered, the archaeological monitoring program shall continue on a full-time basis until it is determined no more younger alluvium is being impacted.
- Q. If, at any time, evidence of human remains are uncovered during the development of this project, all activity shall cease immediately and the project contractor shall immediately notify the Los Angeles County Coroner's Office of the find pursuant to State law. The Los Angeles County Coroner shall be permitted to examine the find in situ. If the remains are determined to be of Native American descent, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98 and the Most Likely Descendent (MLD) named. In consultation with the MLD, City, Coroner, and archaeological consultant, the disposition of the remains will be determined.

R. If evidence of Native American remains or resources are identified, a Native American Monitor of Gabrieleno descent shall be contacted and given the opportunity to be added to the remainder of the monitoring program. Discoveries which may be encountered may include, but not be limited to, dwelling sites, stone implements or other artifacts, animal bones, and human bones.

S. If any archaeological sites are encountered during grading or construction of the project, all grading or construction efforts which would disturb these sites shall cease and an archaeologist shall be notified and provisions for recording and excavating the site shall be made in compliance with Section 15064.5 of the CEQA Guidelines, as amended.

T. During excavation and grading activities of any future development project, if archaeological or paleontological resources are discovered, the project contractor shall stop all work and contact the City. The applicant shall retain a qualified archaeologist or paleontologist and contact a representative of the Gabrieleno Band of Mission Indians – Kizh Nation to evaluate the significance of the finding and appropriate course of action. Salvage operations requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed.

U. Comply with the recommendations of the geotechnical report contained in Appendix “E” of the Initial Study prepared for this project.

V. Refrigerants shall be properly removed before an appliance is dropped off or collected for disposal at solid waste landfills, metal recyclers, or similar facilities.

W. Demolition and renovation work that would disturb hazardous materials should be performed utilizing safe work practices for identified metals.

X. Contractors engaged in disturbance of these materials should be notified of their potential content.

Y. California certified abatement contractor must be used for the abatement of asbestos-containing materials. A project manual for the abatement design should also be generated prior to the planned abatement activities.

Z. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

AA. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

BB. Equipment shall be shut off and not left to idle when not in use.



CC. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

DD. In order to minimize construction noise levels it is recommended that a temporary barrier, sufficient in height to block the line of sight between first and second story windows of adjacent single-family detached residential dwelling units (as applicable) and construction equipment shall be placed along the northern and western property lines during project construction.

EE. The western side of the car wash shall be solid with no windows, holes or openings.

FF. The Whisper Drying System or a drying system with a noise level of 80 dB(A) at the exit of the car wash shall be used. After installation, the noise level of the installed equipment shall be verified by an experienced acoustical professional utilizing a Type 1 or Type 2 precision noise meter. Their findings shall be provided in a letter report and shall be submitted to the City of Lakewood Community Development Department prior to final inspection.

GG. All vacuum equipment shall be housed in structures that can provide for a closed door condition. The vacuum systems shall be kept in rooms with no exterior facing windows. Vacuum hoses and hose ends are an exception to this requirement.

HH. The openings of all rooftop vents associated with buildings that house car wash and/or vacuum equipment shall be slanted away from nearby residential land uses to the greatest degree possible.

II. A 10-foot tall wing masonry wall shall be constructed and maintained next to the west sides of the carwash tunnel entrance and exit.

JJ. A 10-foot tall masonry wall shall be constructed between the carwash building and the car service building.

KK. The permitted hours of operation for the carwash shall be Monday through Saturday from 7:30 AM to 8:00 PM or 30 minutes after dusk whichever comes first, and on Sundays from 8:00 AM to 8:00 PM or 30 minutes after dusk whichever comes first.

LL. The permitted hours of operation for the car service building shall be Monday through Saturday from 7:30 AM to 7:00 PM and on Sundays from 9:00 AM to 7:00 PM.

MM. Parking shall be configured for and maintained with sufficient lighting to illuminate the appearance and conduct of all persons in parking areas. All exterior lighting shall be designed and arranged so as not to reflect direct or indirect light upon abutting or adjacent properties, with a maximum light spill of point .5 foot candles at grade level.

NN. Managers shall emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.

OO. Management shall have an ongoing liaison relationship with members of the Los Angeles County Sheriff's Department, so that communication may be easily facilitated if problems occur and to ensure a strong level of communication for crime prevention and problem solving efforts.

PP. The carwash and car service buildings shall have working "state of the art" video surveillance system in place to assist Los Angeles County Sheriff's personnel in their criminal investigations. The storage medium shall be secured in such a manner as to not to facilitate the easy removal from unauthorized personnel or employees under duress.

QQ. The carwash and car service buildings shall have a "state of the art" silent robbery alarm system in place to allow employees to promptly report crimes in progress, if they are safely able to do so.

RR. Management shall ensure that no alcoholic beverages are allowed on the site and shall refuse services to any intoxicated person, or person who is under the influence of a controlled substance.

SS. There shall be no display of temporary signs as defined by LMC Section 9502.36 and no temporary sign permit as described in LMC Section 9512.C shall be issued for the subject property.

TT. This CUP shall be subject to a six-month review after the initial opening of the carwash facility to ensure that the facility has complied with the requirements contained in this Resolution and to allow input from the Sheriff's Department for any concerns that may arise.

UU. Comply with the recommended conditions of approval for Development Review Board (DRB) Case No. 8607 issued on November 22, 2017.

VV. Five-foot alley dedications shall be provided along the site's north and west property lines to comply with current City standards. The dedicated alleys shall be improved and paved to the satisfaction of the Director of Public Works.

WW. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

XX. The action by the Planning and Environment Commission in this matter shall be final, conclusive, and effective twenty (20) calendar days after the giving of notice, as provided in Section 9403.2 of the Lakewood Municipal Code, unless within said twenty (20) day calendar day period an appeal in writing is filed with the City Clerk by the applicant or by any person who protested the application as a matter of record, and who, in addition, received or was entitled to receive the written notice specified in Section 9422 of the Lakewood Municipal Code. The filing of such an appeal within such time limit or the request for review of such a decision within such time limit shall stay the effective date of the order granted until the City Council has acted on the appeal or review as hereafter set forth (Lakewood Municipal Code Section 9407).

YY. This Conditional Use Permit may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

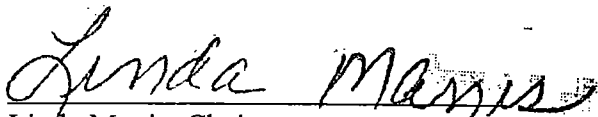
ZZ. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused by City's active negligence.

AAA. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of said permits could subject Permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.


SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 1<sup>st</sup> day of February, 2018, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: McKinnon, Stuckey, Quarto, Manis
NOES:	COMMISSIONERS: Samaniego
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

  
Linda Manis, Chairperson

ATTEST:

  
Sonia Dias Southwell, AICP, Secretary

RECEIVED

6305 '18 FEB 12 A9 59

Arthur Pinette  
4323 Quigley Ave  
Lakewood Ca  
90713

February 12, 2018

Appeal Re: CUP 948 Lakewood Planning  
Commission Decision of Approval

Conditional Use Permit #948 Plan approved February 1, 2018 does not comply with requirements of the City of Lakewood General Plan Policy to Ensure that new and expanded commercial projects do not generate adverse noise impacts on adjacent residential areas. The City of Lakewood General Plan Program Requires that new commercial or industrial projects or proposed expansions of existing commercial and industrial uses which abut residential uses provide noise barriers to protect residents.

We, citizens of Lakewood, require that the approved plan is revised to include further Mitigation of possible Noise impacts, Traffic Safety impacts, and Aesthetics to protect the Public health, safety and welfare and not be detrimental to surrounding property and residents.

Signed, Arthur Pinette, Neighborhood Advocate  
[acpinette@gmail.com](mailto:acpinette@gmail.com) 562/650/4080



RESOLUTION NO. 2018-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DENYING THE APPEAL OF CONDITIONAL USE PERMIT NO. 948 AND UPHOLDING THE PLANNING AND ENVIRONMENT COMMISSION'S APPROVAL OF A CARWASH FACILITY WITH COVERED OUTDOOR VACUUM STATIONS AND A CAR SERVICE BUILDING ON A PROPERTY LOCATED AT 6741 CARSON STREET, LAKEWOOD, CALIFORNIA.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council finds that the Planning and Environment Commission, by Resolution No. 2-2018, approved an application for a Conditional Use Permit No. 948, for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building located at 6741 Carson Street, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.B.3, 9347.D.11, and 9490.1 of the Lakewood Municipal Code, Lakewood, California, on February 1, 2018.

SECTION 2. The City Council finds that Mr. Arthur Pinette, 4323 Quigley Avenue, Lakewood, California 90713, timely filed a written appeal of the Planning Commission decision with the City Council on February 12, 2018. A copy of the written appeal is attached hereto and made a part hereof.

SECTION 3. The City Council finds that, at its March 13, 2018 meeting, it considered the appeal of Arthur Pinette and the City Council does hereby find and determine that said appeal should be denied for the following reasons:

A. The nature, conditions and development of adjacent uses, buildings and structures have been considered, and it is hereby found that the proposed use will not jeopardize or adversely affect or will not be detrimental to the public health, safety and welfare, or to the surrounding property and residences for the following reasons:

1. The request is for approval of Conditional Use Permit No. 948 is based on Exhibits "A," "B," "C," "D," "E," "F," "G," and "H."

2. The subject use will not to be in conflict with the goals of the General Plan, nor is the proposed use in conflict with the Commercial land use designation of the General Plan.

3. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found the use will not adversely affect or is materially detrimental to adjacent uses, buildings, or structures provided that the conditions contained in Planning and Environment Commission Resolution No. 2-2018 have been met and maintained.

4. Carson Street and the adjacent public alley are adequate to serve the traffic generated by the site. Thus, no adverse effect is anticipated on existing roads and circulation as a consequence of this application.

5. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

6. An Initial Study was prepared for the proposed project pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended, and a Mitigated Negative Declaration was prepared for this project, pursuant to Section 15070, et sequitur, of the Guidelines. The project was found to have no significant effect on the environment, after implementation of the mitigation measures contained in the Initial Study prepared for this project.

B. The record does have substantial evidence supporting the decision of the Planning and Environment Commission.

ADOPTED AND APPROVED this 13th day of March, 2018, by the City Council of the City of Lakewood voting as follows:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Piazza	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Wood	_____	_____	_____
Mayor DuBois	_____	_____	_____

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 2018-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE APPEAL OF CONDITIONAL USE PERMIT NO. 948 AND DENYING THE PLANNING AND ENVIRONMENT COMMISSION'S APPROVAL OF A CARWASH FACILITY WITH COVERED OUTDOOR VACUUM STATIONS AND A CAR SERVICE BUILDING ON A PROPERTY LOCATED AT 6741 CARSON STREET, LAKEWOOD, CALIFORNIA.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council finds that the Planning and Environment Commission, by Resolution No. 2-2018, approved an application for a Conditional Use Permit No. 948, for the establishment of a carwash facility with covered outdoor vacuum stations and a car service building located at 6741 Carson Street, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.B.3, 9347.D.11, and 9490.1 of the Lakewood Municipal Code, Lakewood, California, on February 1, 2018.

SECTION 2. The City Council finds that Mr. Arthur Pinette, 4323 Quigley Avenue, Lakewood, California 90713, timely filed a written appeal of the Planning Commission decision with the City Council on February 12, 2018. A copy of the written appeal is attached hereto and made a part hereof.

SECTION 3. The City Council finds that, at its March 13, 2018 meeting, it considered the appeal of Arthur Pinette and the City Council does hereby find and determine that said appeal should be approved for the following reasons:

A. The nature, conditions and development of adjacent uses, buildings and structures have been considered, and it is hereby found that the proposed use will jeopardize or adversely affect or will be detrimental to the public health, safety and welfare, or to the surrounding property and residences for the following reasons:

1. The proposed use is in conflict with the General Plan as follows:\_\_\_\_\_.

2. The nature, condition and development of adjacent uses, buildings, and structures have been considered and it has been found that the proposed use will jeopardize, or adversely affect, or be detrimental to the public health, safety and welfare, or to the surrounding property and residences for the following reasons:\_\_\_\_\_.

3. The Applicant has failed to show that the proposed conditional use meets the principles and standards specified in Section 9401.A of the Lakewood Municipal Code, and Section \_\_\_\_\_.

4. (Here, set forth any additional applicable grounds for denying the application.).

B. The record does not have substantial evidence supporting the decision of the Planning and Environment Commission.

ADOPTED AND APPROVED this 13th day of March, 2018, by the City Council of the City of Lakewood voting as follows:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Piazza	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Wood	_____	_____	_____
Mayor DuBois	_____	_____	_____

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# **D I V I D E R S H E E T**

## **COUNCIL AGENDA**

March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Award of Bid for Public Works Project No. 2018-01  
Lakewood City Hall Boiler Replacement

### **INTRODUCTION**

On February 22, 2018 the City Clerk received three (3) bids for the replacement of the hot water boiler at City Hall. The work consists of demolition of existing and new improvements including a replacement hot water boiler, and related items required by the contract documents. Staff requested a continuance of this award at the Council's February 27, 2018 meeting, as more time was needed for bid review. During the review process, staff found issues in the low monetary bidder's bid. Staff has determined that the issues are serious enough to recommend rejection of the low monetary bidder and award to the second lowest monetary bidder. The City Attorney was consulted during the review process, provided advice and instructions for notification to the low monetary bidder, has approved the content of this report, and concurs with staff's recommendation. The lowest monetary bidder has been notified of the public hearing and staff recommendation.

### **STATEMENT OF FACT**

The City Hall Boiler Replacement Project advertised for bids, with the initial bid opening date set for February 6, 2018. The bid opening date was postponed to February 22, 2018 when staff became aware that several potential bidders were not planning to bid the project because they either needed more time, or found a couple of the contract provisions (amount of insurance required and amount of liquidated damages) to be unacceptable. On February 22, 2018, three bids were opened and the results were as follows:

RKDM Enviro-Energy Service, Inc.	\$ 60,261.00
Allison Mechanical, Inc.	\$ 61,499.00
Horizon Mechanical, Inc.	\$145,034.00

Staff has several concerns about the bid from the lowest monetary bidder, RKDM Enviro-Energy Services, Inc. (RKDM). Staff recommends that the City Council find that RKDM is not a responsible bidder and reject their bid.

Public Contract Code section 1103 provides the following definition of a Responsible Bidder. "Responsible bidder," as used in this part, means a bidder who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the public works contract.

City staff has reviewed the bid submitted by RKDM in detail, and the recommendation to reject RKDM's bid has been formulated for the following reasons:

- RKDM's references listed do not comply with our instructions on our bid form pages Bid-8 and Bid-9. Item 2. (Page Bid-8) directs the bidder to list major constructions that they have in progress as of the date of the bid, and Item 3. (Page Bid-9) directs the bidder to list at least five (5) public works construction projects similar in nature to the project defined in these specifications, which their organization has completed within the last five (5) years.
  - Page Bid-9 - RKDM listed only four (4) of the five required entries, and none of them were for public works projects conducted by a public agency. They were all for commercial or private business establishments.
  - The information provided for references was either incomplete or inaccurate. One telephone number on Bid-8 was no longer in service.
  - The location information for the owners Douglas Emmett or Commercial Property Management were listed as either "multiple project locations" or "commercial properties" with insufficient information to allow independent verification of RKDM's work. Specific locations and project names were not listed.
  - Staff did speak with four of the references who indicated that RKDM had done satisfactory work. Mr. Juan Mestas of Chino Valley Medical Center, Ms. Camelia Rangel of Commercial Property Management, Mr. Robert Lutes, of Douglas Emmett Real Estate Trust, and Mr. Carlos Graham, of The Wilshire (condominium) who said that RKDM had performed satisfactory work.
  - One quasi-public project was listed: The Accelerated School. However, this school is a charter school that is privately owned, and is not subject to payment of prevailing wages or other reporting requirements associated with public works contracts. There was no entry on the DIR's website for work done by RKDM at The Accelerated School, which would have been required, if the project were a public works project. Messages were left for the reference at The Accelerated School but have not yet been returned.
  - In addition to following up on the reference information provided by RKDM, staff attempted to independently find other references that could be checked. Staff used RKDM's Department of Industrial Relations DIR# to check if they had registered any previous projects and submitted any certified payroll documentation from previous projects, as required by the Public Contract Code and Labor Code. There were no entries of any submissions on the DIR website, so there were no other public agency references available through alternate sources.
  - After reviewing reference information for past project experience, Staff concluded that RKDM has not worked on any public works projects for public agencies in the past five years.

- Contractor's Industrial Safety Record was not accurately completed (Page Bid-13). The bidders are to complete a table with columns from 2013 through 2018 calendar year. Line #1 asks for the number of contracts for each year. RKDM entered the word "multiple" in each box rather than a specific number. On Line #2, bidders are to enter the total amount of the contracts "in \$1,000s". For 2018 (year to date), RKDM entered 166,500. This would mean that either they have contracts valued at \$166,500,000 or they improperly entered the number without making it "in \$1,000s." The rest of the columns have similar sized numbers. Although this may be an inadvertent error, it reflects upon the accuracy of RKDM's documentation.
- RKDM was previously awarded a contract for the Centre Boiler Project that had to be rescinded for failure to perform, resulting in economic loss to the City.
  - RKDM submitted a bid to the City of Lakewood for the Centre Boiler Project, and since they were the lowest monetary bidder, they were awarded the contract in the amount of \$121,921. The specifications clearly stated that the successful bidder had ten days to submit all the necessary documentation, such as the signed contract, insurance certificates and bonds. Our project manager attempted numerous telephone calls and emails to check on the status of the documents, and on December 8, 2015, staff recommended that the City Council rescind the award of the contract to RKDM and award to the next low bidder, Manley Boilers for \$169,995.69, which was \$48,075 higher than RKDM's bid. At the time of the Council Hearing, RKDM still had not furnished the bonds, and they requested additional time to submit the bonds, claiming that they had been traveling out of the country. During the discussion, the representative of RKDM requested that the City not take action against his bid bond. The City Council did not provide an extension of time, took action to rescind the contract awarded to RKDM, awarded the contract to Manley Boilers, and directed staff not to proceed against RKDM's bid bond.
  - The Centre Boiler project was negatively impacted by RKDM's failure to perform within the required timeline. The period during which no events were booked in the Centre for the purpose of the project was clearly stated in the project specifications, from January 4, 2016 to January 18, 2016. The City had to conduct the project during the month of March, work around events booked in the Centre and relocate events to other facilities. The City had to spend an additional \$48,000, the difference between RKDM's bid and the second low bidder, and had to rent and install a temporary boiler to service the building during construction at a cost of \$7,400.

A bidder can be disqualified on the basis that the city believes he is not responsible. As set forth in the City of Inglewood – Los Angeles County Civic Center Authority v. Superior Court, 1972, 103 Cal.Rptr. 689, 7 Cal.3d. 861, the court held that the word, "responsible," in the context of the statute includes the attributes of trustworthiness, quality, fitness and capacity of the low bidder to satisfactorily perform the work.

RKDM has not provided documentation of any experience in performing public works projects. Their reference documents lack specificity and accuracy for several of their entries. The City previously experienced substantial inconvenience and additional cost associated with RKDM's failure to perform on the Centre Boiler Project. Based upon these factors, staff has concluded that RKDM is not a "responsible" bidder.

Staff therefore recommends RKDM's bid be rejected and the contract be awarded to the second low bidder, Allison Mechanical. RKDM's owner has been notified that he is entitled to a public hearing at the City Council meeting on March 13, 2018. The notice sent to RKDM also set forth our findings regarding their attributes of responsibility as set forth by law.

The references from the second low bidder, Allison Mechanical., have been checked by staff and are excellent. Allison's contractor's license, and those of their subcontractors are current, active, and in good standing. Allison's references include numerous public works contracts. Calls to references indicate their quality of work is superb, there were no contractor-caused project delays, nor non-compliance with plans and specifications. Allison Mechanical has completed projects similar to the City Hall Boiler Replacement Project.

Staff recommends appropriating \$89,900 from the General fund in order to fully fund the scope of work. The estimated project costs include approximately 12% contingency on the construction cost, as well as the purchase of inspection, testing, and estimated rental of temporary heaters. Staff recommends funding for up to three months of temporary heating for contingency purposes.

	General Fund
Construction	\$ 61,499
Consultant Fees	\$ 6,000
Testing/Inspection/Miscellaneous Expenses	\$ 6,000
Temporary Heating (\$3,000 a month for up to 3 months)	\$ 9,000
Sub-Total Project Costs	\$ 82,499
Contingency	\$ 7,401
Total Project Costs	\$ 89,900

## **SUMMARY**


Bids have been received on Public Works Contract 2018-01. Because Staff has determined that the lowest monetary bidder, RKDM Enviro Energy Services, Inc., does not appear to be a responsible bidder, Staff recommends their bid be rejected and RKDM be denied the contract on the basis of lack of trustworthiness, quality, fitness and capacity to do the work. RKDM has been notified of Staff's recommendation and the date and time of the public hearing. References of the second lowest monetary bidder, Allison Mechanical, have been checked and staff recommends the contract be awarded to them.

**RECOMMENDATION**

That the City Council:

- (1) Reject the bid proposal from RKDM Enviro-Energy Service, Inc., and deny RKDM the contract on the basis on lack of trustworthiness, quality, fitness and capacity to do the work as listed in this staff report.
- (2) Adopt the plans, specifications, Addenda and working details for the subject project.
- (3) Award a contract for the "Lakewood City Hall Boiler Replacement", Public Works Contract 2018-01, in the amount of \$61,499 to the second low bidder Allison Mechanical, and authorize the Mayor to sign the contract in a form approved by the City Attorney.
- (4) Authorize the Director of Public Works to approve a cumulative total of change orders, as necessary not to exceed \$7,401.
- (5) Appropriate \$89,900 from the General Fund reserve for capital improvements for this project.

Lisa Ann Rapp   
Director of Public Works

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

## **COUNCIL AGENDA**

March 13, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Award of Bid for Public Works Project No. 2018-02  
Mayfair & McCormick Pool Equipment Replacement

### **INTRODUCTION**

Portions of the existing swimming pool mechanical and chemical equipment at McCormick Pool and Mayfair Pool require replacement. On March 6, 2018 the City Clerk received one bid for replacement of pool equipment at McCormick Pool and Mayfair Pool. At McCormick Pool, the work consists of removal and replacement of the existing swimming pool filters, the addition of a variable speed drive, and all related components. At Mayfair Pool, the work consists of removal and replacement of the existing swimming pool strainer and pump, the addition of two new variable speed drives with two new dual redundant pumps, strainers, and all related components.

### **STATEMENT OF FACT**

The City of Lakewood owns and operates two public swimming pools: a plaster lined pool built in 1958 at Bolivar Park known as McCormick Pool, and fiberglass lined pool built in 1954 at Mayfair Park. Each of the pools have extensive mechanical and disinfection systems to meet Los Angeles County Health Department requirements for public pools. Portions of the equipment are now at the end of useful life and replacement will be necessary to keep the pools in operation.

Six contractors qualified to bid this project by purchasing the plans and specifications and attending a mandatory pre-bid conference held on February 22, 2018. One contractor, California Commercial Pools, submitted a bid proposal. The base bid for the improvements at both pools (including the dual pump system) is \$247,000.

California Commercial Pools	\$ 247,000
-----------------------------	------------

At Mayfair Pool, It is recommended that the existing vertical pump and motor be replaced with a horizontal configuration variable speed drive pump for energy efficiency and reliability. In addition, the design calls for a double pump system so that if the first pump should fail during the pool season, we could engage a back-up pump with the flip of a switch, and remain in operation. Without a back-up pump, the pool could be out of service for 1-2 weeks while a replacement is obtained and installed. Aquatic Design includes a back-up pump system with all new public pools that they design. We included a deductive bid alternative for a single pump replacement, allowing Staff to determine which alternative is the best choice for us. Staff also included an additive alternative cost to replace the threaded inlet caps on the returns of Mayfair Pool. These have been damaged with time and could present a hazard.



Award of Bid – Mayfair & McCormick Pool Equipment Replacement

March 13, 2018

Page 2 of 3

The lowest bidder, California Commercial Pools, provided pricing for both bid alternatives: the deductive alternative of a single replacement pump and the additive alternative to replace the inlet caps on the Mayfair pool returns. The cost of the additive alternative to replace the inlet caps is \$20,000. After discussing this alternate with the Contractor, Staff recommends this work be negotiated through Change Order, and that we do not include the Additive Alternate in the award of bid. Staff believes the price will be less than the \$20,000 Additive Alternate bid item, as the labor for the work will not be as much as the Contractor had expected.

Staff recommends choosing the Dual Pump system for the Mayfair Pool Improvements. The cost options between the dual pump system and the deductive alternative of a single pump system is below:

Mayfair Dual Pump	\$ 129,000
Mayfair Single Pump (Deductive Alternative)	\$ 89,000

Although this project is not presently budgeted, it is important to move forward immediately with the mechanical improvements to ensure that the pools will be ready for service during summer of 2018, and will be prepared to operate with minimal chance of failure or downtime. Staff recommends appropriating \$294,000 from the General fund reserve for Capital Improvements in order to fully fund the scope of work. The estimated project costs include approximately 15% contingency on the construction cost, as well as the cost of inspection, testing, and miscellaneous expenses as required.

	General Fund
Construction (includes dual pump system)	\$ 247,000
Testing/Inspection/Miscellaneous Expenses	\$ 10,000
Sub-Total Project Costs	\$ 257,000
Change Order Contingency	\$ 37,000
Total Project Costs	\$ 294,000

## SUMMARY


Bids have been received on Public Works Contract 2018-02. Staff recommends the contract be awarded to the lowest responsible bidder, California Commercial Pools, and the full scope of work be funded. California Commercial Pool's references have been checked and are satisfactory.

**RECOMMENDATION**

That the City Council:

- (1) Adopt the plans, specifications, Addenda and working details for the subject project.
- (2) Award a contract for the “Mayfair & McCormick Pool Equipment Replacement”, Public Works Contract 2018-02, in the amount of \$247,000 to California Commercial Pools and authorize the Mayor to sign the contract in a form approved by the City Attorney.
- (3) Authorize the Director of Public Works to approve a cumulative total of change orders (contingency), as necessary not to exceed \$37,000.
- (4) Appropriate \$294,000 from the General Fund reserve for capital improvements for this project.

Lisa Ann Rapp   
Director of Public Works

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

# *Housing Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
FUND SUMMARY 3/8/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 332 through 333. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	36,000.00
		<hr/>
		<b>36,000.00</b>

Council Approval

<hr/>	<hr/>
Date	City Manager

Attest

<hr/>	<hr/>
City Clerk	Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
SUMMARY CHECK REGISTER**

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VEND #</b>	<b>VENDOR NAME</b>	<b>GROSS</b>	<b>DISC.</b>	<b>CHECK AMOUNT</b>
332	03/08/2018	5125	REBECCA MABIRE AND	18,000.00	0.00	18,000.00
333	03/08/2018	5126	RICHARD AND MICHELE SHIELDS	18,000.00	0.00	18,000.00
<b>Totals:</b>				<u>36,000.00</u>	<u>0.00</u>	<u>36,000.00</u>