

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

September 28, 2021

ADJOURNED MEETING: 4:15 p.m.
APPEAL OF CONDITIONAL USE PERMIT NO. 615, AMENDMENT NO. 3, 5450 SOUTH STREET,
RESOLUTION NO. 2021-56 - Staff recommends City Council deny the appeal and affirm the Planning
and Environment Commission decision to approve CUP No. 615, Amendment No. 3.

RECEPTION: “Lakewood Celebrates . . .” 6:00 p.m.

CALL TO ORDER 7:30 p.m.

INVOCATION: Reverend Tamara John, Christ Presbyterian Church Lakewood

PLEDGE OF ALLEGIANCE: Girl Scout Troop 04893

ROLL CALL: Mayor Jeff Wood
Vice Mayor Steve Croft
Council Member Ariel Pe
Council Member Todd Rogers
Council Member Vicki Stuckey

ANNOUNCEMENTS AND PRESENTATIONS:

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 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meetings held September 14, 2021

RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.

RI-4 CITY COUNCIL COMMITTEES’ ACTIVITIES - Staff recommends City Council receive and file the report.

RI-5 MEETING REPORTS AND AUTHORIZATIONS PURSUANT TO AB1234 - Staff recommends City Council receive and file the report.

City Council Agenda

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ROUTINE ITEMS: - Continued

- RI-6 AMENDMENT NO. 1 TO AGREEMENT FILE NO. 844 WITH THE CITY OF BELLFLOWER FOR CARUTHERS PARK STORMWATER AND URBAN RUNOFF CAPTURE PROJECT CONSTRUCTION SUPPORT SERVICES - Staff recommends City Council authorize the City Manager to execute Amendment No. 1 to Agreement No. 844 subject to approval as to legal form by the City Attorney.
- RI-7 APPROVAL OF LEASE OF WATER RIGHTS TO CITY OF CERRITOS - Staff recommends City Council approve the lease of 500 AF of FY 21/22 Central Basin groundwater extraction rights to the City of Cerritos for \$82,500; and authorize its execution by the Director of Water Resources on behalf of the City.
- RI-8 PROPOSED AMENDMENT TO RECLAIMED WATER AGREEMENT WITH THE CITY OF CERRITOS - The Water Resources Committee recommends City Council authorize the City Manager to execute the Amendment to the Reclaimed Water Agreement with the City of Cerritos subject to approval as to legal form by the City Attorney.
- RI-9 RESOLUTION NO. 2021-57; APPROVING THE COMPETITIVE GRANT APPLICATION FOR THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT MEASURE A FUNDS - Staff recommends City Council approve the proposed resolution.
- RI-10 PURCHASE OF CLEARSTREAM ZERO WASTE TRASH, RECYCLING AND FOOD WASTE CONTAINERS FOR SPECIAL EVENTS - Staff recommends City Council approve the purchase of 100 Zero Waste units by ClearStream Recycling Systems in the amount of \$39,602.00.

REPORTS:

- 3.1 PROPOSED PLAN FOR USE OF FEDERAL AMERICAN RESCUE PLAN ACT FUNDS - Staff recommends that the City Council approve the ARPA Ad Hoc Committee's recommendations on the use of ARPA funds for Lakewood.

ORAL COMMUNICATIONS:

CLOSED SESSION:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Pursuant to Government Code §54957

Title: City Manager

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 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

Adjourned

COUNCIL AGENDA

September 28, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Appeal of Conditional Use Permit No. 615, Amendment No. 3, 5450 South Street

INTRODUCTION

The appellant, Alan Gafford, is appealing the decision of the Planning and Environment Commission's (PEC) to approve a Conditional Use Permit (CUP) and the related Categorical Exemptions for the expansion and renovation of an existing carwash at 5450 South Street.

STATEMENT OF FACTS

On August 5, 2021 the PEC conducted a public hearing for CUP No. 615, Amendment No. 3, and following the hearing, the PEC unanimously adopted Resolution No. 10-2021 approving this CUP amendment to allow the conversion of the existing carwash into an express carwash. The August 5, 2021 PEC meeting items are attached to this report, including staff report, resolution and minutes.

On August 25, 2021, the appellant, Alan Gafford, submitted an appeal of the PEC's approval of CUP No. 615, Amendment No. 3 on the last day such an appeal could be filed. The appeal did not state any reason or justification for the appeal. City staff contacted the appellant and told him that per Lakewood Municipal Code Section 9407.1 the appeal letter "must set forth specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission or wherein the decision of the Planning Commission is not supported by the evidence in the matter." City staff extended the appeal deadline to allow the appellant to submit an addendum stating specifically the reasons for the appeal.

On September 1, the appellant submitted an addendum to the appeal, which states:

"My appeal of CUP No. 615, Amendment No. 3 is based upon the Commission's failure to recognize [that] CUP No. 615, Amendment No. 3 does not comply with existing City standards for noise or traffic mitigation for car wash establishments in C-1 Zone adjacent to Single-Family Residences. The subject property's proposed perimeter wall does not conform to current height and material type standards set forth by the City Council for car wash establishments."

Lakewood Municipal Code (LMC) Section 9407.4 HEARING BEFORE CITY COUNCIL states that, when the City Council reviews or considers an appeal of a CUP, no new matter or evidence shall be received or considered by the City Council, and that the City Council shall make its determination on the basis of the record brought before it on appeal or review.

LMC Section 9407.5. NEW HEARING DE NOVO, 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.

RESPONSE TO APPEAL

The appeal is based on an alleged failure of the PEC to properly consider evidence that the proposed carwash remodeling project does not comply with adopted City standards regarding noise and traffic, and that the proposed perimeter wall does not conform to height and material requirements for such walls at “car wash establishments in C-1 Zone.”

The appellant fails to demonstrate in what manner the PEC erred in its August 5, 2021 approval of CUP No. 615, Amendment No. 3, regarding the three areas of concern; namely noise, traffic and perimeter wall height and material. In addition, the appellant mistakenly infers that the subject property is in the C-1 zone. The subject property is zoned C-3 and it is adjacent (across a 30' alleyway) to Single-Family Residences. The three areas of concern are addressed as follows:

NOISE: *The project noise is at or below standards for stationary noise sources (65 dBA).*

A Noise Impact Analysis (NIA) was prepared and included with the staff report, which was provided to the PEC and made available to the public prior to the PEC meeting. Noise levels above 65 decibels are considered significant in residential zones per LMC Sections 9376 and 9376.1. The NIA found that the projected noise levels with the proposed project would be less than 65 decibels (dBA) at all nearby single-family homes, except for one home located across South Street, just north of the project site, which registered a reading of 66 dBA. However, the NIA points out that the existing ambient noise level is already at 66 dBA, and that the project modeling does not increase the existing noise level. Therefore, the noise levels projected to be generated by the project are considered less than significant. Nonetheless, the Resolution incorporates recommendations from the NIA to further minimize noise impacts from the project. The PEC staff report, which is part of the official record states:

“The attached noise impact analysis (NIA) was prepared for this project to ensure that the project will not generate excessive noise. The NIA was calibrated by taking measurements of existing noise conditions at three points around the perimeter of the site, per the procedure specified by LMC Section 9376.1. Exhibit “I” shows the results of the noise modeling. LMC 9376 and 9376.1 state that mechanical equipment may not cause the noise level on another property in a residential zone to exceed 65 dBA. The modeling shows that at one location, Receiver 12, which is a residential property, the ambient noise is 66 dBA and the projected noise level with the proposed project is 66 dBA. Although this figure is above 65 dBA, this is due to the ambient noise, primarily vehicular traffic along South Street, and not due to the project, which does not cause the noise level to increase at this location. The projected noise level with the project is less than 65 dBA at all residential sites

around the project site. The projected increase in noise resulting from the project at residential properties is between 0 and 1 dBA, depending on the location of the property. Therefore, the increase in noise resulting from the operation of the proposed project is less than significant. (Emphasis Added)

The appellant references the ambient mobile noise sources (vehicles on South Street) that slightly exceed 65 dBA, as reasons this project is non-compliant. The project regulations relate only to stationary noise sources, such as mechanical equipment, and not to mobile sources, such as motor vehicles on South Street.

TRAFFIC. *The anticipated project traffic does not reduce the Level of Service (LOS) on South Street- below an LOS standard of "A", which is free flow at any time during the day.*

The PEC staff report, which is part of the official record states:

“A traffic study was conducted in 2018 for a similar carwash project in Lakewood which was proposing to transition from full-service to self-service at 2729 Carson Street. The analysis found that the existing full-service carwash had 232 total daily trips and that a self-service carwash in the City of Anaheim, with a 140-foot tunnel, similar to the proposed carwash at 5450 South Street, generated 1,213 trips per day. The difference is 981 vehicle trips per day. If the proposed project results in the same increase in vehicle trips, and they are evenly distributed across the 12 hours per day that the applicant proposes to be open, this represents an increase of 82 additional trips per hour, or 41 additional trips per hour in each direction.”

Applying an increase of 41 vehicle trips per hour, per direction:

- The AM peak traffic volume increases from 1,137 to 1,178. The AM V/C ratio thus increases from 0.36 to 0.37, which is still LOS “A.”
- The PM peak traffic volume would increase from 1,096 to 1,137. The PM V/C ratio thus increases from 0.34 to 0.36, which is still LOS “A.”

Even after analyzing traffic impacts based on similar situations, the LOS is not impacted and remains at level “A”, which would result in continued free traffic flow at any time during operating hours.

PERIMETER WALL. *The existing and proposed perimeter wall complies with all current standards for such perimeter walls. There are no adopted “height and material type standards set forth by the City Council for car wash establishments.”*

The subject commercial car wash does not directly adjoin any R-1 lot, as it is separated from the R-1 zone by a 30’ wide alleyway. The car wash facility does have an existing 6’ high masonry wall, which conforms to existing requirements. The addition of a one and one-half foot fence extension was proposed for aesthetic purposes and not for mitigation of noise. The general regulation that applies to any commercial property adjacent to residential property is specified by LMC Section 9735, which states:

9375. WALLS ABUTTING R-1 AND R-A PROPERTY. Where property in any zone other than R-1 and R-A sides or rears on the property line of an adjoining R-1 or R-A lot or parcel, a reinforced six-foot block or masonry wall shall be erected and maintained along the line of such lot adjoining said R-1 or R-A lot, except where a building, otherwise authorized, is erected and maintained on said property line. No such wall shall exceed forty-two inches, however, in the required front yard setback, if any. (Added by Ord. 392)

Per LMC Section 9735, the existing car wash has a conforming wall. In the past, both the PEC and City Council have imposed extended wall requirements on other car wash facilities as site specific noise mitigation measures. In this instance, the wall extension is being proposed as proactive measure to improve the project aesthetics. This proactive measure is not needed nor required for the subject car wash remodeling project.

RECOMMENDATION

Staff recommends the City Council ADOPT a resolution to DENY the appeal and AFFIRM the PEC's decision to approve CUP No. 615, Amendment No. 3, on August 5, 2021.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

ATTACHMENTS

1. Report to the PEC on the application for CUP No. 615, Amendment No. 3, which includes:
 - a. Staff report on the application for CUP No. 615, Amendment No. 3.
 - b. The following exhibits:
 - i) Noise Impact Analysis (NIA) by Ldn Consulting Inc.
 - ii) Vicinity Map
 - iii) Aerial View
 - iv) "A" – Site Plan
 - v) "B" – "1st Floor Plan"
 - vi) "C" – "Roof Plan"
 - vii) "D" – "Bird Eye View -3"
 - viii) "E" – "Proposed East Elevation"
 - ix) "F" – "Proposed West Elevation"
 - x) "G" – "Partial Elevation" Wall Extension
 - xi) "H" – "trash Enclosure"
 - xii) "I" – "Noise Level Contours"
 - xiii) "J" – "Parking Lot Photometric"
 - c. PEC Resolution No. 10-2021 approving CUP No. 615, Amendment No. 3, with conditions of approval (signed).
 - d. Development Review Board Action Letter for Case No.9036 dated July 14, 2021.
2. Copy of the slideshow from the August 5, 2021 PEC public hearing.
3. Documents from the appellant appealing the PEC approval of CUP No. 615, Amendment No. 3.
4. Copy of the audio recording from the August 5, 2021 PEC public hearing.

APPLICATION FOR: Conditional Use Permit No. 615, Amendment No. 3

LOCATION: 5450 South Street

APPLICANT: Yoonkyeong Choi, representing Crown America Carwash

PROPOSED USE: Expansion and renovation of an existing carwash and wall extensions over 7'-6" in height

ZONING: C-3 (Intermediate Commercial)

INTRODUCTION

The applicant, Yoonkyeong Choi, representing Crown America Carwash, is requesting approval of Conditional Use Permit (CUP) No. 615, Amendment No. 3, to modify an existing carwash and for wall extensions over 7'-6" in height. The modifications include converting from full-service carwash to both a self-service and a full-service carwash, additions to the carwash building, reconfiguration of the parking lot, landscaping, and new accessory structures. The site is designated by the General Plan for Commercial uses, and the site is located in the C-3 (Intermediate Commercial) zone.

Lakewood Municipal Code (LMC) Section 9347.D.11 states that in the C-3 zone, "A valid previously approved carwash shall be allowed to submit amendments to the approved conditional use permit to modify the previously approved carwash." LMC Section 9341.B requires uses in commercial zones to be conducted within a building with some exceptions, including "outdoor accessory uses, displays and storage which are normal and incidental to the primary permitted commercial use." Such outdoor accessory uses include vacuum stations at a carwash, which are part of this proposal. LMC Section 9384.C requires a CUP for wall walls and fences over 7'-6" in height in commercial zones.

STATEMENT OF FACTS

Area Description

The project site is located on the south side of South Street, 190 feet west of Bellflower Boulevard. Single-family residential properties are located to the south and west across a 30-foot-wide public alley. The following table lists the land uses and zoning designations for the site and the surrounding properties (see the Vicinity Map and Aerial View).

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Carwash and accessory uses	C-3 (Intermediate Commercial)
North	Commercial, Multi-family homes	C-3 (Intermediate Commercial) M-F-R (Multiple-Family Residential)
East	Commercial	C-3 (Intermediate Commercial)
South	Single-family homes	R-1 (Single-Family Residential)
West	Single-family homes	R-1 (Single-Family Residential)

Site Description

The project site is composed of a single property addressed as 5450 South Street. It is rectangular in shape and approximately 1.62 acres. The site is accessed primarily from South Street, with 245 feet of street frontage and three driveways. It is also accessed from a 30-foot-wide public alley to the west and south with two driveways.

The property is developed with a 10,706 square-foot two-story carwash building which includes the carwash tunnel, a restaurant, offices, a lube center and a smog check center. There is a 2,040 square-foot trellis shade structure over the vacuuming area, a 720 square-foot detail canopy, a trash enclosure, vacuum enclosure, free-standing sign, parking lot and associated landscaping. The site is also developed with a wireless telecommunication facility antenna support structure and equipment enclosure, which is not a part of this amendment.

Prior CUPs

This application is the third proposed amendment to CUP No. 615. The original CUP and the first two amendments are summarized below.

CUP 615 was approved by the Planning and Environment Commission (PEC) in 1997 and immediately preceded the construction of the carwash building and other improvements now on site. The approval included the carwash, gasoline sales (a gas station was never built), auto detailing, auto lube, a convenience store, restaurant, and the installation of automobile accessories (the automobile accessory use was never built). Of these uses, the carwash is still an active business on site. The restaurant last had an active business license on March 31, 2021. A new sandwich shop, Ranch Hollow LLC, is in the process of permitting tenant improvements and obtaining a business license within the carwash building. A restaurant is currently operating there without a business license.

CUP No. 615, Amendment No. 1 was approved by the PEC in 2008 for smog testing. There is no current business license for this use, or for the related smog check use. A condition in the proposed Resolution of Approval explicitly requires all businesses conducted on site to be licensed.

CUP No. 615, Amendment No. 2 was approved by the PEC in 2009 for the wireless telecommunications facility. The facility includes a “monopalm” antenna support structure and equipment enclosure. The current application would not result in any changes to this facility.

Project Description

The project involves converting the existing full-service carwash to a primarily express carwash where customers drive their vehicles through the carwash tunnel and then vacuum the interiors at various vacuum stations in the parking lot. Full-service washes and detailing will continue to be offered as well. As shown on Exhibit “A,” the carwash tunnel will be lengthened by 34 feet, allowing for the installation of new vehicle drying equipment. The parking lot will be redesigned to create a queuing lane into the carwash tunnel, self-service vacuum areas with canopies, a pay station near the tunnel entrance, and new landscape planters. The existing vacuum room will be demolished to accommodate a larger, 252 square-foot vacuum room, which will be roofed and fully enclosed. The queue length is approximately 350 feet, allowing up to 14 vehicles to queue at one time (assuming 25 feet per vehicle). The reconfiguration of the parking lot involves the demolition of a 2,040 square-foot trellis vacuum canopy on the west side of the site and a 720 square-foot detail canopy on the east side of the site. Vehicular access to the site will be provided by two driveways along South Street and one of the existing driveways will be closed off. Vehicular access from the alley will also be provided from a driveway near the southeast corner of the site and a driveway at the west side of the site will provide a vehicular exit from the site to the alley.

As shown on Exhibit “B,” the interior of the carwash building will be remodeled to reconfigure the equipment in the carwash tunnel and for the installation of a car accessory vending machine. The vending machine will be installed flush with the north wall of the building and accessed from the exterior of the building. In the proposed equipment layout, the drying equipment will be located in the carwash tunnel addition, bringing it farther away from the nearest residential properties. The dryers will be located approximately 210 feet north of the nearest residential property line, compared to approximately 185 feet currently.

Exhibit “C,” the roof plan, shows the carwash tunnel addition with corrugated metal roofing. The existing portion of the carwash tunnel, which currently has an open lattice roof, will be covered with built-up solid roofing with four skylights. This will redirect some of the noise generated by the carwash back into the tunnel instead of escaping through the existing open lattice roof.

The overall proposed appearance of the site is shown in a color rendering, Exhibit “D.” Exhibits “E” and “F” are a rendering and proposed elevations. The most prominent visual change is the carwash tunnel addition, which features a roof style and materials that contrast with the existing carwash building.

As shown on Exhibit “H,” the new vacuum room, which will house the mechanical equipment that powers the vacuum stations, will be built with masonry walls and a solid roof, in order to effectively contain the noise generated by the machinery within. The only opening into the vacuum room will be a pair of metal doors which face east, away from the residential properties across the alley and behind the vacuum room.

The proposed hours of operation are 7:00 A.M. to 7:00 P.M. seven days per week. The currently permitted hours for the carwash and automobile related uses are 6:00 A.M. to 7:00 P.M. Monday through Friday and 8:00 A.M. to 7:00 P.M. on Saturday and Sunday. The currently permitted hours for retail and restaurant portions of the business are from 6:00 A.M. to Midnight, seven days per week. The carwash’s actual operating hours are currently 8:00 A.M. to 5:00 P.M. The proposed Resolution of Approval contains a condition stating that the automobile-related portions of the business, the carwash and any business that involves working on automobiles, shall not operate outside of the proposed hours of 7:00 A.M. to 7:00 P.M seven days per week. The retail, restaurant and office portions of the business would maintain their currently permitted hours of 6:00 A.M. to Midnight.

The proposed wall extensions are located along the south and west property lines. Their locations are shown on Exhibit “A.” The total length is 323 feet. The extensions consist of vinyl fencing secured to the existing six-foot tall block walls for an overall height of 8’-4” to the top of the column caps, but primarily to a height of 8’-0”. The wall extensions are illustrated in Exhibit “G.” They were incorporated in response to a condition of approval from the Development Review Board (DRB). The intent of the condition is to provide an additional measure of visual separation between the carwash and the residential properties located across the alley. The noise modeling discussed below does not include the proposed wall extensions. The recommended DRB condition states that the wall extensions are not to exceed eight feet in height, but the resolution of approval allows for the proposed height of 8’-4” accommodating the column caps.

Development Review Board

The DRB reviewed Case No. 9036 for the proposed project and recommended approval of the project to the PEC, subject to the conditions in the attached letter dated July 14, 2021. The DRB conditions of approval have been 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 (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.

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.*

The attached noise impact analysis (NIA) was prepared for this project to ensure that the project will not generate excessive noise. The NIA was calibrated by taking measurements of existing noise conditions at three points around the perimeter of the site, per the procedure specified by LMC Section 9376.1. Exhibit "I" shows the results of the noise modeling. LMC 9376 and 9376.1 state that mechanical equipment may not cause the noise level on another property in a residential zone to exceed 65 dBA. The modeling shows that at one location, Receiver 12, which is a residential property, the ambient noise is 66 dBA and the projected noise level with the proposed project is 66 dBA. Although this figure is above 65 dBA, this is due to the ambient noise, primarily vehicular traffic along South Street, and not due to the project, which does not cause the noise level to increase at this location. The projected noise level with the project is less than 65 dBA at all residential sites around the project site. The projected increase in noise resulting from the project at residential properties is between 0 and 1 dBA, depending on the location of the property. Therefore, the increase in noise resulting from the operation of the proposed project is less than significant.

The NIA notes that the noise modeling assumes that the carwash dryer system "shall be installed approximately eight feet from the exit allowing the tunnel structure to function as a sound attenuation barrier." This condition is reflected on the plans and the proposed Resolution of Approval contains a condition requiring that it be met. The NIA also assumes that "all carwash supporting equipment including pumps, compressors, and vacuum motor and canister system shall be installed within a dedicated equipment room equipped with passive rooftop ventilation." The proposed Resolution of Approval contains a condition requiring that this equipment be placed in a fully enclosed equipment room.

A photometric analysis was prepared for this project (see Exhibit "J") to determine whether the project would create excessive glare on neighboring properties. Light spill on nearby properties is projected to be a maximum of 0.2 foot candle, below 0.5 foot candle, the maximum allowed by the LMC.

LMC 9384.C allows for walls and fences in excess of 7'-6" in height in commercial zones "provided there is adequate light, air, open space and vision, and where the permitted height is necessary to the use to be established and is not detrimental to the surrounding properties or neighborhood." The proposed wall extensions are 8'-4" in height and are located across a

30'-wide alley from residential properties. They will not cause shadows to fall on those properties. The additional height will not cause vision problems for vehicles travelling in the alley because they do not obstruct any views of the alley or adjacent roadways. The additional height will provide an added measure of visual and acoustic screening, facilitating the quiet enjoyment of nearby residential properties.

- 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.*

Buildings in the C-3 zone are not required to be set back from property lines if there are no residential purposes on the same block, as is the case for the project site.

The site will have sufficient parking to meet LMC requirements. Per LMC 9490.E.2, the parking required for this use is 10 spaces for the carwash, which will operate with a combination of self-service and full-service, one space per each employee on the largest shift and one space per 250 square feet of gross floor area “devoted to office and/or retail.” Vacuum and detailing spaces are not counted towards these requirements. There will be 10 employees on the largest shift. The retail and office area is 5,620 square feet. Therefore, the total parking required is 42 spaces. Forty two parking spaces are proposed including 23 standard spaces, three spaces accessible to persons with disabilities and 16 compact spaces, which is 38% of the spaces, less than the 40% maximum for compact spaces. Additionally, there will be 24 vacuum station spaces, including one vacuum space accessible to persons with disabilities.

- 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 site is served by South Street, which is classified as a Major Arterial roadway. South Street’s right-of-way width in front of the site is 115 feet, which exceeds the minimum of 100 feet for this type of street. The roadway has two through lanes, a bike lane and a right turn lane in each direction and a central left turn lane. In the City’s 2020 Traffic Census, South Street saw a total automobile traffic volume of 23,617 vehicles in the 24-hour study period in the segment in front of the site between Clark Avenue and Bellflower Boulevard.

The morning peak hour is 7:00 A.M. – 8:00 A.M., with a count of 1,933 vehicles, including 1,137 in the peak direction: eastbound. The roadway’s capacity is 1,600 vehicles per hour, per through lane, meaning the eastbound capacity is 3,200 vehicles per hour. This corresponds to a volume to capacity (V/C) ratio of 0.36, which is level of service (LOS) “A” (free-flowing traffic)

The afternoon peak hour is 5:00 P.M. to 6:00 P.M. with a count of 2,003 vehicles, including 1,096 vehicles heading westbound, which was the peak direction of travel. This corresponds to a V/C ratio of 0.34 and LOS "A."

A traffic study was conducted in 2018 for a similar carwash project in Lakewood which was proposing to transition from full-service to self-service at 2729 Carson Street. The analysis found that the existing full-service carwash had 232 total daily trips and that a self-service carwash in the City of Anaheim, with a 140-foot tunnel, similar to the proposed carwash at 5450 South Street, generated 1,213 trips per day. The difference is 981 vehicle trips per day. If the proposed project results in the same increase in vehicle trips, and they are evenly distributed across the 12 hours per day that the applicant proposes to be open, this represents an increase of 82 additional trips per hour, or 41 additional trips per hour in each direction.

Applying an increase of 41 vehicle trips per hour, per direction, the AM peak traffic volume increases from 1,137 to 1,178. The AM V/C ratio thus increases from 0.36 to 0.37, which is still LOS "A." The PM peak traffic volume would increase from 1,096 to 1,137. The PM V/C ratio thus increases from 0.34 to 0.36, which is still LOS "A."

The site is also served by a 30-foot-wide public alley to the west and south. The alley meets the City standard for width adjacent to commercial sites, and no alley dedication is required for this project.

The streets and alleys serving the project are adequate, and the project will not have any significant adverse effect on traffic circulation.

- 5. That all other conditions and limitations imposed by this Chapter in connection with the proposed application for a CUP have been met.*

The only other zoning code requirements pertain to site landscaping. The proposed landscaping has been approved by the DRB.

CEQA

The proposed project is Categorical Exempt pursuant to Sections 15301.(e) and 15303.(e) of the California Environmental Quality Act Guidelines. Section 15301.(e) exempts small additions, such as the addition to the carwash building. Section 15303.(e) exempts certain accessory buildings, such as the new vacuum canopies, as well as walls and fences, such as the proposed wall extensions.

Notification

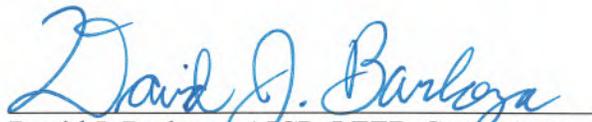
Notification of the public hearing for this Conditional Use Permit was posted on the City's webpage, mailed to property owners within a 300-foot radius of the subject property, posted at the subject site and in three public places on Thursday, July 22, 2021 pursuant to Section 9422, et seq., of the Lakewood Municipal Code and state law.

SUMMARY

The applicant is applying for a Conditional Use Permit for the expansion and renovation of an existing carwash and to convert from full-service to a combination of self-service and full-service and for wall extensions over 7'-6" in height. 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. 615, Amendment No. 3 subject to the findings and conditions contained therein and approve the associated Categorical Exemptions.



David J. Barboza, AICP, LEED Green Assoc.
Assistant Planner



Abel Avalos
Director of Community Development

Ldn Consulting, Inc.

42428 Chisolm Trail, Murrieta CA 92562
www.ldnconsulting.net

phone 760-473-1253
fax 760-689-4943

May 19, 2021

Crown America Carwash
Attn: Irene Choi
5450 South St
Lakewood, CA 90712

**Subject: The 5450 South Street Carwash Facility Operational Noise Assessment
City of Lakewood, CA**

Ldn Consulting is pleased to submit the following noise impact analysis for the proposed South Street Carwash Project (project). The purpose of this assessment is to evaluate operational noise levels from the proposed new car wash, and central vacuum equipment. The calculated noise levels have been propagated to the nearest potential habitat using the logarithmic relationship describing the acoustical spreading or drop off rate of 6 dB per doubling of distance from the source. The propagated noise levels are then compared to the applicable City standards.

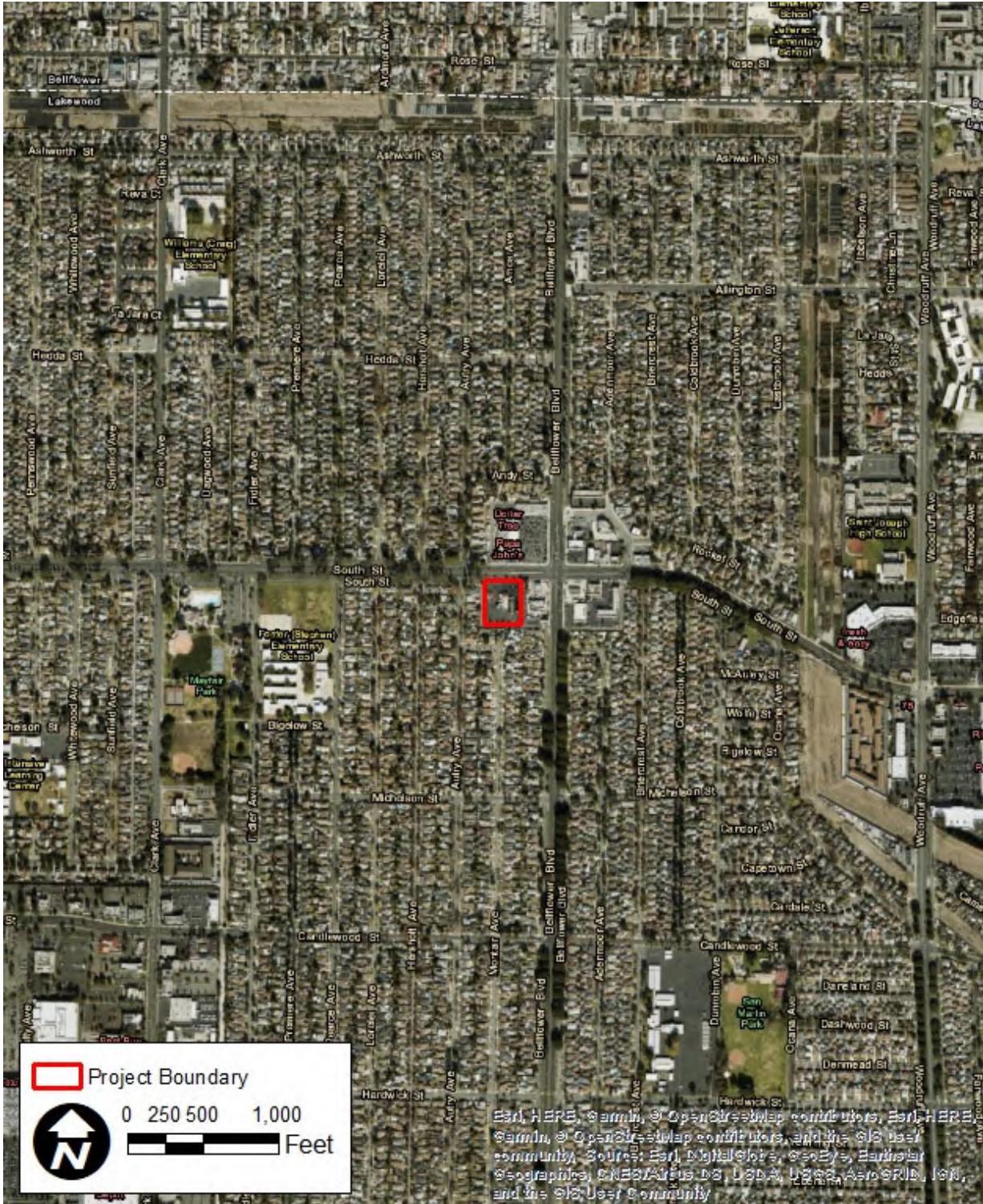
PROJECT LOCATION/DESCRIPTION

The project consists of an existing carwash facility and is proposing upgraded equipment at the drive thru carwash building. The project site is located at 5450 South Street, Lakewood, CA. The proposed project site vicinity map is provided in Figure 1. The project site is zoned Intermediate Commercial (C-3) and is surrounded by C-3 commercial uses to the east and across South Street, and R-1 zoned residential properties to the south and west. The proposed site configuration can be seen in Figure 2.

CITY OF LAKEWOOD NOISE STANDARDS

Section 9347 of the City of Lakewood Municipal Code sets performance standards for C-3 zoned properties. Pursuant to Municipal Code Section 9347.D.2.b.(9), exterior noise levels shall not exceed 60 dBA at residentially zoned or occupied properties.

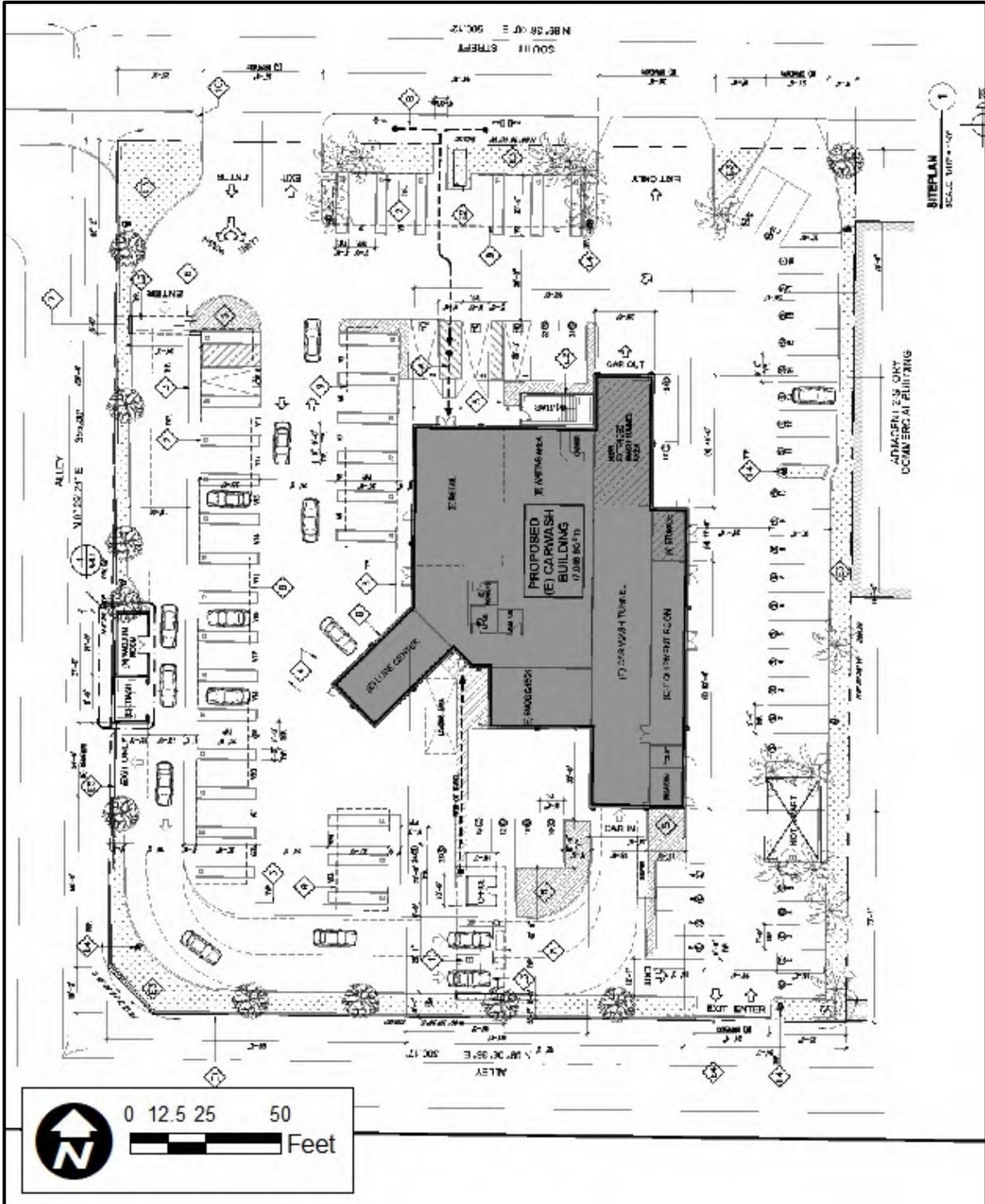
Figure 1: Project Vicinity Map



Crown America Carwash
Attn: Irene Choi
5450 South St
Lakewood, CA 90712

Ldn Consulting, Inc.
42428 Chisolm Trail,
Murrieta CA 92562
phone 760-473-1253

Figure 2: Proposed Site Plan



ANALYSIS PROCEDURES

Ambient Conditions

To determine the existing noise environment and to assess potential noise impacts, measurements were taken around the project site. The noise measurements were recorded on February 25, 2021 by Ldn Consulting, Inc. between 7:30 a.m. and 8:30 a.m. Noise measurements were taken using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150.

The results of the noise level measurements are presented in Table 1. The noise measurements were monitored for a time period of 15 minutes. The ambient Leq noise levels measured in the area of the project consisted primarily of traffic along South Street. Additional measurements were taken with the existing carwash in operation. The noise monitoring locations are provided graphically in Figure 3.

Table 1: Existing Noise Levels

Location	Noise Levels (dBA)	
	Ambient ¹	Carwash ²
M1	62.3	63.9
M2	57.5	57.6
M3	63.6	65.9

Ambient noise was primarily from traffic along the roadway.
Carwash noise levels included traffic and the existing carwash operating.

Proposed Carwash and Central Vacuum

The applicant proposes to place a carwash along with blower fans for drying vehicles and a central vacuum for cleaning the interior of vehicles. The applicant proposes to utilize an Automated Car Wash system, example manufacturer's noise specification are provided in **Attachment A**. The carwash entrance and exist would be oriented from the south to the north and the blowers would be located on the northern end of the carwash tunnel. The blowers would be located in the tunnel and would be partially blocked by the building.

The applicant also proposes to utilize a central vacuum unit, a Sonny's (30 HP Vacuum Producer), or equivalent. The manufacturer's noise specification is provided in **Attachment A**. The modeling includes a six-foot high wall located around the central vacuum, with a doorway opening facing west.

Proposed HVAC

Rooftop mechanical ventilation units (HVAC) will be installed on the proposed buildings. In order to evaluate the HVAC noise impacts, the analysis utilized reference noise level measurements provided by Trane. The unshielded noise levels for the HVAC units was found to be 78-80 dBA as can be seen in **Attachment A**. The location of the on-site equipment and receivers are shown in Figure 4.

Operational Noise Modeling

Noise levels from the proposed operation activities were modeled with SoundPLAN Essential, version 4.1, a three-dimensional acoustical modeling software package (NAVCON 2017). Propagation of modeled stationary noise sources was based on ISO Standard 9613-2, "Attenuation of Sound during Propagation Outdoors, Part 2: General Method of Calculation." The model includes digital terrain modeling, which allows the calculation to take topography into account. The terrain model was developed from project specific topographical data. The ISO Standard 9613-2 assumes that all receptors would be downwind of stationary sources. This is a worst-case assumption for total noise impacts, since, in reality, only some receptors will be downwind at any one time.

Figure 4: Proposed Site Configuration



Typical increases or decreases of sound levels depend on the ground absorption factor between the source and receiver. Acoustically hard sites include surfaces, such as pavement, bare hard ground, water, and ice, with high reflectivity (i.e., 0.0 absorption). A higher ground factor defines more absorptive ground, such as vegetation or tilled and loose soil (typically 0.5 to 1.0). Based on field observations, portions of the site and off-site uses are considered acoustically soft, or absorptive, therefore, an acoustic ground factor of 0.5 was used for modeling. The modeled source noise levels are presented in Table 2 and provided in the report Attachment. It should be noted the dryer spec data only shows three blower units operating at the same time generate a noise level of 90 dBA at 10 feet or 100.5 dBA at 3 feet, this converts to each unit generating 91 dBA at 3 feet, or a sound power level of 97.4 dB L_w. Conservatively, the modeling assumed 6 blowers which results in a sound power level of 105.2 dB L_w. Elevations were taken from the project plans.

Table 2: Operational Reference Noise Levels (dBA)

Noise Source	Number of Sources	Reference Sound Power Level ¹
Carwash Blowers	8	97.4 L _w ²
Central Vacuum	1	99.7 L _w
5-Ton HVAC	2	80.0 L _w
¹ Reference Noise Level provided in Attachments. ² The reference noise level presented is for a single dryer, the overall power level of 4 dryers is 105.2 L _w .		

The results of the noise modeling at specific points are shown in Table 3. The results of the noise modeling along with the receiver locations are shown in Figure 4 for the unmitigated scenario. As shown in Table 3 and Figure 4, noise levels would not exceed the City's standards for adjacent properties. Therefore, no noise abatement measure is required to comply with City standards.

The anticipated ambient conditions at each receiver was determined utilizing standard propagation or a 3 decibel drop off for each doubling of the distance based on the ambient measurements identified in Table 3 above and rounded to the nearest decibel. The anticipated ambient conditions was combined with the carwash noise and the noise levels are presented in Table 4. As can be seen in Table 4, Receptors 9, 10 and 11 are the only residential uses above 60 dBA. This is primarily due to traffic along South Street as can be seen in the ambient conditions of Table 4. The Project related noise levels do not exceed 60 dBA at the property line as shown in Table 3 and the City Ordinance pertains to fixed equipment and not the ambient conditions related to traffic on the adjacent roadways. Therefore, the Project related noise complies with the City Ordinance.

Table 3: Carwash Operational Noise Levels (dBA)

Receiver	dBA Leq ¹
1	42
2	43
3	43
4	47
5	46
6	45
7	50
8	51
9	52
10	54
11	53
12	51
13	57
14	59

¹ Noise Levels do not exceed 60 dBA at the property line of residentially zoned or occupied property.

Table 4: Combined Carwash and Ambient Operational Noise Levels (dBA)

Receiver	Ambient dBA Leq	Combined dBA Leq ^{1,2}
1	58	58
2	58	58
3	58	58
4	58	58
5	58	58
6	57	57
7	58	59
8	59	59
9	60	61
10	61	62
11	62	63
12	66	66
13	67	68
14	64	65

¹ Project related Noise Levels do not exceed 60 dBA at the property line as shown in Table 3.

² The City Ordinance pertains to fixed equipment and not the ambient conditions related to traffic on the adjacent roadways.

Figure 5: Noise Level Contours



Crown America Carwash
Attn: Irene Choi
5450 South St
Lakewood, CA 90712

Ldn Consulting, Inc.
42428 Chisolm Trail,
Murrieta CA 92562
phone 760-473-1253

FINDINGS

The project consists of an existing carwash facility and is proposing upgraded equipment at the drive thru carwash building. Operational noise levels were found not to exceed City standards at adjacent properties with the following design features:

- 1. The carwash dryer system shall be set back within the carwash tunnel approximately eight feet from the exit allowing the tunnel structure to function as a sound attenuation barrier.*
- 2. All carwash supporting equipment including pumps, compressors, and vacuum motor and canister system shall be installed within a dedicated equipment room equipped with passive rooftop ventilation.*

No noise abatement measures are required or recommended. If you have any questions, please contact me directly at (760) 473-1253.

Sincerely,
Ldn Consulting, Inc.



Jeremy Loudon, Principal

ATTACHMENTS Sound Reference Data

Environmental Noise with Dryer OFF: 70 dba

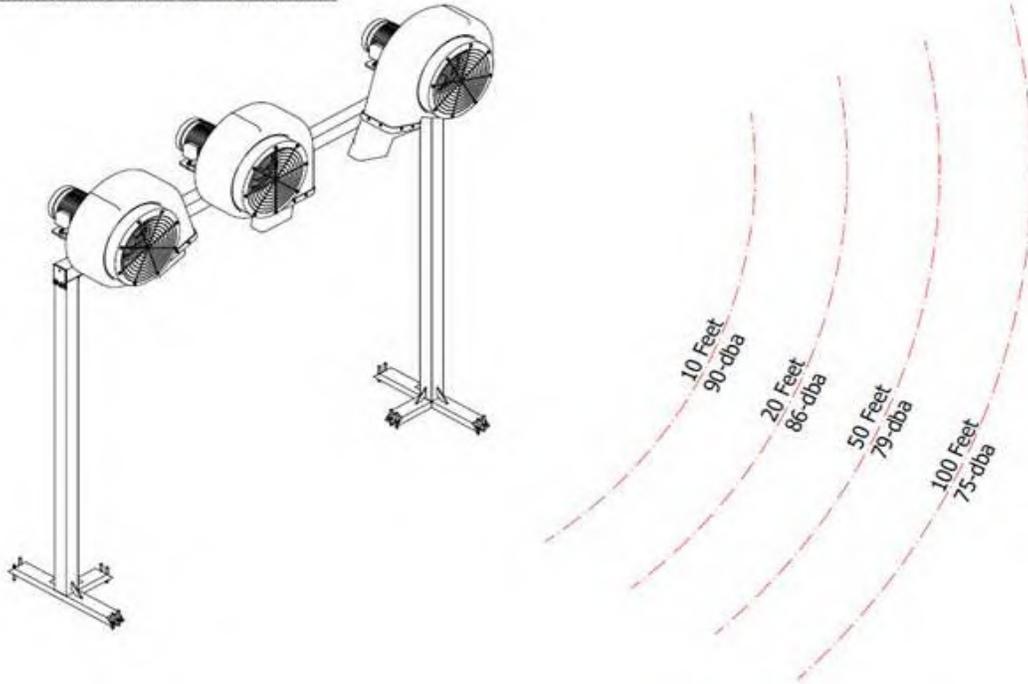


Figure 15. Dryer Noise DBA Reading

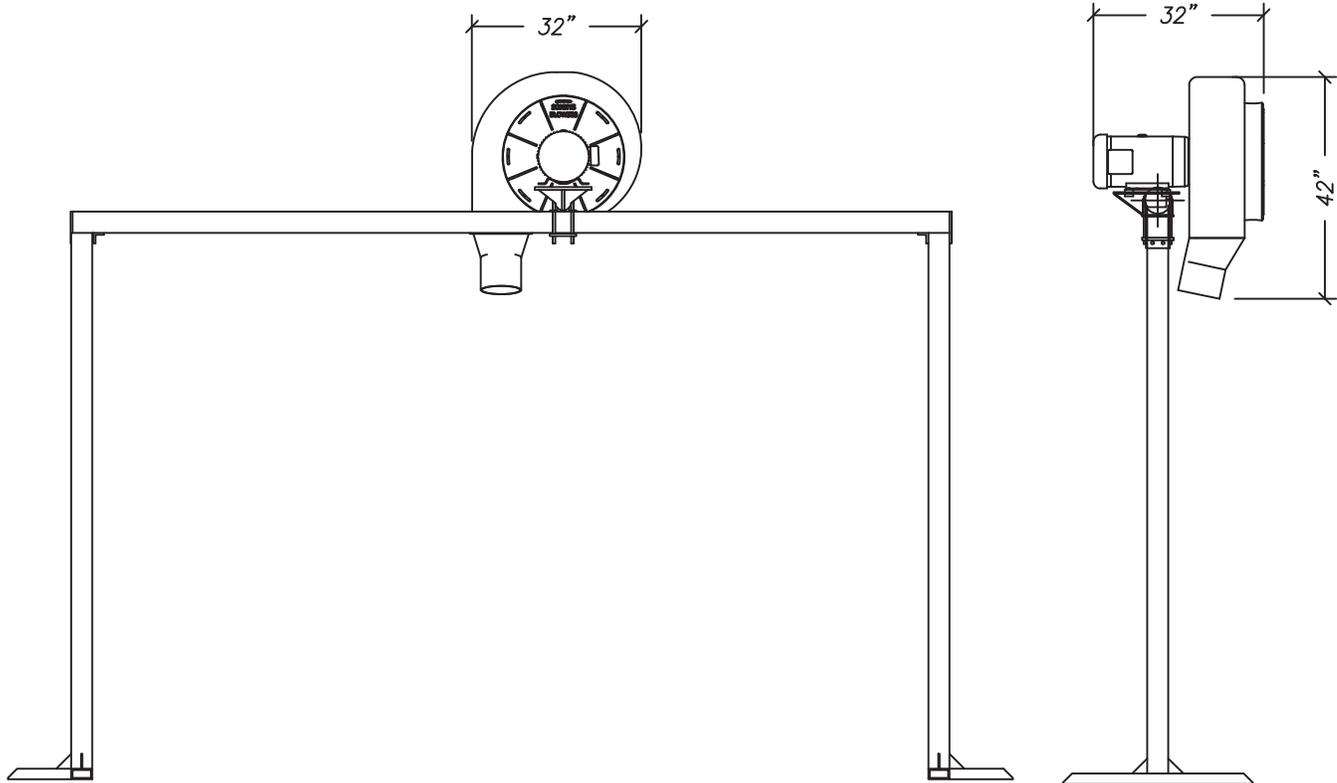
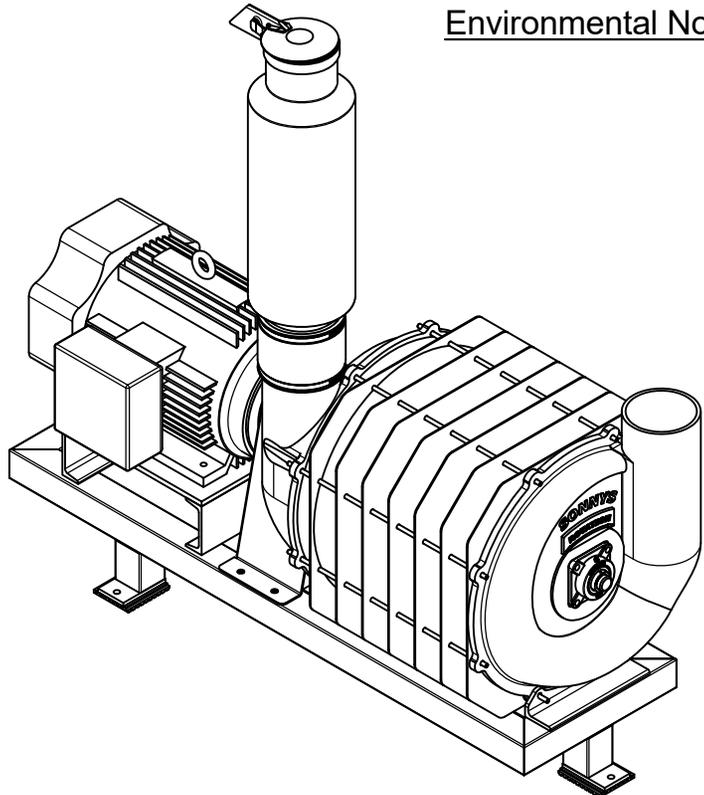


Figure 16. Producer Dimensions

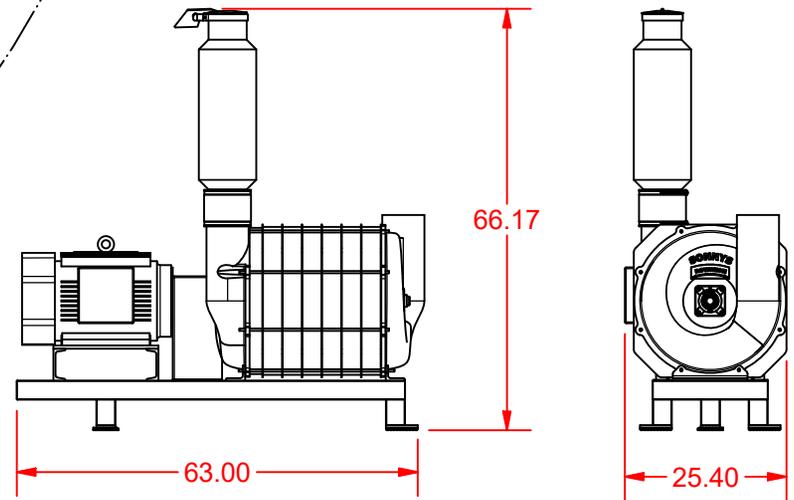
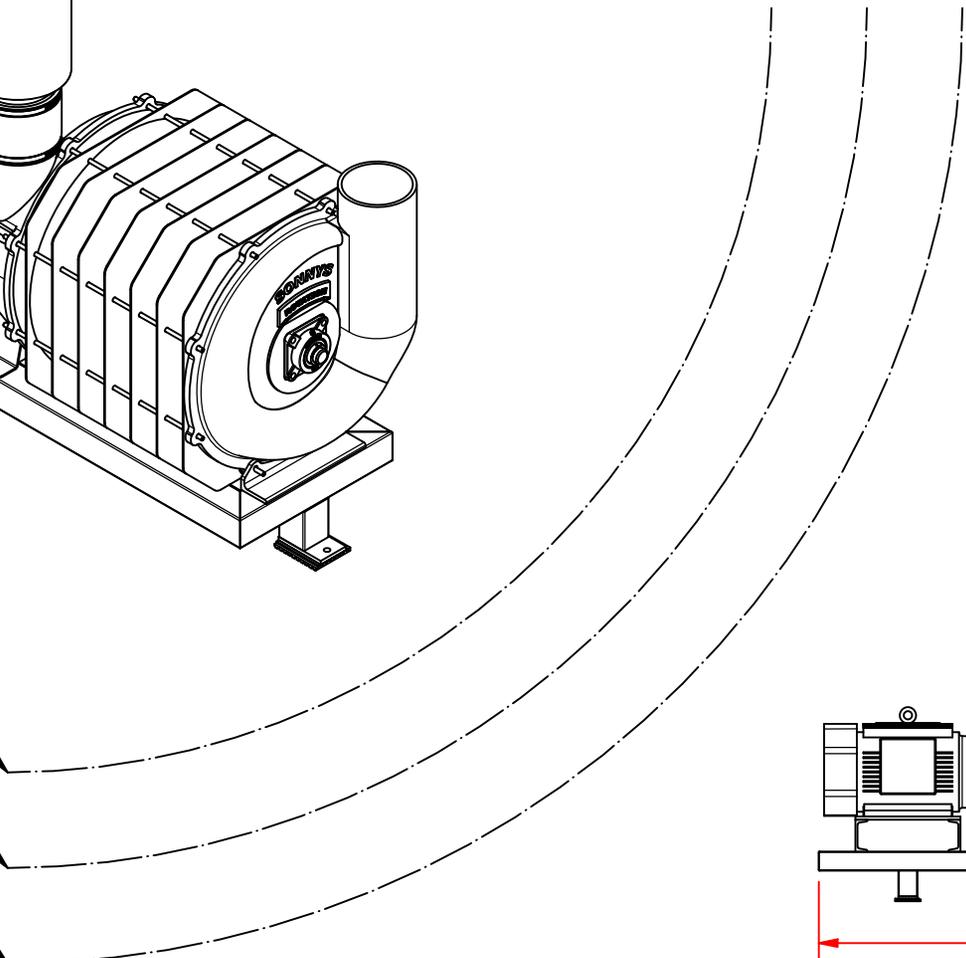
Environmental Noise with Vacuum OFF: 71 dba (Average Decibels)



10ft @87dba

20ft @84dba

50ft @79dba



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PARTS MUST BE FREE OF RUST, BURRS, AND SHARP CORNERS.

MATERIAL:

TOLERANCES
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND TOLERANCES AS FOLLOWS:
FRACTIONAL ± 1/8"
.XX DECIMAL PLACES ± 0.060
.XXX DECIMAL PLACES ± 0.030
ANGULARITY ± 2'
FINISH 125

DRAWN BY	A. Cadavid	10/3/2017
DESIGNED BY	A. Cadavid	10/2/2017
ENG APPROVED BY		
REVISED BY	L. Verdecia	10/3/2017
CATEGORY	VACUUM	REV - .2

PART NUMBER	37-K Sound Data		
DESCRIPTION	Vacuum, 30hp Producer		

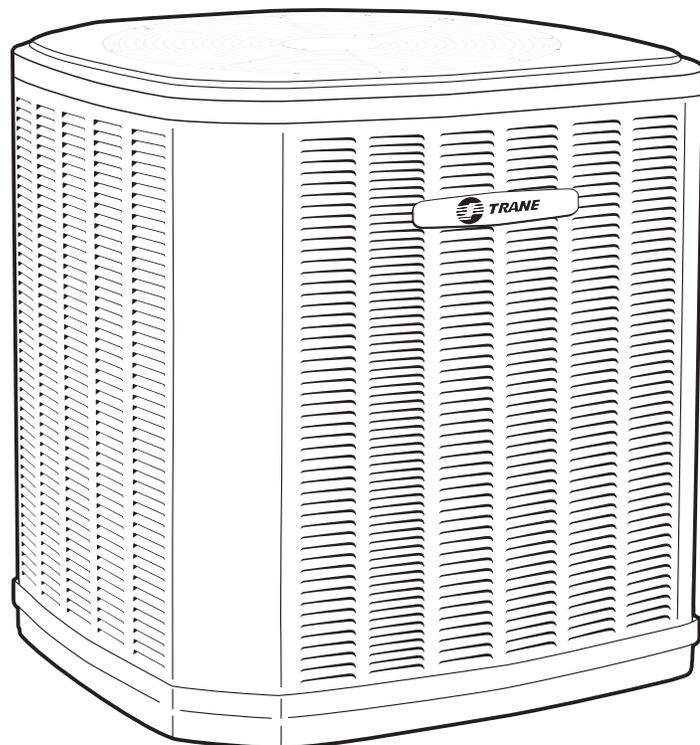
THIRD ANGLE	SCALE	SIZE	SHEET
	N.T.S.	A	1 OF 1



Split System Cooling Product Data

**Three Phase
4TTA3**

2½ – 5 Tons



PUB. NO. 22-1791-14-EN



Features and Benefits

- All aluminum **Spine Fin™** coil
- **WeatherGuard™** fasteners
- **Quick-Sess™** cabinet, service access and refrigerant connections with full coil protection
- **DuraTuff™** base, fast complete drain, weatherproof
- **Comfort "R"™** mode approved
- Glossy corrosion resistant finish
- Internal compressor high/low pressure and temperature protection
- Liquid line filter-drier
- Polyslate gray cabinet with anthracite gray badge and cap
- R-410A refrigerant
- Low Pressure Switch
- High Pressure Switch
- Compressor Sump Heat
- S.E.E.T. design testing
- 100% line run test
- Low ambient cooling to 55°F as shipped
- Low ambient cooling to 30°F with AY28X079
- Low ambient cooling to 0°F with BAYLOAM103
- **Extended warranties available**

Contents

Features and Benefits	2
General Data	4
Product Specifications	4
A-Weighted Sound Power Level [dB(A)]	4
Accessory Description and Usage	5
AHRI Standard Capacity Rating Conditions	5
Model Nomenclature	7
Electrical Data	8
Dimensions	12
Mechanical Specification Options	14



General Data

Product Specifications

Model No. ①	4TTA3030A3	4TTA3030A4	4TTA3036B3	4TTA3036B4
Electrical Data V/Ph/Hz ②	200/230/3/60	460/3/60	208/230/3/60	460/3/60
Min Cir Ampacity	10	5	14	8
Max Fuse Size (Amps)	15	15	20	15
Compressor	RECIP	RECIP	SCROLL	SCROLL
RL Amps - LR Amps	7.4 - 54.9	3.7 - 28	10.4 - 73	5.8 - 38
Outdoor Fan FL Amps	0.7	0.4	0.56	0.4
Fan HP	1/8	1/8	1/8	1/8
Fan Dia (inches)	23.0	23.0	23.0	23.0
Coil	Spine Fin™	Spine Fin™	Spine Fin™	Spine Fin™
Refrigerant R-410A	5/11-LB/OZ	5/11-LB/OZ	5/12-LB/OZ	5/12-LB/OZ
Line Size - (in.) O.D. Gas ③	3/4	3/4	3/4	3/4
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8
Charge Spec. Subcooling	10°	10°	10°	10°
Dimensions H x W x D (Crated)	38 x 30.1 x 33	38 x 30.1 x 33	34 x 30.1 x 33	34 x 30.1 x 33
Weight - Shipping	224	222	176	176
Weight - Net	197	195	149	149
Start Components	NO	NO	NO	NO
Sound Enclosure	NO	NO	NO	NO
Compressor Sump Heat	YES	YES	YES	YES
Optional Accessories: ④				
Anti-short Cycle Timer	TAYASCT501A	TAYASCT501A	TAYASCT501A	TAYASCT501A
Evaporator Defrost Control	AY28X079	AY28X079	AY28X079	AY28X079
Rubber Isolator Kit	BAYISLT101	BAYISLT101	BAYISLT101	BAYISLT101
Snow/Sand Legs - Base & Cap 4" High	BAYLEGS002	BAYLEGS002	BAYLEGS002	BAYLEGS002
Snow/Sand Legs - 4" Extension	BAYLEGS003	BAYLEGS003	BAYLEGS003	BAYLEGS003
Indoor Fan Delay Kit	BAY24X045	BAY24X045	BAY24X045	BAY24X045
Sound Enclosure	BAYSDEN001	BAYSDEN001	BAYSDEN003	BAYSDEN003
Extreme Condition Mounting Kit	BAYECMT001	BAYECMT001	BAYECMT001	BAYECMT001
Seacoast Kit	BAYSEAC001	BAYSEAC001	BAYSEAC001	BAYSEAC001
Low Ambient Kit	BAYLOAM103	BAYLOAM103	BAYLOAM103	BAYLOAM103
Refrigerant Lineset ⑤	TAYREFLN2*	TAYREFLN2*	TAYREFLN7*	TAYREFLN7*

① Certified in accordance with the Unitary Air-Conditioner equipment certification program which is based on AHRI Standard 210/240.

② Calculated in accordance with N.E.C. Only use HACR circuit breakers or fuses.

③ Standard line lengths - 60'. Standard lift - 60' Suction and Liquid line.

For greater lengths and lifts refer to refrigerant piping software Pub# 32-3312-01. (*denotes latest revision)

④ For accessory description and usage, see page 5.

⑤ * = 15, 20, 25, 30, 40 and 50 foot lineset available.

A-Weighted Sound Power Level [dB(A)]

MODEL	SOUND POWER LEVEL [dB(A)]	A_WEIGHTED FULL OVTAVE SOUND POWER LEVEL dB - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TTA3030A3/4	78	49	60.2	66	70.3	71.4	69.8	60.4	53
4TTA3036B3/4	78	45.5	58.7	63.1	69.7	70	68.1	59	49.8
4TTA3042D3/4	79	47.5	64.5	67	75.3	74	70.7	62.2	52.8
4TTA3048D3/4	79	47.4	60	66.9	75.3	73.5	70.3	62	51.4
4TTA3060D3/4	80	47.3	55.7	69	72.7	75.8	69.4	62.2	53.3

Note: Rated in accordance with AHRI Standard 270-2008

General Data

Product Specifications

Model No. ①	4TTA3042D3	4TTA3042D4	4TTA3048D3	4TTA3048D4
Electrical Data V/Ph/Hz ②	208/230/3/60	460/3/60	208/230/3/60	460/3/60
Min Cir Ampacity	18	8	18	8
Max Fuse Size (Amps)	30	15	30	15
Compressor	SCROLL	SCROLL	SCROLL	SCROLL
RL Amps - LR Amps	13.6 - 83	6.4 - 41	13.7 - 83	6.4 - 41
Outdoor Fan FL Amps	1.2	0.6	1.2	0.6
Fan HP	1/5	1/5	1/5	1/5
Fan Dia (inches)	27.6	27.6	27.6	27.6
Coil	Spine Fin™	Spine Fin™	Spine Fin™	Spine Fin™
Refrigerant R-410A	6/2-LB/OZ	6/2-LB/OZ	6/13-LB/OZ	6/13-LB/OZ
Line Size - (in.) O.D. Gas ③	3/4	3/4	7/8	7/8
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8
Charge Spec. Subcooling	10°	10°	10°	10°
Dimensions H x W x D (Crated)	34.4 x 35.1 x 38.7	38.4 x 35.1 x 38.7	34.4 x 35.1 x 38.7	38.4 x 35.1 x 38.7
Weight - Shipping	228	228	235	235
Weight - Net	196	196	203	203
Start Components	NO	NO	NO	NO
Sound Enclosure	NO	NO	NO	NO
Compressor Sump Heat	YES	YES	YES	YES
Optional Accessories: ④				
Anti-short Cycle Timer	TAYASCT501A	TAYASCT501A	TAYASCT501A	TAYASCT501A
Evaporator Defrost Control	AY28X079	AY28X079	AY28X079	AY28X079
Rubber Isolator Kit	BAYISLT101	BAYISLT101	BAYISLT101	BAYISLT101
Snow/Sand Legs - Base & Cap 4" High	BAYLEGS002	BAYLEGS002	BAYLEGS002	BAYLEGS002
Snow/Sand Legs - 4" Extension	BAYLEGS003	BAYLEGS003	BAYLEGS003	BAYLEGS003
Indoor Fan Delay Kit	BAY24X045	BAY24X045	BAY24X045	BAY24X045
Sound Enclosure	BAYSDEN003	BAYSDEN003	BAYSDEN003	BAYSDEN003
Extreme Condition Mounting Kit	BAYECMT001	BAYECMT001	BAYECMT001	BAYECMT001
Seacoast Kit	BAYSEAC001	BAYSEAC001	BAYSEAC001	BAYSEAC001
Low Ambient Kit	BAYLOAM103	BAYLOAM103	BAYLOAM103	BAYLOAM103
Refrigerant Lineset ⑤	TAYREFLN7*	TAYREFLN7*	TAYREFLN3*	TAYREFLN3

Accessory Description and Usage

Anti-Short Cycle Timer — Solid state timing device that prevents compressor recycling until five (5) minutes have elapsed after satisfying call or power interruptions. Use in area with questionable power delivery, commercial applications, long lineset, etc.

Evaporator Defrost Control — SPST Temperature actuated switch that cycles the condenser off as indoor coil reaches freeze-up conditions. Used for low ambient cooling to 30°F with TXV.

Rubber Isolators — Five (5) large rubber donuts to isolate condensing unit from transmitting energy into mounting frame or pad. Use on any application where sound transmission needs to be minimized.

Hard Start kit — Start capacitor and relay to assist compressor motor startup. Use in areas with marginal power supply, on long linesets, low ambient conditions, etc.

Extreme Condition Mount Kit — Bracket kits to securely mount condensing unit to a frame or pad without removing any panels. Use in areas with high winds, or on commercial roof tops, etc.

AHRI Standard Capacity Rating Conditions

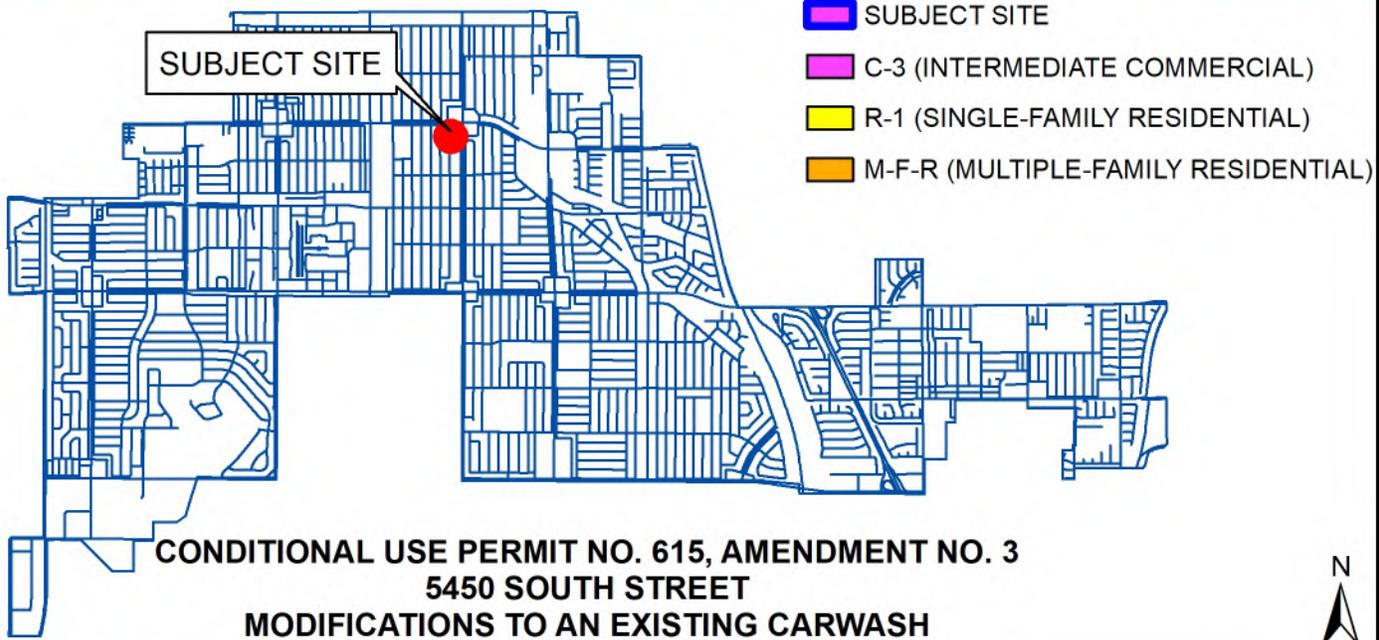
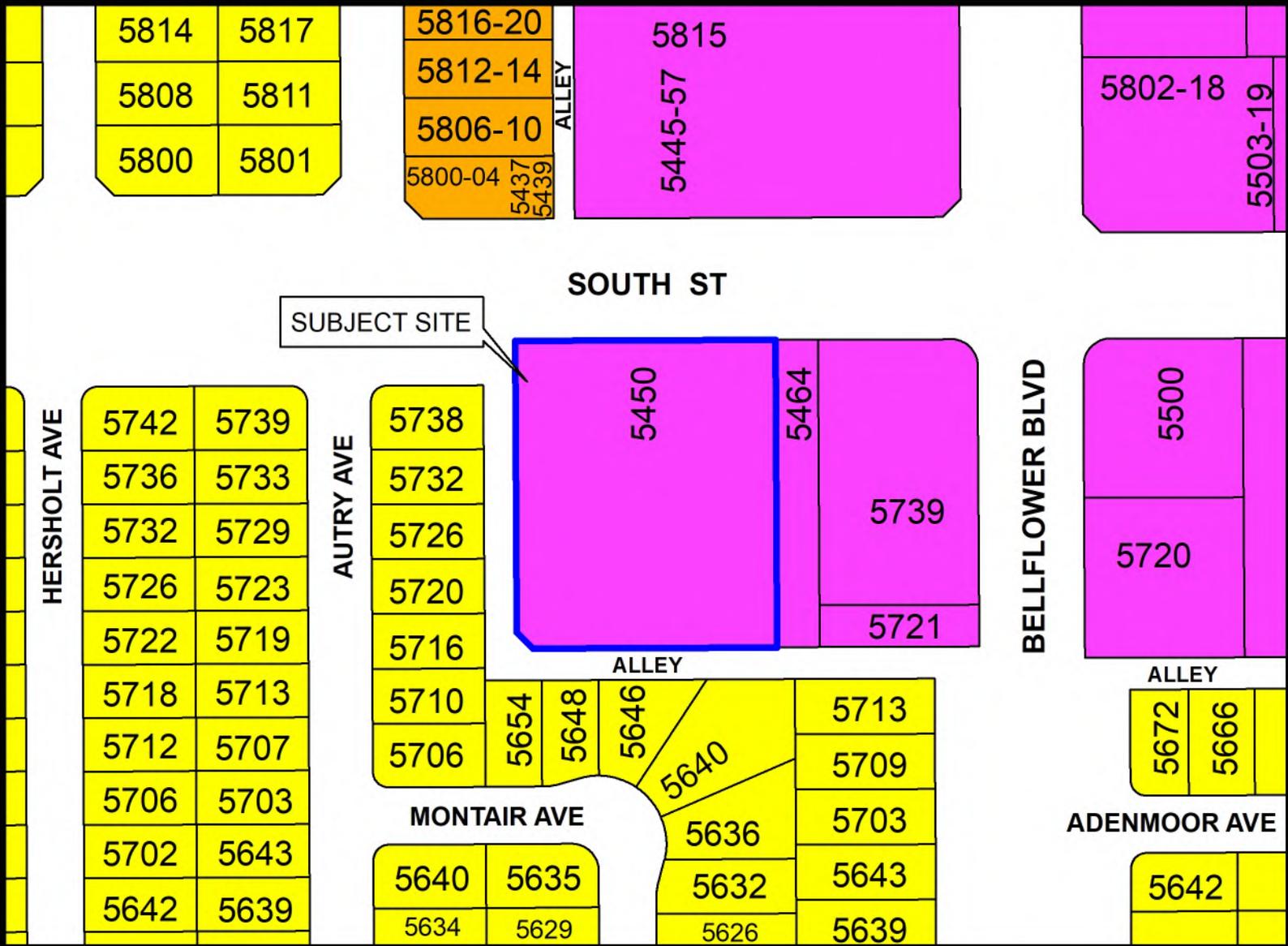
AHRI STANDARD 210/240 RATING CONDITIONS —

- (A) Cooling 80°F DB, 67°F WB air entering indoor coil, 95°F DB air entering outdoor coil.
- (B) High Temperature Heating 47°F DB, 43°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- (C) Low Temperature Heating 17°F DB, 15°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- (D) Rated indoor airflow for heating is the same as for cooling.

AHRI STANDARD 270 RATING CONDITIONS — (Noise rating numbers are determined with the unit in cooling operation.) Standard Noise Rating number is at 95°F outdoor air.

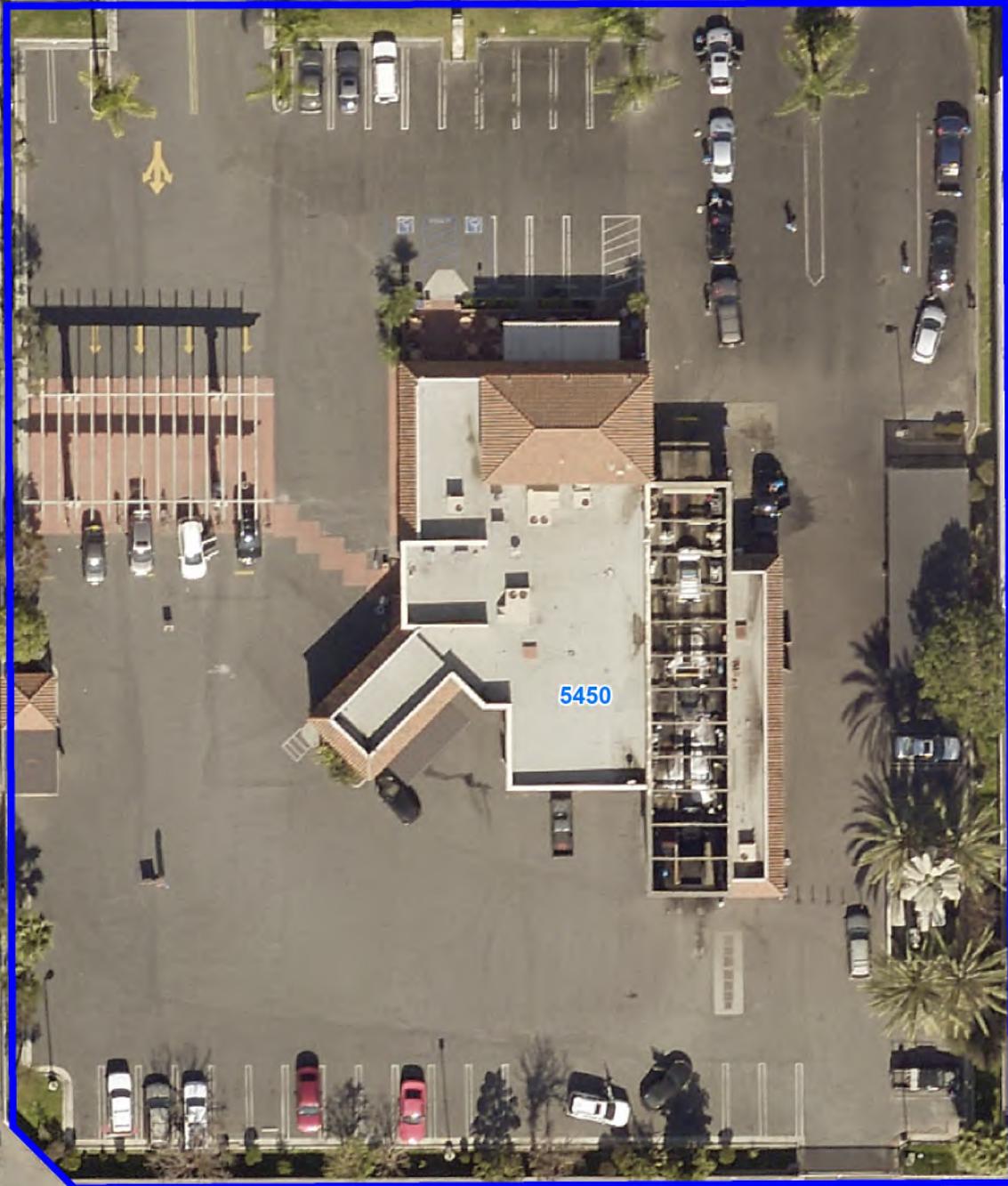


VICINITY MAP



AERIAL VIEW

SOUTH ST

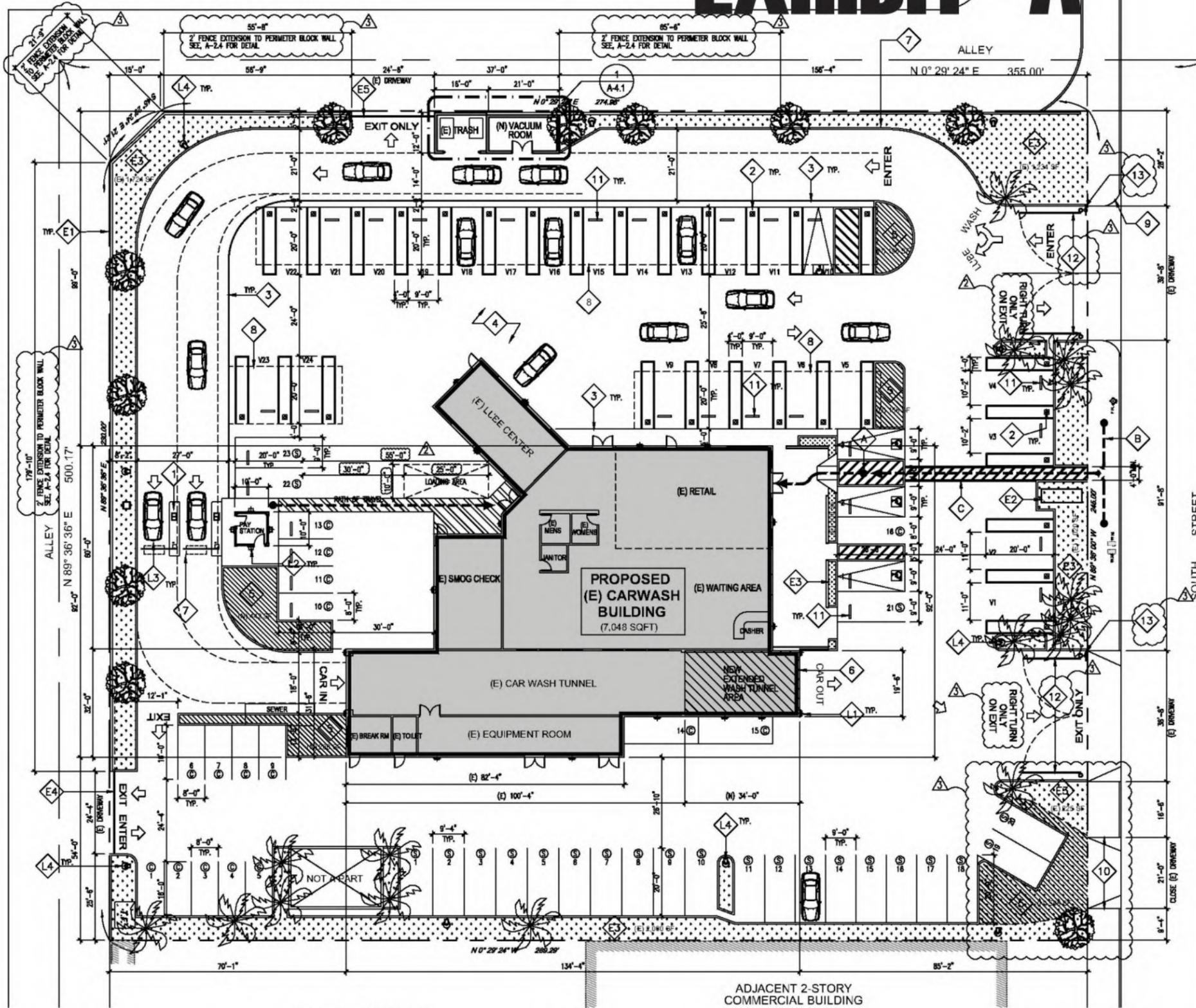


0 25 50 100 Feet



CONDITIONAL USE PERMIT NO. 615, AMENDMENT NO. 3
5450 SOUTH STREET
MODIFICATIONS TO AN EXISTING CARWASH

EXHIBIT "A"



■ GROSS SITE AREA : 70,872 SF
 ■ GROSS FLOOR AREA : 7,048 SF (6,048 + 1,000)

1ST FL	MAIN BLDG 6,048 SF	(E) RETAIL	4,620
	WASH TUNNEL 2,670 SF	(E) SMOG CHECK	680
		(E) LUBE CENTER	748
2ND FL	ACCESSORY USE 988 SF	(E) TUNNEL	2,006
		(N) EXTENSION	664
		(E) BREAK RM	166
		(E) TOILET	90
		(E) EQUIPMENT ROOM	732
2ND FL	OFFICE	1,000 SF	

■ GROUND FLOOR AREA : 9,706 SF (6,048 + 2,670 + 988) FOR LOT COVERAGE
 ■ LOT COVERAGE : 13.7% (9,706 / 70,872 X 100%)

■ CALCULATION OF REQUIRED NUMBER OF PARKING SPACE
 SELF / FULL SERVICE CAR WASH : 10
 10 EMPLOYEE ON THE LARGEST SHIFT : 10
 RETAIL & OFFICE (5,620 SF / 250) : 22
 TOTAL : 42 SPACES

■ PARKING PROVIDED : 42 SPACES
 STANDARD : 23
 COMPACT : 16
 ACCESSIBLE : 3
 TOTAL : 42 SPACES

■ VACCUM STATIONS : 24 SPACES
 STANDARD : 23
 ACCESSIBLE : 1
 TOTAL : 24 SPACES

KEY NOTES :

- E1 : (E) 6' HT. CONC. BLOCK WALL FENCE.
- E2 : (E) MONUMENT SIGN
- E3 : (E) LANDSCAPING AREA
- E4 : (E) 6' MAX. HT. AUTOMATIC SLIDING GATE
- E5 : (E) 6' MAX. HT. MANUAL SLIDING GATE
- 1 : 3'X16' PAY STATION
- 2 : POST FOR VACUUM OUTLETS, TRASH RECEPTACLE
- 3 : 42" HT. MTL GUARDRAIL
- 4 : CONCRETE PAVING
- 5 : (N) LANDSCAPING AREA
- 6 : (N) SIGNAGE (SEE, ELEVATION)
- 7 : PAY STATION CANOPY
- 8 : VACUUM CANOPY
- 9 : (N) ROUND CURB CUT AT (E) DRIVEWAY APRON
- 10 : FILL WITH CONCRETE (E) DRIVEWAY TO MATCH ADJACENT SIDE WALK
- 11 : (N) CONC WHEEL STOP
- 12 : 3'-6" HT TUBULAR PIPE BARRIER GATE
- 13 : TRAFFIC SIGN NO LEFT TURN, RIGHT TURN ONLY

LIGHTING KEY NOTES :

- L1 : LEDGE OUTDOOR LED WALL SCONCE 8"(W) X 20"(H) X 4"(D) 150W 5700K SLIP FITTER MOUNT UUS04646 BY MODERN FORMS
- L2 : XSPW LED WALL MOUNT LUMINARY 12"(W) X 4.8"(H) X 9.3"(D) 5700K WHITE XSPW-B-WM BY CLEE LIGHTING
- L4 : EXIST'G LED STREET LIGHT (PROVIDE LIGHT SHIELD)

ACCESSIBLE KEY NOTES :

- A : PATH OF TRAVEL FROM ACCESSIBLE PARKING TO STORE ENTRANCE
- B : PATH OF TRAVEL FROM PUBLIC WALKWAY TO STORE ENTRANCE
- C : THE ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO SHOW BLUE STRIPED AREA AND AS THIS PATHWAY CROSSES THE DRIVEWAY IT SHALL BE OUTLINED WITH A MINIMUM 3" WIDE WHITE STRIPE ON THE OUTSIDE TO THE REQUIRED BLUE STRIPING.

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



G.R.O.U.P
A.R.C.H
 ARCHITECTS
 2800 WILSHIRE BLVD. SUITE 200
 LOS ANGELES, CA 90010
 TEL : 213-353-2988
 FAX : 213-357-9867
 Email : GroupArch@grouparch.com

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FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
 LAKWOOD, CA

TITLE

DATE	REVISION	BY
12/10/19	1	DRB
01/28/21	2	DRB
07/16/21	3	DRB

DRAWN APPROVED

DATE SCALE

SHEET:

A-1.2

OF SHEETS

EXHIBIT "B"

REVIEWED
jpmcguck, 7/14/2021, 5:08:44 pm

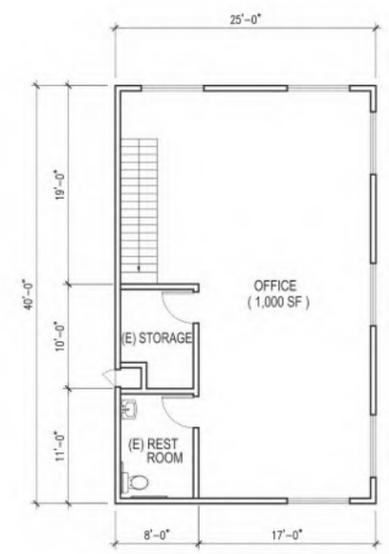
CITY OF LAKEWOOD
Development Review Board No. 9036 CUP 615
Address: 5450 South Street
DEVELOPMENT REVIEW BOARD
RECOMMENDS APPROVAL TO THE PEC

G · R · O · U · P
A · R · C · H
ARCHITECTURE, PLANNING,
INTERIORS, CONSULTANTS
3850 WILSHIRE BLVD, SUITE 208
LOS ANGELES, CA 90010
TEL : 213 · 383 · 2088
FAX : 213 · 387 · 3867
E-mail : GroupArch@arcpa.com

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SEAL/SIGNATURE
YOUNG K. PARK
LICENSED ARCHITECT
C-2487
STATE OF CALIFORNIA

FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
LAKEWOOD, CA

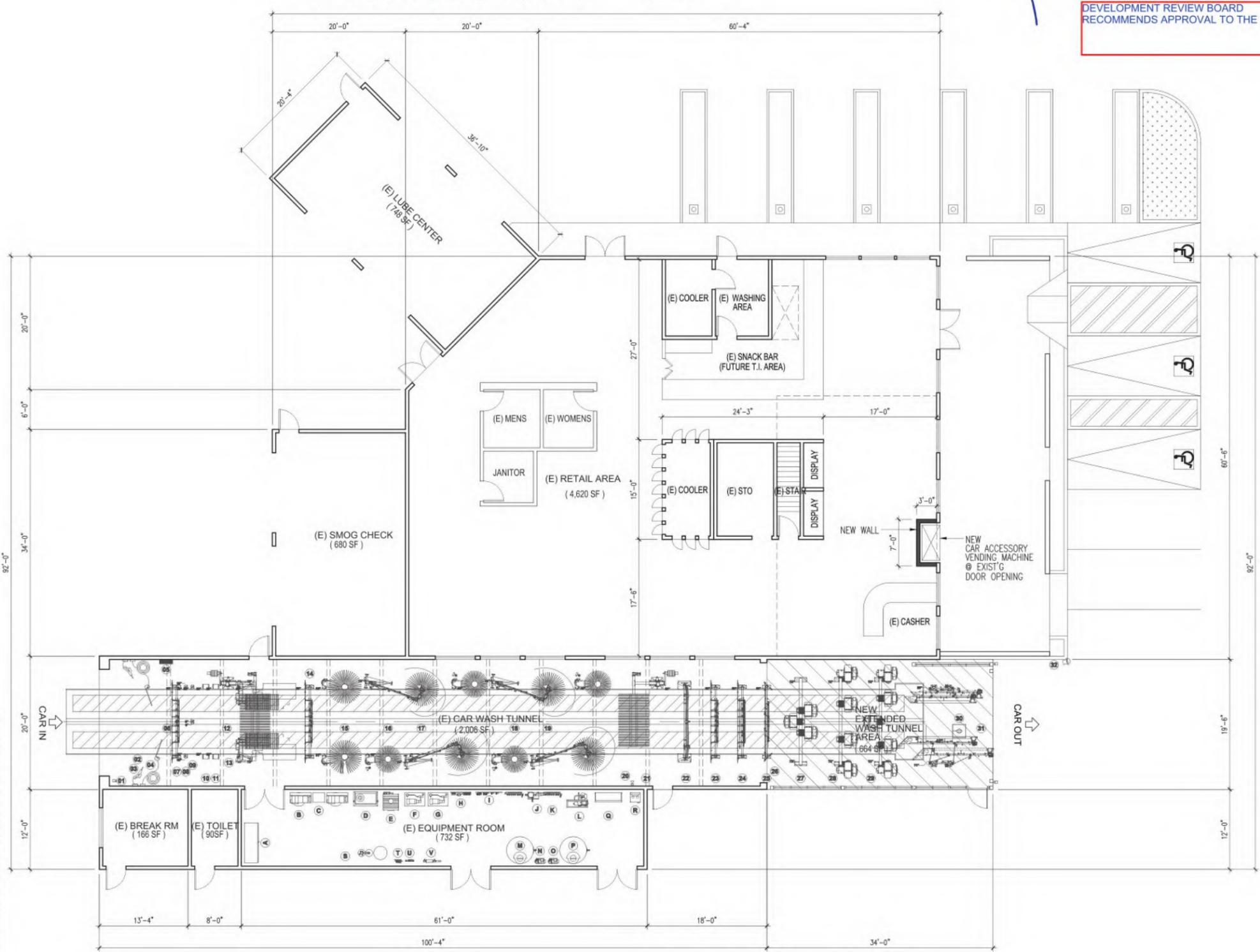


EXIST'G 2ND FLOOR PLAN
SCALE 1/4" = 1'-0" 2

ITEM #	EQUIPMENT DESCRIPTION	MODEL	NOTES-L1
A	MASTER CONTROL CENTER - 22W-721-24D	MCC	BY OTHERS
B	AIR COMPRESSOR - DUAL VERTICAL		BY OTHERS
C	AIR DRYER		BY OTHERS
D	MAGNUM DD PUMPING STATION 7.5HP	M1100RD	
E	MAGNUM HIGH PRESSURE PUMP 35HP	M3500R	
F	HYDRAULIC POWERPACK		
G	HYDRAULIC POWERPACK		
H	WATER DISTRIBUTION PANEL		
I	AIR DISTRIBUTION PANEL		
J	GRUNDFOS 400PM PUMP		40 GPM
K	HYDRAFLEX CHEMICAL PANEL X2	XD	
L	R.O. SYSTEM	PC18KS	
M	R.O. STORAGE TANK		
N	R.O. REPRESSURIZATION PUMP		
O	R.O. REJECT REPRESSURIZATION PUMP		
P	R.O. REJECT TANK		
Q	RECLAIM SYSTEM	PW300-0M120	
R	AQUA LINK	PW40S	
S	WATER SOFTENER	CP213	
T	POWERLOCK CONTROL PANEL		
U	GLOBE BOSS CHEMICAL PANEL		
V	WATER MAIN		

ITEM #	EQUIPMENT DESCRIPTION	MODEL	NOTES-L1
01	EMERGENCY STOP BUTTONS		
02	DUAL BELT STI CONVEYOR		BY OTHERS
03	BUG PREP GUNS - DOUBLE		
04	PREP GUNS - DOUBLE		
05	MENU STATION	PBS409	ATTENDANT CAR WASH HMI
06	MTC ULTRA SONIC OPEN BED DETECTOR		DETECTS PICKUP TRUCK OPEN BEDS
07	GRAND ENTRY FX - FULLY ILLUMINATED ECLIPSE ENTRA ARCH		
08	DOUBLE PHOTO EYES (DS & PS)	IR-119-2	VEHICLE DETECTOR
09	PHOTO EYES FOR CTA'S		FOR VEHICLE DETECTOR
10	CHEMICAL TIRE APPLICATOR	CTA	WHEEL RITE PRECISION CTA
11	CHEMICAL TIRE APPLICATOR		WHEEL RITE PRECISION CTA
12	SUPERSONIC WHEEL WASHER (DS & PS)	RS900	
13	TOP BRUSH WITH 84 INCH CORE	RS1000	
14	FOAM FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
15	HIGH SIDE WASHERS (DS & PS)	RS301	
16	LOW SIDE WASHER WITH 22" CORE (DS & PS)	RS400	
17	SUPERFLEX WRAP-AROUND (DS & PS)	RS701	WITH QUAD PAK BASE PLATE OPTION
18	LOW SIDE WASHER WITH 48" CORE (DS & PS)	RS400	
19	SUPERFLEX WRAP-AROUND (DS & PS)	RS701	WITH QUAD PAK BASE PLATE OPTION
20	WARNING HORN		
21	TOP BRUSH WITH 84 INCH CORE	RS1000	
22	MAGNUM HIGH PRESSURE ARCH WITH FOLLOWING FEATURE		
23	BLAZI FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
24	SHIELD FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
25	UTILITY ARCH WITH NON-FOAMING MANIFOLD		
26	MIRROR RINSE - FOR SPOT FREE		
27	TECH 21 DRYERS WITH WIDE PROBUID ARCH		3X PRODUCERS
28	TECH 21 DRYERS WITH WIDE PROBUID ARCH		4X PRODUCERS
29	TECH 21 DRYERS WITH WIDE PROBUID ARCH		5X PRODUCERS
30	ANTI-COLLISION PAD		
31	GLOBE BOSS (DS & PS)	MT200	
32	STOP & GO TRAFFIC LIGHT	TR120L2F	

CAR WASH EQUIPMENT SCHEDULE
SCALE : NTS A



1ST FLOOR PLAN
SCALE 1/8" = 1'-0" 1



DATE	REVISION	BY
12/16/19	△	DRB

DRAWN: APPROVED:
DATE: SCALE:
SHEET:
A-2.1
OF SHEETS

EXHIBIT "D"

■ BIRD EYE VIEW -3



G·R·O·U·P
A·R·C·H
GROUPARCH DEVELOPMENT, INC.
ARCHITECTURE, PLANNING,
INTERIORS, CONSULTANTS
3850 WILSHIRE BLVD. SUITE 208
LOS ANGELES, CA 90010
TEL : 213 - 383 - 2088
FAX : 213 - 387 - 3867
E-mail : GroupArch@stgpa.com

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SEAL/SIGNATURE

FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
LAKWOOD, CA

TITLE

DATE	REVISION	BY
12/10/19	△	DRB
01/26/21	△	DRB

DRAWN APPROVED

DATE SCALE

SHEET:

A-6.3

OF SHEETS

REVIEWED
jpmcguck, 7/14/2021, 5:08:44 pm

CITY OF LAKEWOOD
Development Review Board No. 9036 CUP 615 Arredondo

Address: 5450 South Street

DEVELOPMENT REVIEW BOARD
RECOMMENDS APPROVAL TO THE PEC

G R O U P
A R C H
GROUPARCH DEVELOPMENT, INC.
ARCHITECTURE, PLANNING,
INTERIORS, CONSULTANTS
3850 WILSHIRE BLVD, SUITE 208
LOS ANGELES, CA 90010
TEL : 213 - 383 - 2088
FAX : 213 - 387 - 3887
Email : GroupArch@stgpcba.net

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SEAL/SIGNATURE

ELEVATION KEY NOTES:

- 01 : METAL FRAME
COLOR : DE108 - RED POWER
BY DUNN EDWARDS
- 02 : STUCCO FINISH
COLOR : DE108 - RED POWER
BY DUNN EDWARDS
- 03 : CORRUGATED METAL ROOF
COLOR : DE108 - RED POWER
BY DUNN EDWARDS
- 04 : VACUUM CANOPY
- 05 : ROLL UP GRILL DOOR
- 06 : TEMPERED CLEAR GLASS W/ ALUM. FRAME
FRAME COLOR : DE108 - RED POWER
BY DUNN EDWARDS
- 07 : TEMPERED CLEAR GLASS W/ ALUM. FRAME
FRAME COLOR : BLACK TO MATCH EXIST'G BUILDING
- 08 : STUCCO FINISH
COLOR : WHITE TO MATCH EXIST'G BUILDING
- 09 : NEW PAINTED METAL AWNING
COLOR : BLACK
- E1 : EXIST'G WHITE STUCCO
- E2 : EXIST'G CRAY ROOF TILE
- E3 : EXIST'G TEMPERED CLEAR GLASS W/ BLACK ALUM. FRAME
- E4 : EXIST'G BLACK PAINTED WOOD TRELLIS

LIGHTING KEY NOTES:

- L1 : LEDGE OUTDOOR LED WALL SCONCE
8"(W) X 20"(H) X 4"(D) 150W 5700K SLIP FITTER MOUNT
BRUSHED ALUMINUM
UUS04646 BY MODERN FORMS
- L2 : XSPW LED WALL MOUNT LUMINARY
12"(W) X 4.8"(H) X 9.3"(D) 5700K
WHITE
XSPW-B-WM BY CLEE LIGHTING

EXHIBIT "F"

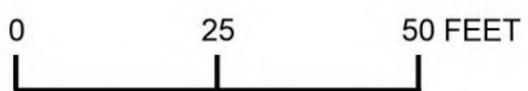


PROPOSED SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION 1
SCALE: 3/32" = 1'-0"

PROPERTY OWNER TO ADD 2-FOOT VINYL EXTENSION TO EXISTING PERIMETER FENCE ON SOUTH AND WEST PERIMETER BLOCK WALLS.



FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
 LAKEWOOD, CA

TITLE

DATE	REVISION	BY

DRAWN: _____ APPROVED: _____

DATE: _____ SCALE: _____

SHEET: _____

A-4.2
OF SHEETS

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SEAL/SIGNATURE


FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
 LAKEWOOD, CA

TITLE

DATE	REVISION	BY
12/10/19		DRB
01/28/21		DRB
07/16/21		DRB

DRAWN APPROVED

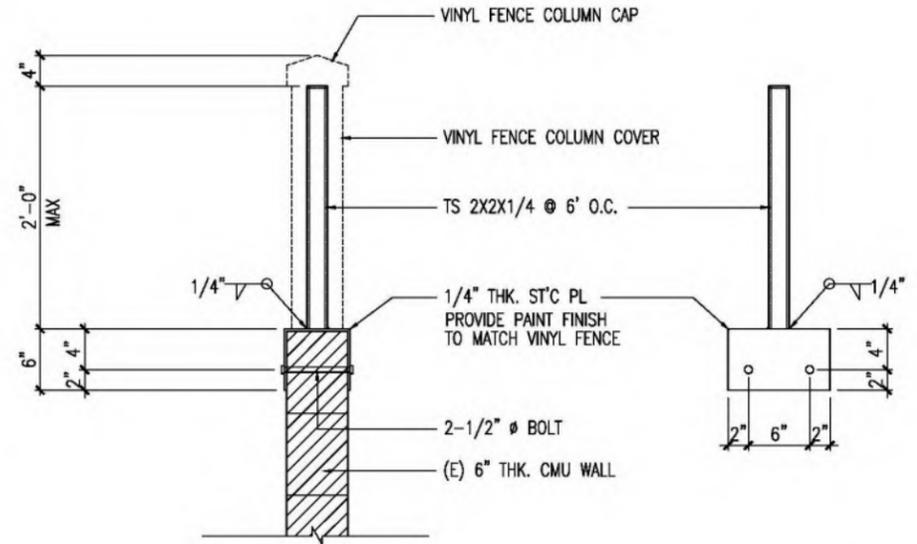
DATE SCALE

SHEET
A-2.4
 OF SHEETS

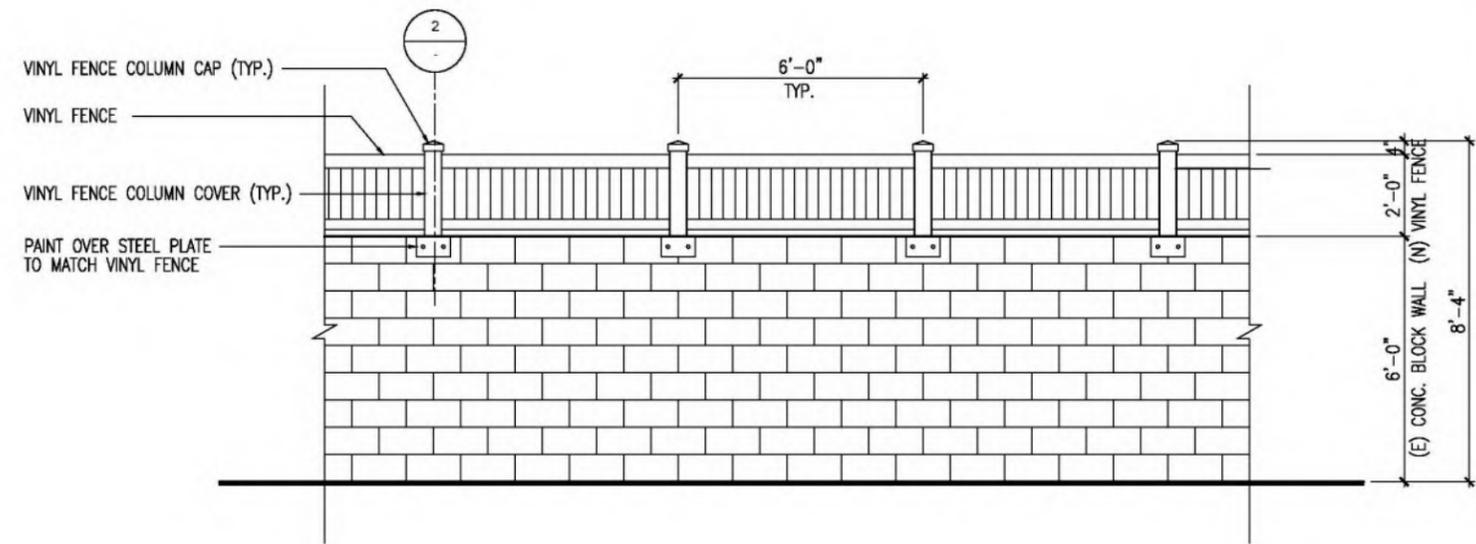
EXHIBIT "G"



SAMPLE PHOTO
 SCALE: NTS (3)



DETAIL
 SCALE: NTS (2)



PARTIAL ELEVATION
 SCALE: 1/2" = 1'-0" (1)

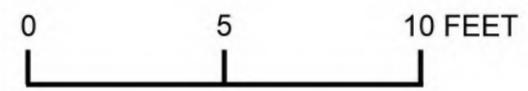


EXHIBIT "I"

Crown America Carwash
 Attn: Irene Choi
 5450 South St
 Lakewood, CA 90712

Ldn Consulting, Inc.
 42428 Chisolm Trail,
 Murrieta CA 92562
 phone 760-473-1253

Crown America Carwash
 Attn: Irene Choi
 5450 South St
 Lakewood, CA 90712

Ldn Consulting, Inc.
 42428 Chisolm Trail,
 Murrieta CA 92562
 phone 760-473-1253

Table 3: Carwash Operational Noise Levels (dBA)

Receiver	dBA Leq ¹
1	42
2	43
3	43
4	47
5	46
6	45
7	50
8	51
9	52
10	54
11	53
12	51
13	57
14	59

¹ Noise Levels do not exceed 60 dBA at the property line of residentially zoned or occupied property.

Table 4: Combined Carwash and Ambient Operational Noise Levels (dBA)

Receiver	Ambient dBA Leq	Combined dBA Leq ^{1,2}
1	58	58
2	58	58
3	58	58
4	58	58
5	58	58
6	57	57
7	58	59
8	59	59
9	60	61
10	61	62
11	62	63
12	66	66
13	67	68
14	64	65

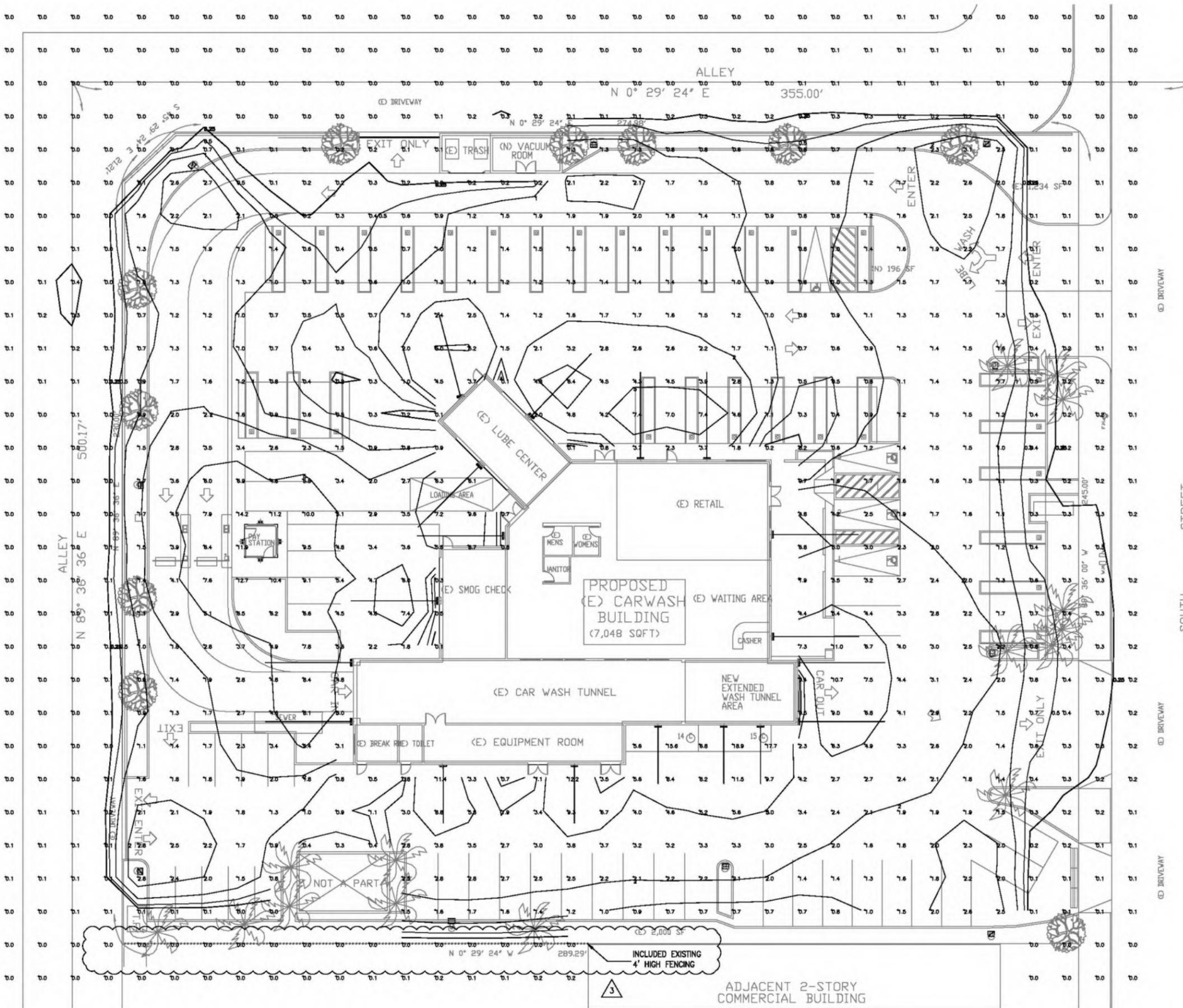
¹ Project related Noise Levels do not exceed 60 dBA at the property line as shown in Table 3.

² The City Ordinance pertains to fixed equipment and not the ambient conditions related to traffic on the adjacent roadways.

Figure 5: Noise Level Contours



EXHIBIT "J"



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LUF	Watts
[Symbol]	A1	4	DSX0 LED P4 40K BLC MVOLT	DSX0 LED P4 40K BLC MVOLT	LED	DSX0_LED_P4_40K_BLC_MV_OLT.ies	Absolute	0.70	92
[Symbol]	A2	2	DSX0 LED P4 40K LCCO MVOLT	DSX0 LED P4 40K LCCO MVOLT	LED	DSX0_LED_P4_40K_LCCO_MVOLT.ies	Absolute	0.70	92
[Symbol]	A3	2	DSX0 LED P4 40K RCCO MVOLT	DSX0 LED P4 40K RCCO MVOLT	LED	DSX0_LED_P4_40K_RCCO_MVOLT.ies	Absolute	0.70	92
[Symbol]	A4	2	DSX0 LED P4 40K T3M MVOLT HS	DSX0 LED P4 40K T3M MVOLT with houseside shield	LED	DSX0_LED_P4_40K_T3M_MVOLT_HS.ies	Absolute	0.70	92
[Symbol]	B	18	DSXF2 LED 4 A530/40K WFL MVOLT	D-SERIES FLOOD SIZE 2 WITH 4 COB, 4000K, (WFL) DISTRIBUTION, NEMA TYPE 6HX8V	LED	DSXF2_LED_4_A530_40K_WFL_MVOLT.ies	Absolute	0.70	79.35
[Symbol]	C	4	WDGE3 LED P1 70CRI R4 50K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 5000K, 70CRI, TYPE 4 OPTIC		WDGE3_LED_P1_70CRI_R4_50K.ies	Absolute	0.70	51.1717

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.5 fc	18.9 fc	0.0 fc	N / A	N / A

RESOLUTION NO. 10-2021

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT CASE NO. 615, AMENDMENT NO. 3 FOR MODIFICATIONS TO AN EXISTING CARWASH AND WALL EXTENSIONS OVER 7'-6" IN HEIGHT ON PROPERTY LOCATED AT 5450 SOUTH 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 Yoonkyeong Choi, representing Crown America Carwash, owner of an interest in the following described real property, requesting a Conditional Use Permit (CUP) for modifications to an existing carwash, pursuant to the provisions of Sections 9341.B, 9347.A, 9347.D.11, 9384.C and 9490.E.2 of the Lakewood Municipal Code on that certain real property within the City of Lakewood described as the westerly 245 feet of Lot 532 of Tract 14594 as per map recorded in Book 362, Pages 12-15, and more particularly described as 5450 South 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 does hereby find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Sections 15301.(e) and 15303.(e) of the California Environmental Quality Act Guidelines as amended.

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 5th day of August, 2021, 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 CUP No. 615, Amendment No. 3, all as shown on Exhibits "A," "B," "C," "D," "E," "F," "G," "H," "I" and "J."

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 proposed use will not adversely affect nor will it be materially detrimental to adjacent uses, buildings, or structures provided that the conditions contained have been met and maintained.

D. South 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. 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 CUP No. 615, Amendment No. 3 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 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 CUP 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. All conditions from the previous CUPs for this property, contained in PEC Resolutions 9-97, 6-2008, and 8-2009 shall remain in full force and effect, except where a condition in this Resolution conflicts with a condition in a prior Resolution, in which case the condition in this Resolution shall supersede the prior condition.

C. All conditions of approval from Development Review Board Case No. 9036, as expressed in the DRB action letter dated July 14, 2021 shall be complied with, except that the proposed wall extensions, including column caps, shall not exceed an overall height of 8'-4" from finished grade on either side of the wall to the highest point on the extension.

D. The carwash dryer system shall be installed approximately eight feet from the tunnel exit allowing the tunnel structure to function as a sound attenuation barrier.

E. All carwash supporting equipment, including pumps, compressors, and vacuum motor and canister system shall be installed within a fully enclosed equipment room.

F. Automobile-related uses, including the carwash, car service and smog check, shall not operate earlier than 7:00 A.M. or later than 7:00 P.M., on any day of the week. The office, retail and restaurant uses shall retain their currently permitted hours and shall not operate earlier than 6:00 A.M. or later than 12:00 midnight on any day of the week.

G. All businesses conducted on site shall obtain and maintain a business license.

H. 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.

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

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

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

L. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.

M. Use of heavy equipment and vibratory rollers shall be limited along the project boundaries to the greatest degree feasible.

N. The City shall require that all construction comply with SCAQMD regulations, including, but not limited to, 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.

O. Moisten soil prior to grading.

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

Q. Water exposed soil 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.

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

S. Wash mud-covered tires and under carriages of trucks prior to them leaving construction sites.

T. 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.

U. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites.

V. Cease grading during periods when winds exceed 25 miles per hour.

W. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.

X. Provide temporary fencing with windscreen material to control windborne dust. Alternately, obtain City approval for and plant hedges or other plant buffers on any site where construction activities could expose neighboring properties or the public right of way to prolonged exposure to windblown dust.

Y. During grading, periodic monitoring shall be scheduled by a City inspector to verify compliance of measures of dust control.

Z. A grading final inspection shall be scheduled by a City inspector to verify permanent sealing of all graded areas has been provided for and that the required temporary fencing with windscreen or plant buffers are in place to avoid exposing neighboring residences to prolonged exposure to windblown dust.

AA. This CUP shall be subject to a six-month review after the initial post-construction reopening of the carwash to ensure that the facility has complied with the requirements contained in this Resolution.

BB. The applicant shall sign a written statement stating that they have read, understand, and agree to the conditions of the granting of this CUP within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

CC. This CUP may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed use 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.

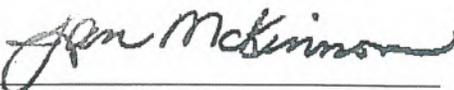
DD. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused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

EE. 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 the conditions 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 5th day of August, 2021, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Baca, McKinnon, Ung
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS: Manis, Samaniego
ABSTAIN:	COMMISSIONERS:



 Jan McKinnon, Chairperson

ATTEST:


 Abel Avalos, Secretary



July 14, 2021

Song Hwan Choi & Yoonkyeong Choi
5450 South Street
Lakewood, CA 90712
E-mail: ychoi38103@yahoo.com
(213) 270-4352

DRB CASE NO. 9036 / CROWN AMERICA

Site: 5450 South Street, Lakewood, CA 90712

The Development Review Board (DRB) after review and consideration **RECOMMENDS APPROVAL to the Planning and Environment Commission (PEC)**, of a Conditional Use Permit (CUP) No. 614 Amendment No. 3 to allow the requested remodel and equipment upgrade of an existing carwash facility to create an express carwash format. This recommended action by unanimous remote vote of a quorum of the Development Review Board (DRB) was taken in consideration that all the required findings specified by the Lakewood Municipal Code (LMC) 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. Permits. Provided CUP 615 Amendment No. 3 is approved by the PEC, the applicant shall submit plans, obtain permits, and install the requested commercial improvements in accordance with these conditions of approval and the DRB approved plans, which are on file with the Community Development Department and obtain a successful final inspection. *A signed final should be provided to the property owner, prior to final payment to the contractor inspection (on City's yellow permit card.)*
2. 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.
3. Revised Plans, Requirements. The applicant shall submit revised plans that do the following:
 - a) Submit an additional elevation showing two foot extension with vinyl fencing or other approved material above the existing perimeter block wall on the west and south property lines, not to exceed 8-feet.
 - b) The northeasterly driveway shall be permanently obstructed with a landscaped planter and no traffic shall be allowed to exit from this driveway.

Lakewood

- c) Both remaining driveway exits onto South Street shall be signed as “RIGHT TURN ONLY” facing exiting traffic.
 - d) All driveways shall have a highly visible gate or other device to prohibit access to site during non-business hours.
 - e) The landscape plans shall be revised to the satisfaction of the DRB and in conformance with the field notes that have been provided.
4. Materials. The applicant shall coordinate and/or match throughout, all architectural elements, including the size, style and shape of roof overhangs, rafters, and 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.
 5. Paint. The applicant shall paint the new additions and repaint existing structures to blend with the addition. Any exterior portion of the commercial structure or any accessory structure that has cracked, faded, stained, or peeling paint shall be repainted.
 6. Trash Collection. The construction debris and trash collection procedures and enclosures shall comply with current City and State requirements and standards. Prior to final inspection, the property owner shall provide written confirmation that the solid waste collection program is acceptable to both the City Public Works Department and EDCO, the City’s franchised solid waste hauler. This confirmation shall include:
 - a) Types, size, and location of bins, as well as the frequency of pickup to satisfy volume.
 - b) There shall be sufficient capacity for all required forms of collection, this include normal solid waste, required recycling (*split bin is possible*) and required organic (*food*) waste storage, as required to comply with AB 1826 (2014).
 - c) The trash enclosure is required to be properly maintained by the property owner/operator/tenant with all trash inside the authorized collection devices. No spill over or other external storage of debris or waste is allowed.
 7. All trash bins shall be located inside the building with no exterior storage OR in an exterior fully secured, roofed, illuminated and lockable trash enclosure.
 8. Site Lighting. The parking area shall be maintained with sufficient lighting to illuminate the appearance and conduct of all persons in the parking areas. There shall be sufficient lighting around the exterior perimeter of the premises to illuminate the areas sufficiently for security camera resolution.
 9. Store Operations. The store shall be well-lit, clean, and organized to create a safe environment for customers. Sufficient lighting of the exterior of the premises shall be provided, including adjacent public sidewalks and parking lots.
 10. Public Safety and Security Plan. The applicant shall prepare and submit a Public Safety and Security Plan and then obtain approval from the Los Angeles County Sheriff’s Department. Store management shall establish an on-going liaison relationship with members of the Sheriff’s Department, so that communication can be easily facilitated in a timely and effective manner when problems occur. This relationship shall include providing to the Sheriff Department the applicant’s written store security protocols. The security plans shall include:
 - a) Letter or Agency. The applicant shall sign a Letter of Agency with the Los Angeles County Sheriff’s Department to authorize on-site enforcement for loitering, trespassing, graffiti, etc.
 - b) Security System. A security system shall be designed and installed that will combine motion detectors, contacts at doors, audio alarm and a closed-circuit television system to

secure the premises. The security system shall be monitored by an offsite monitoring service and if possible, have backup data stored for 30-days in an offsite location. Data from security cameras shall be stored for a minimum of 30 days and employees shall be trained to provide data to the Sheriff when requested.

- c) Security Camera System. The security camera system shall have a minimum of 480 x 720 picture quality, capable of capturing video under 2 lux lighting conditions and it shall include motion detector cameras that have pan and zoom capability with sufficient resolution for facial and license plate recognition. A floor plan shall be prepared to illustrate the surveillance camera locations and area of coverage. The video surveillance system shall be designed to assist the Los Angeles County Sheriff's Department personnel to assist in criminal investigations. The storage medium shall be secured in such a manner as to not facilitate the easy removal by unauthorized personnel or store employees under duress. This state-of-the-art system shall include: a) 24-hour, closed circuit video cameras with audio capabilities, b) Color monitors mounted in view of customers with a minimum resolution of 480 x 720 picture quality, c) Additional monitors in the back rooms and d) Alarm systems equipped with fixed and remote devices.
11. Landscaping and Irrigation Plans. Landscape Plans that meet commercial requirements shall be required to be submitted and approved by the Community Development Department in coordination with the DRB Landscape Expert, prior to issuance of building permits. The landscape plans shall include the following:
- a) Plant Selection. The Board recommends and encourages that the property owner choose plant materials that are water conserving, require lower maintenance and are not aggressive with the capability of damaging hardscape or adjacent structures.
 - b) Water Conservation. The plans shall use plants and irrigation system components that are water conserving and that comply with the city's "Water Conservation in Landscape" ordinance.
 - c) Planters. The planters adjacent to turf shall have a concrete mow strip a minimum of 6 inches wide and 6 inches deep or be raised. The plans shall include a planter around the proposed revised freestanding sign. This planter shall be planted with regularly maintained annuals or select plant material that is eye appealing and distinctly different than from the other planting materials in the adjacent parking lot.
 - d) The plans shall indicate the mature height and spread of all landscape materials.
 - e) Trees shall be a minimum of 15 gallon in size with multiple branches and a main trunk diameter that is 1" or greater at three feet from soil level.
 - f) Shrub plantings shall be a minimum of five gallon in size, planted in groups of three or more and on maximum five-foot centers.
 - g) Ground cover plantings shall be planted on a maximum of 12" on center and shall achieve 90% coverage within two years.
 - h) Utility box screening. Any utilities including transformers, gas meters, and backflow devices shall when possible be painted forest green and screened with landscaping. These shall be located in such a manner that they are not readily visible to the public visiting the site.
 - i) The planters adjacent to turf shall have a concrete mow strip a minimum of 6 inches wide and 6 inches deep or be raised.
 - j) The plans shall indicate the mature height and spread of all landscape materials.

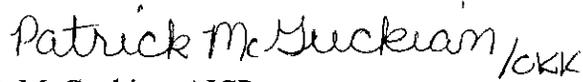
- k) Parking Lot Landscaping. The parking lot shall be landscaped in accordance with Section 9492.P of the Lakewood Municipal Code.
12. Stormwater. The applicant shall obtain in writing a confirmation from that on-site stormwater retention/detention systems are acceptable to the Public Works Department. And in compliance with the City's Low-Impact Development handbook.
13. Business License. All contractors, including sign installers, shall have properly issued city business licenses.
14. Maintenance/Com. Commercial 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. Any ADA markings that are adjacent to or cross asphalt driveways shall be outlined with a 3" white line on the outside of the blue ADA border stripe to increase visibility. 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.
15. Notice of Appeal Rights. This decision shall be final and conclusive, and effective five (5) City business days after giving of notice thereof via e-mail or the United States Postal Service to the applicant, the property owner and any other person requesting notice, unless within that five (5) City business days an appeal in writing is properly filed (*with appropriate fees*) with the Secretary of the Planning and Environment Commission by the applicant, property owner, any protestant, or any member of the City Council. Any person entitled to or requesting notice of the Board decision may waive his or her notification and/or request notification by another means (e.g., e-mail).

Advisory Notes. *The DRB advises that:*

- Construction Debris. *Any construction activities that involve hauling away demolition or construction debris needs to be coordinated with and approved by the City Department of Public Works. The City has an authorized hauler, which is currently EDCO.*
- Stormwater Protection. *Any construction or operational activities that could potentially result in any water leaving the site as drainage shall be coordinated with the City Department of Public Works to assure proper procedures have been implemented (e.g., installation of waddles and track-out devices).*
- Temporary Banners (e.g., Now Open, Grand Opening, Sale etc.) *require a separate permit with a deposit.*
- Unauthorized Signs. *Roadside flag signs, A-frame/moveable signs, yard signs, pennants, balloons, inflatables, vehicles, or trailers being used as portable signs, human sign twirlers and mechanical mannequins are NOT ALLOWED.*

Should you have any further questions concerning this matter, please do not hesitate to contact the Assistant Director of Community Development, J. Patrick McGuckian, at (562) 866-9771, extension 2302.

Sincerely,



Patrick McGuckian /CKK

J. Patrick McGuckian, AICP
Assistant Director of Community Development

cc. Building & Safety

PLAN CHECK REVIEW AND BUILDING PERMIT ISSUANCE

City of Lakewood – Community Development Department
Contact the Assistant Director at (562) 866-9771, Ext. 2302 for any questions.

When you receive an Action Letter and a set of plans titled “**Planning Approval**” then complete the following in order to submit your construction drawings to the Los Angeles County Building and Safety Online Plan Check system (“BSOP”) for plan check review and issuance of building permits.

DO NOT SUBMIT TO THE BSOP until you have a set of plans titled “Planning Approval.”

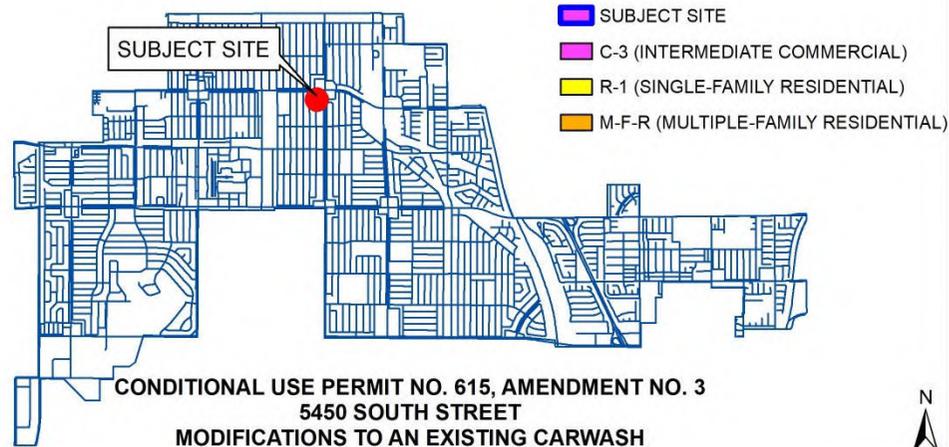
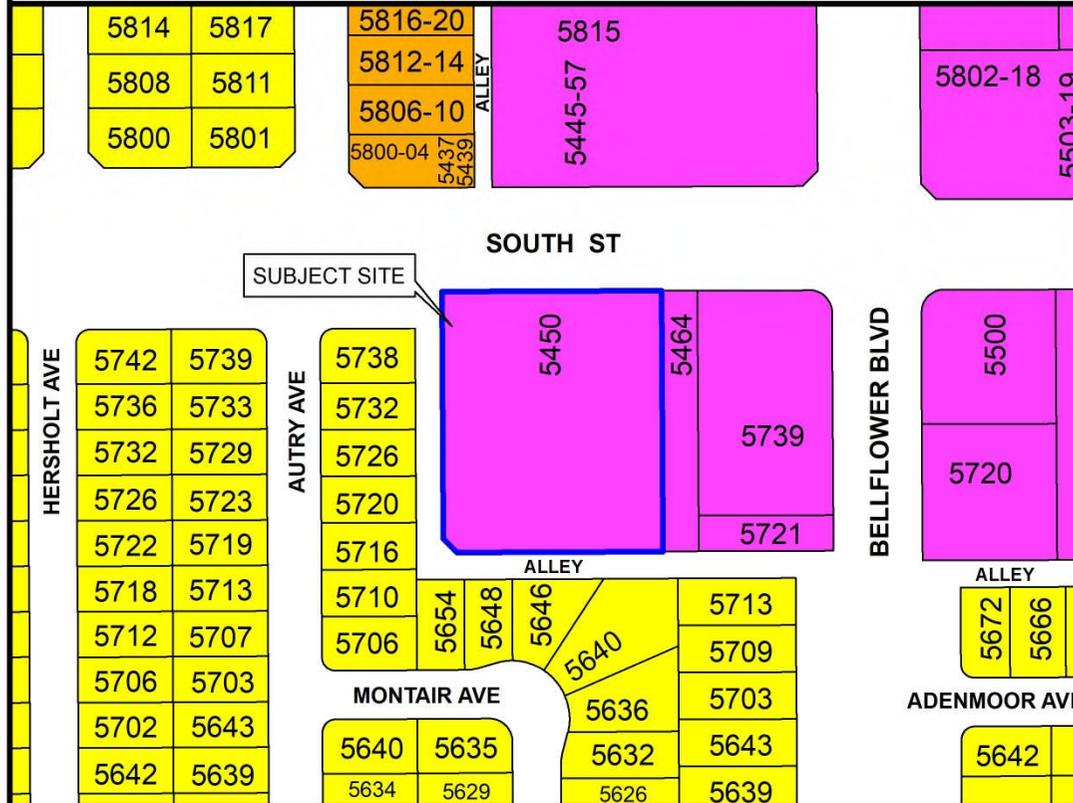
APPLICANT WILL (Designer or Property Owner):

1. **Assemble** the following PDF files that are each less than 15MB. Do not submit individual plan sheets. Combine all plan sheets into a single plan file do not submit as separate documents to include:
 - a) **PLANNING PLANS** – Plans titled “**Planning Approval**” with approval stamps that start with an 8.5”x11” inspector’s copy of site plan with official zoning compliance description and followed by a full-scale site plan, floor plan, roof plan and elevations of each side of the project structure.
 - b) **BUILDING PLANS**” - All other plans required for building plan check (*e. g. framing, electrical*)
 - c) **BUILDING CALCULATIONS** - Title 24 documents and engineering calculations
2. **Establish** an account with the LA County Building and Safety Online Plan Check System (BSOP). <https://dpw.lacounty.gov/BSO/BSOP/> (*City contracts with LA County for plan check & inspections*)
3. **Upload** the Planning Plans, Building Plans and Building Calculations into your personal account on the BSOP system, only after planning approval. (*Do not use the EPIC system.*)
 - a. The Plan Check Engineer (Plan Checker) will review the submittal to assure that all necessary documents are included. The Plan Checker will either accept it for processing or reject it with a list of missing items. The applicant will be notified within their BSOP account.
 - b. The Building Clerk will then generate a plan check file and send a request for plan check fee payment and forward a copy of that to the Administrative Services Department (ASD).
4. **Pay** the plan check fees to the ASD. This may be done by mailing a check payable to “City of Lakewood” to ASD or by credit/debit card by calling ASD at (562) 866-9771, extension 2622. The plan check payment must be accompanied with a copy of the Building Clerk email regarding fees.
 - a. Upon payment of the fees, the plans are placed in a workload queue based on the date received.
 - b. The Plan Checker will identify any needed corrections in approximately 2-3 weeks and return their comments and corrections to the applicant through the BSOP system.
5. **Make** the requested plan corrections and resubmit the corrected plans through the BSOP (*1-2-week review period.*) Once a corrected set of plans is approved by the Plan Checker, planning staff will transfer the approval stamps and confirm plan consistency. The applicant will be notified.
6. **Submit** an application for building permits to myplans@lakewoodcity.org. The Building Clerk processes the permit application, calculates the building permit fees, and sends the applicant an email with the amount of permit fees due.
7. **Pay** the required permit fees combined with the required business license fees for all contractors working on this project to ASD (*see step 5*). Also pay the “Construction of Dwelling Unit Tax” and record any required “Notice of Condition.” The building permits can now be issued to a licensed contractor or to a homeowner (*only on their primary residence*). Owners of commercial, rental or second homes are required to use a licensed contractor who must have a city business license.
8. **Keep** on the project site:
 - a. The official job card that was mailed to you for inspection signatures, and
 - b. One full set of the approved construction plans and an approved site plan. (*Printed by applicant*)
 - c. Call for inspections at least one day before and have the job ready at scheduled inspection time.
 - d. Confirm the final inspection is signed on job card and property owner should retain a copy.

**CONDITIONAL USE PERMIT NO. 615,
AMENDMENT NO. 3**



VICINITY MAP



AERIAL VIEW

SOUTH ST

5450

0 25 50 100 Feet



CONDITIONAL USE PERMIT NO. 615, AMENDMENT NO. 3
5450 SOUTH STREET
MODIFICATIONS TO AN EXISTING CARWASH





CAR WASH

5450

NOW HIRING

Handicap Accessible

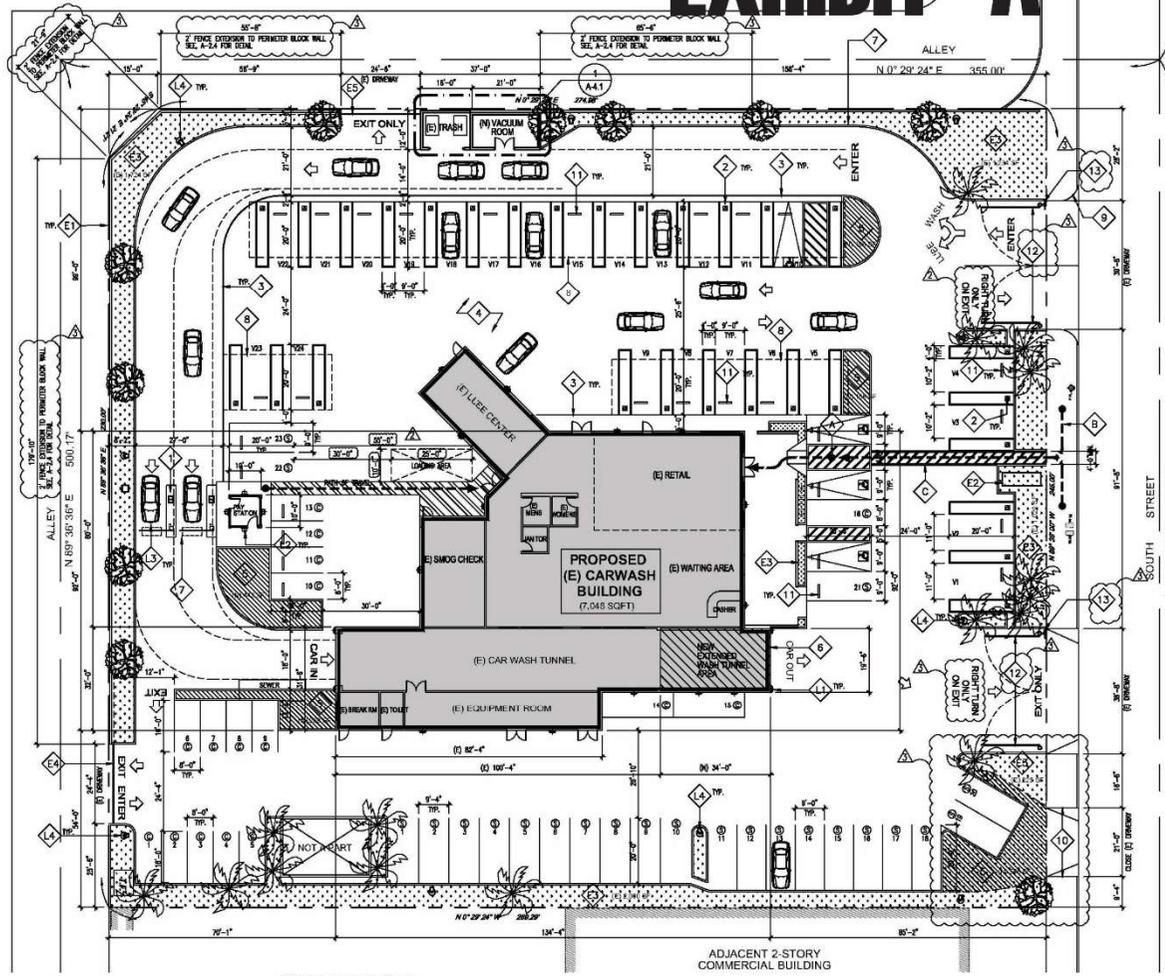
Handicap Accessible

Handicap Accessible





EXHIBIT "A"



■ GROSS SITE AREA : 70,872 SF
 ■ GROSS FLOOR AREA : 7,048 SF (6,048 + 1,000)

1ST FL	MAIN BLDG	(E) RETAIL	4,620
	6,048 SF	(E) SMOG CHECK	680
		(E) LUBE CENTER	748
	WASH TUNNEL	(E) TUNNEL	2,008
ACCESSORY USE		(N) EXTENSION	664
	988 SF	(E) BREAK RM	166
		(E) TOILET	90
2ND FL	OFFICE	(E) EQUIPMENT ROOM	732
	1,000 SF		

■ GROUND FLOOR AREA : 9,706 SF (6,048 + 2,670 + 988)
 FOR LOT COVERAGE
 ■ LOT COVERAGE : 13.7 %
 (9,706 / 70,872 X 100%)

■ CALCULATION OF REQUIRED NUMBER OF PARKING SPACE
 SELF / FULL SERVICE CAR WASH : 10
 10 EMPLOYEE ON THE LARGEST SHIFT : 10
 RETAIL & OFFICE (5,620 SF / 250) : 22
 TOTAL : 42 SPACES

■ PARKING PROVIDED : 42 SPACES
 STANDARD : 23
 COMPACT : 16
 ACCESSIBLE : 3
 TOTAL : 42 SPACES

■ VACUUM STATIONS : 24 SPACES
 STANDARD : 23
 ACCESSIBLE : 1
 TOTAL : 24 SPACES

KEY NOTES:

- Ⓔ : (E) 6' HT. CONC. BLOCK WALL FENCE.
- Ⓕ : (E) LANDSCAPING AREA.
- Ⓖ : (E) 6' MAX. HT. MANUAL SLIDING GATE.
- Ⓗ : (E) 6' MAX. HT. MONUMENT SIGN.
- Ⓖ : (E) 6' MAX. HT. AUTOMATIC SLIDING GATE.
- ① : 3'X16' PAY STATION
- ② : POST FOR VACUUM OUTLETS, TRASH RECEPTACLE
- ③ : 42" HT. MTL GUARDRAIL
- ④ : CONCRETE PAVING
- ⑤ : (N) LANDSCAPING AREA
- ⑥ : (N) SIGNAGE (SEE, ELEVATION)
- ⑦ : PAY STATION CANOPY
- ⑧ : VACUUM CANOPY
- ⑨ : (N) ROUND CURB CUT AT (E) DRIVEWAY APRON
- ⑩ : FILL WITH CONCRETE (E) DRIVEWAY TO MATCH ADJACENT SIDE WALK
- ⑪ : (N) CONC WHEEL STOP
- ⑫ : 3'-6" HT TUBULAR PIPE BARRIER GATE
- ⑬ : TRAFFIC SIGN NO LEFT TURN, RIGHT TURN ONLY

LIGHTING KEY NOTES:

- Ⓖ : LEDR OUTDOOR LED WALL SCONCE 8"(W) X 27"(H) X 4"(D) 150W S700K SLP FITTER MOUNT US04846 BY MODERN FORMS
- Ⓖ : XSPW LED WALL MOUNT LUMINAIRE 12"(W) X 4.8"(H) X 9.3"(D) S700K WHITE XSPW-B-W BY CLEE LIGHTING
- Ⓖ : EXIST'G LED STREET LIGHT (PROVIDE LIGHT SHIELD)

ACCESSIBLE KEY NOTES:

- Ⓕ : PATH OF TRAVEL FROM ACCESSIBLE PARKING TO STORE ENTRANCE
- Ⓖ : PATH OF TRAVEL FROM PUBLIC WALKWAY TO STORE ENTRANCE
- Ⓖ : THE ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO SHOW BLUE STRIPED AREA AND AS THIS PATHWAY CROSSES THE DRIVEWAY IT SHALL BE OUTLINED WITH A MINIMUM 3" WIDE WHITE STRIPES ON THE OUTSIDE TO THE REQUIRED BLUE STRIPING.

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



A-R-C-H
 ARCHITECTS
 1200 WESTERN BLVD SUITE 200
 LOS ANGELES, CA 90017
 TEL: 213-217-1111
 FAX: 213-217-1112



**FACADE RENOVATION FOR
 EXPRESS CAR WASH BUILDING
 LAKEWOOD, CA**

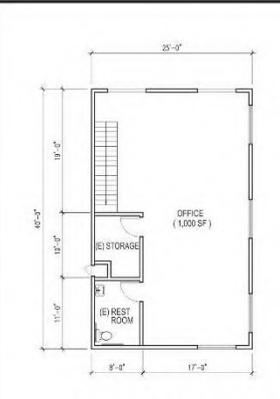
DATE	REVISION	BY
12/10/19		DRB
01/26/21		DRB
07/16/21		DRB
DRAWN	APPROVED	
DATE	SCALE	
SHEET:	A-1.2	
OF	SHEETS	

EXHIBIT "B"

REVIEWED
 jmcguck , 7/14/2021, 5:08:44 pm
 CITY OF LAKEWOOD
 Development Review Board No. 2020-CUP 615
 Address: 5450 South Street
**DEVELOPMENT REVIEW BOARD
 RECOMMENDS APPROVAL TO THE PEC**

G · R · O · U · P
A · R · C · H
 ARCHITECTURE
 215 N. 125th Street
 Los Angeles, CA 90009
 TEL: 310-221-2242
 FAX: 310-227-1807
 Email: info@arcgroup.com

SEAL/SIGNATURE
 JERRY K. PAUL
 ARCHITECT
 STATE OF CALIFORNIA



EXIST'G 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

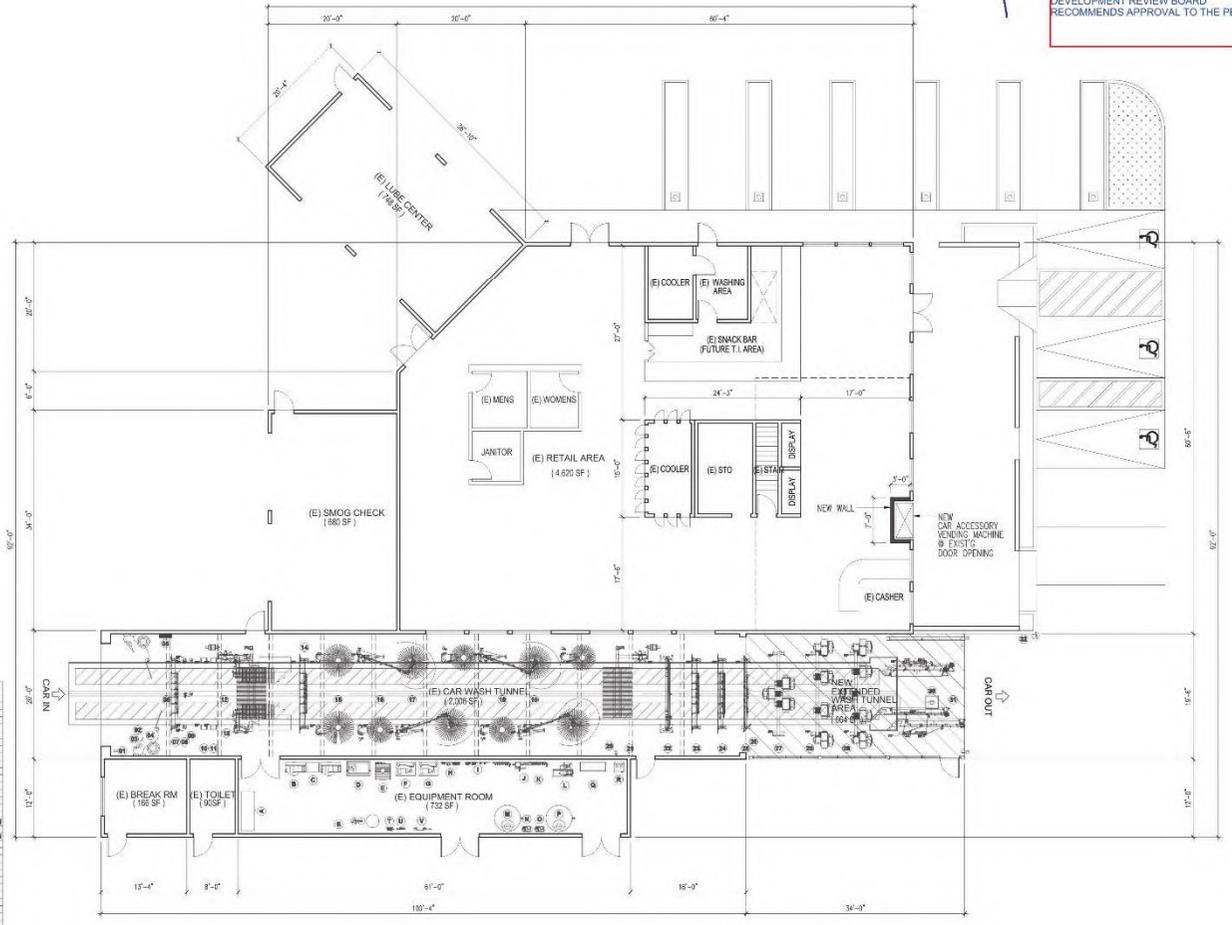
MECHANICAL ROOM EQUIPMENT - LAYOUT SCHEDULE

ITEM #	EQUIPMENT DESCRIPTION	MODEL	NOTES/L1
A	WATER CONTROL CENTER 720-20-60	MECC	BY OTHERS
B	AIR COMPRESSOR - 200 VERTICAL		BY OTHERS
C	AIR DRYER		BY OTHERS
D	MAINTENANCE COMPRESSOR STATION TANK	W1000	
E	MAINTENANCE HOSE PULLER PUMP GROUP	EMORR	
F	HYDRALIC POWERPACK		
G	HYDRALIC POWERPACK		
H	WATER DISTRIBUTION PANEL		
I	AIR DISTRIBUTION PANEL		
J	DRYER/HEATER		
K	HYDRALIC CHEMICAL PANEL 32	30	98-5PW
L	R.O. SYSTEM		
M	R.O. STORAGE TANK		
N	R.O. REVERSE OSMOSIS TANK PUMP		
O	R.O. REJECT REVERSE OSMOSIS PUMP		
P	R.O. REJECT TANK		
Q	RECLAIM SYSTEM	PWMS-20115	
R	ASAL LINE	FRANCE	
S	WATER SOFTENER	OP219	
T	POWERWASH CONTROL PANEL		
V	GLASS HOSE CHEMICAL PANEL		
W	WATER METER		

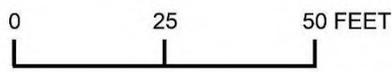
WASH BAY EQUIPMENT - LAYOUT SCHEDULE

ITEM #	EQUIPMENT DESCRIPTION	MODEL	NOTES/L1
01	EMERGENCY STOP		
02	QUAL. BALL & CHAIN		
03	QUAL. WRESTLING RIGGLES		
04	POWER SCREW RIGGLES		
05	MECH. STATION	PS8400	ATTENDANT CAR WASH HUB
06	WTR. VAL. FOR WASH OFFERS HUB DETECTION	38-114-3	DETECTS HUBSPIN TRACK OPEN ENDS
07	BRAND ENTRY FX - FULLY ILLUMINATED ECLIPSE EXTRA ARCH		
08	DOUBLE PHOTO EYES (2x)		
09	PHOTO EYES FOR CTA'S		
10	CHEMICAL TUB APPLICATOR	CTA	VEHICLE DETECTOR FOR VEHICLE DETECTOR
11	CHEMICAL TUB APPLICATOR	CTA	WHEEL RITE PROVISION CTA
12	TOP BRUSH WITH 16 INCH DOSE	8800	
13	FOAM FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
14	TOP BRUSH WITH 16 INCH DOSE	8800	
15	LOW SQUE WARMER WITH 20" CORE (2x) & P/S	8840	
16	LOW SQUE WARMER WITH 20" CORE (2x) & P/S	8840	WITH QUAL. RAX BASE PLATE OPTION
17	TRISH 21 DRIVER WITH WIRE PROBABIL ARCH	8870	
18	LOW SQUE WARMER WITH 40" CORE (2x) & P/S	8840	WITH QUAL. RAX BASE PLATE OPTION
19	HYDRALIC WASH-ARCH (2x) & P/S	8870	WITH QUAL. RAX BASE PLATE OPTION
20	WASHING HOSE		
21	TOP BRUSH WITH 16 INCH DOSE	8800	
22	MAINTENANCE HOSE PROBABIL ARCH WITH FOLLOWING FEATURE		
23	BLACK FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
24	INFIELD FX - FULLY ILLUMINATED ECLIPSE APPLICATION ARCH		
25	UTILITY HOSE WITH NON-FAMING MANIFOLD		
26	MAINTENANCE HOSE (2x) & P/S		
27	TRISH 21 DRIVER WITH WIRE PROBABIL ARCH	8870	6X PRODUCERS
28	TRISH 21 DRIVER WITH WIRE PROBABIL ARCH	8870	6X PRODUCERS
29	TRISH 21 DRIVER WITH WIRE PROBABIL ARCH	8870	6X PRODUCERS
30	MAINTENANCE HOSE (2x) & P/S		
31	GLASS HOSE (2x) & P/S	W1000	
32	STOP & GO TREATMENT LIGHT	TR1000	

CAR WASH EQUIPMENT SCHEDULE
 SCALE: NTS



1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



**FACADE RENOVATION FOR
 EXPRESS CAR WASH BUILDING**
 LAKEWOOD, CA

DATE: REVISION: BY:
 12/18/19
 DRAWN: APPROVED:
 DATE: SCALE:
 SHEET:
A-2.1
 OF 2 SHEETS

EXHIBIT "D"

■ BIRD EYE VIEW -3



G · R · O · U · P
A · R · C · H
GRANDPARCH DEVELOPMENT, INC.
ARCHITECTURE, PLANNING,
INTERIOR CONSULTANTS
3550 WALDMERE BLVD. SUITE 200
LAKE WOOD, CA 94046
TEL: 415-337-2888
FAX: 415-337-2885
WWW.GRARCH.COM

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SEAL/SIGNATURE

FACADE RENOVATION FOR
EXPRESS CAR WASH BUILDING
LAKEWOOD, CA

TITLE

DATE	REVISION	BY
12/10/18		DPB
01/26/21		DPB

DRAWN: APPROVED:

DATE: SCALE:

SHEET:

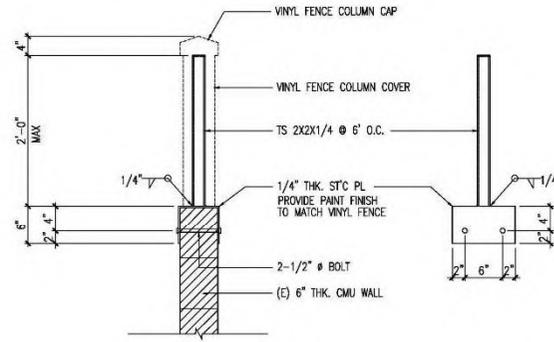
A-6.3
OF SHEETS



SAMPLE PHOTO
SCALE: NTS

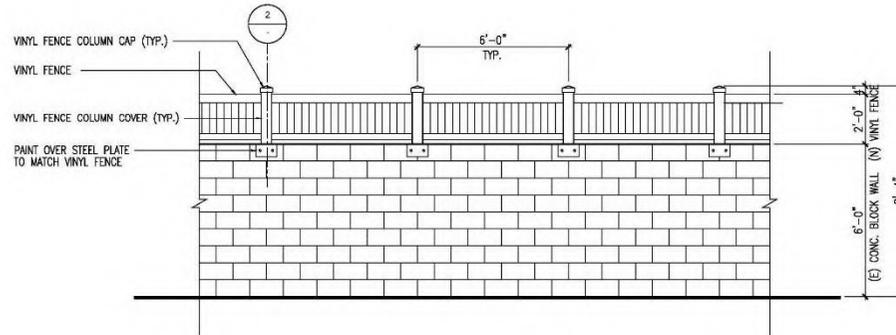
3

EXHIBIT "G"



DETAIL
SCALE: NTS

2



PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"

1



G-R-O-U-P
A-R-C-H
 ARCHITECTS
 11111 WILSON BLVD., SUITE 100
 LOS ANGELES, CA 90024
 TEL. 310.412.1111
 FAX 310.412.1112
 WWW.GROUPARCHITECTS.COM

THIS DRAWING IS PREPARED BY THE ARCHITECT OR AN ARCHITECTURAL ENGINEER UNDER HIS OR HER CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. THE ARCHITECT OR ARCHITECTURAL ENGINEER DOES NOT WARRANT OR GUARANTEE THAT THIS DRAWING IS FREE FROM ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT OR ARCHITECTURAL ENGINEER. THE ARCHITECT OR ARCHITECTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. THIS DRAWING IS THE PROPERTY OF GROUP ARCHITECTS AND SHALL BE KEPT IN CONFIDENCE.



**FACADE RENOVATION FOR
 EXPRESS CAR WASH BUILDING**
 LAKEWOOD, CA

TITLE

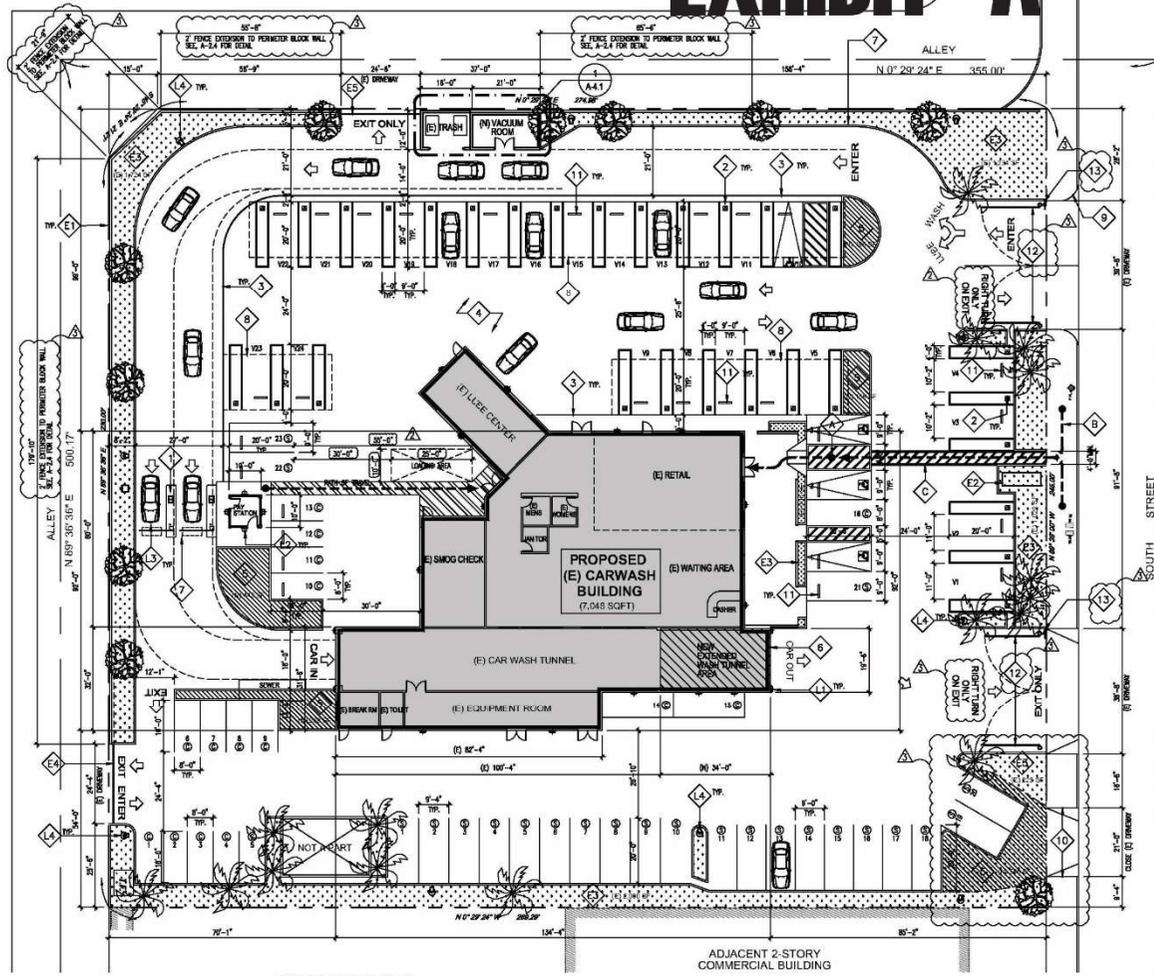
DATE	REVISION	BY
12/16/19	▲	SKS
07/26/21	▲	SKS
07/19/21	▲	SKS

DRAWN APPROVED

DATE SCALE

SHEET
A-24
 SHEETS

EXHIBIT "A"



■ GROSS SITE AREA : 70,872 SF
 ■ GROSS FLOOR AREA : 7,048 SF (6,048 + 1,000)

1ST FL	MAIN BLDG 6,048 SF	(E) RETAIL	4,620
		(E) SMOG CHECK	680
		(E) LUBE CENTER	748
	WASH TUNNEL 2,670 SF	(E) TUNNEL	2,006
		(N) EXTENSION	664
		(E) BREAK RM	166
	ACCESSORY USE 988 SF	(E) TOILET	90
		(E) EQUIPMENT ROOM	732
2ND FL	OFFICE	1,000 SF	

■ GROUND FLOOR AREA : 9,706 SF (6,048 + 2,670 + 988)
 FOR LOT COVERAGE

■ LOT COVERAGE : 13.7 %
 (9,706 / 70,872 X 100%)

■ CALCULATION OF REQUIRED NUMBER OF PARKING SPACE
 SELF / FULL SERVICE CAR WASH : 10
 10 EMPLOYEE ON THE LARGEST SHIFT : 10
 RETAIL & OFFICE (5,620 SF / 250) : 22
 TOTAL : 42 SPACES

■ PARKING PROVIDED : 42 SPACES
 STANDARD : 23
 COMPACT : 16
 ACCESSIBLE : 3
 TOTAL : 42 SPACES

■ VACUUM STATIONS : 24 SPACES
 STANDARD : 23
 ACCESSIBLE : 1
 TOTAL : 24 SPACES

KEY NOTES:

- Ⓔ : (E) 6' HT. CONC. BLOCK WALL FENCE.
- Ⓕ : (E) LANDSCAPING AREA.
- Ⓖ : (E) 6' MAX. HT. MANUAL SLIDING GATE.
- Ⓗ : (E) 6' MAX. HT. MONUMENT SIGN.
- Ⓖ : (E) 6' MAX. HT. AUTOMATIC SLIDING GATE.
- ① : 3'X16' PAY STATION
- ② : POST FOR VACUUM OUTLETS, TRASH RECEPTACLE
- ③ : 42" HT. MTL GUARDRAIL
- ④ : CONCRETE PAVING
- ⑤ : (N) LANDSCAPING AREA
- ⑥ : (N) SIGNAGE (SEE, ELEVATION)
- ⑦ : PAY STATION CANOPY
- ⑧ : VACUUM CANOPY
- ⑨ : (N) ROUND CURB CUT AT (E) DRIVEWAY APRON
- ⑩ : FILL WITH CONCRETE (E) DRIVEWAY TO MATCH ADJACENT SIDE WALK
- ⑪ : (N) CONC WHEEL STOP
- ⑫ : 3'-6" HT TUBULAR PIPE BARRIER GATE
- ⑬ : TRAFFIC SIGN NO LEFT TURN, RIGHT TURN ONLY

LIGHTING KEY NOTES:

- Ⓘ : LEDR OUTDOOR LED WALL SCONCE 8"(W) X 27"(H) X 4"(D) 150W S700K SLP FITTER MOUNT UDS04846 BY MODERN FORMS
- Ⓖ : XSPW LED WALL MOUNT LUMINAIRE 12"(W) X 4.8"(H) X 9.3"(D) S700K WHITE XSPW-B-W BY CLEE LIGHTING
- Ⓖ : EXIST'G LED STREET LIGHT (PROVIDE LIGHT SHIELD)

ACCESSIBLE KEY NOTES:

- Ⓕ : PATH OF TRAVEL FROM ACCESSIBLE PARKING TO STORE ENTRANCE
- Ⓖ : PATH OF TRAVEL FROM PUBLIC WALKWAY TO STORE ENTRANCE
- Ⓖ : THE ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO SHOW BLUE STRIPED AREA AND AS THIS PATHWAY CROSSES THE DRIVEWAY IT SHALL BE OUTLINED WITH A MINIMUM 3" WIDE WHITE STRIPES ON THE OUTSIDE TO THE REQUIRED BLUE STRIPING.

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



A-R-C-H
 ARCHITECTURE
 1200 WILSON BLVD SUITE 200
 LOS ANGELES, CA 90017
 TEL: 213-217-1111
 FAX: 213-217-1112



**FACADE RENOVATION FOR
 EXPRESS CAR WASH BUILDING
 LAKEWOOD, CA**

DATE	REVISION	BY
12/10/19		DRB
01/26/21		DRB
07/16/21		DRB
DRAWN	APPROVED	
DATE	SCALE	
SHEET:		
A-1.2		
OF		SHEETS

EXHIBIT "I"

Crown America Carwash
 Attn: Irene Choi
 5450 South St
 Lakewood, CA 90712

Ldn Consulting, Inc.
 42428 Chisolm Trail,
 Murrieta CA 92562
 phone 760-473-1253

Crown America Carwash
 Attn: Irene Choi
 5450 South St
 Lakewood, CA 90712

Ldn Consulting, Inc.
 42428 Chisolm Trail,
 Murrieta CA 92562
 phone 760-473-1253

Table 3: Carwash Operational Noise Levels (dBA)

Receiver	dBA Leq ¹
1	42
2	43
3	43
4	47
5	46
6	45
7	50
8	51
9	52
10	54
11	53
12	51
13	57
14	59

¹ Noise Levels do not exceed 60 dBA at the property line of residentially zoned or occupied property.

Table 4: Combined Carwash and Ambient Operational Noise Levels (dBA)

Receiver	Ambient dBA Leq	Combined dBA Leq ^{1,2}
1	58	58
2	58	58
3	58	58
4	58	58
5	58	58
6	57	57
7	58	59
8	59	59
9	60	61
10	61	62
11	62	63
12	66	66
13	67	68
14	64	65

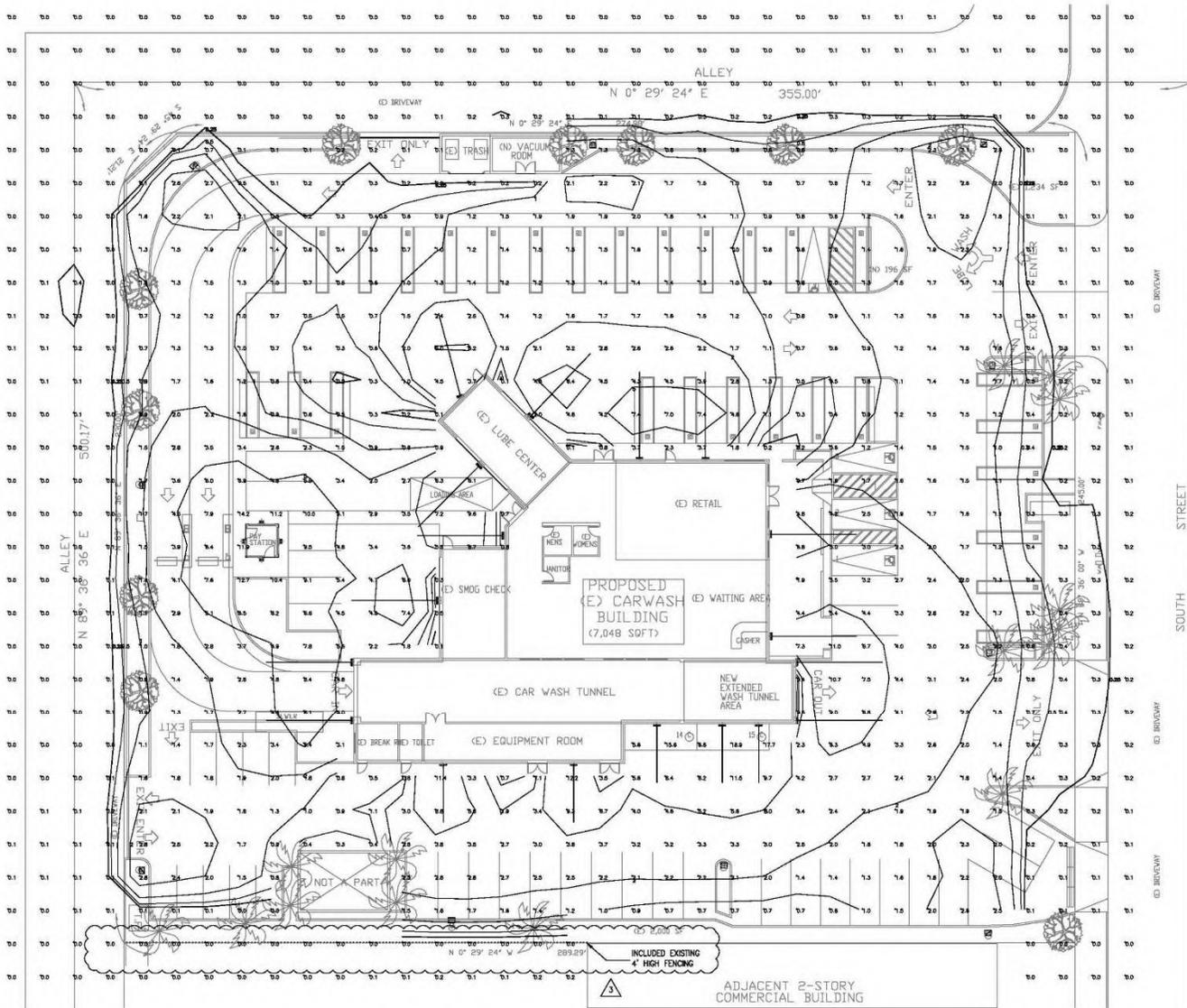
¹ Project related Noise Levels do not exceed 60 dBA at the property line as shown in Table 3.

² The City Ordinance pertains to fixed equipment and not the ambient conditions related to traffic on the adjacent roadways.

Figure 5: Noise Level Contours



EXHIBIT "J"

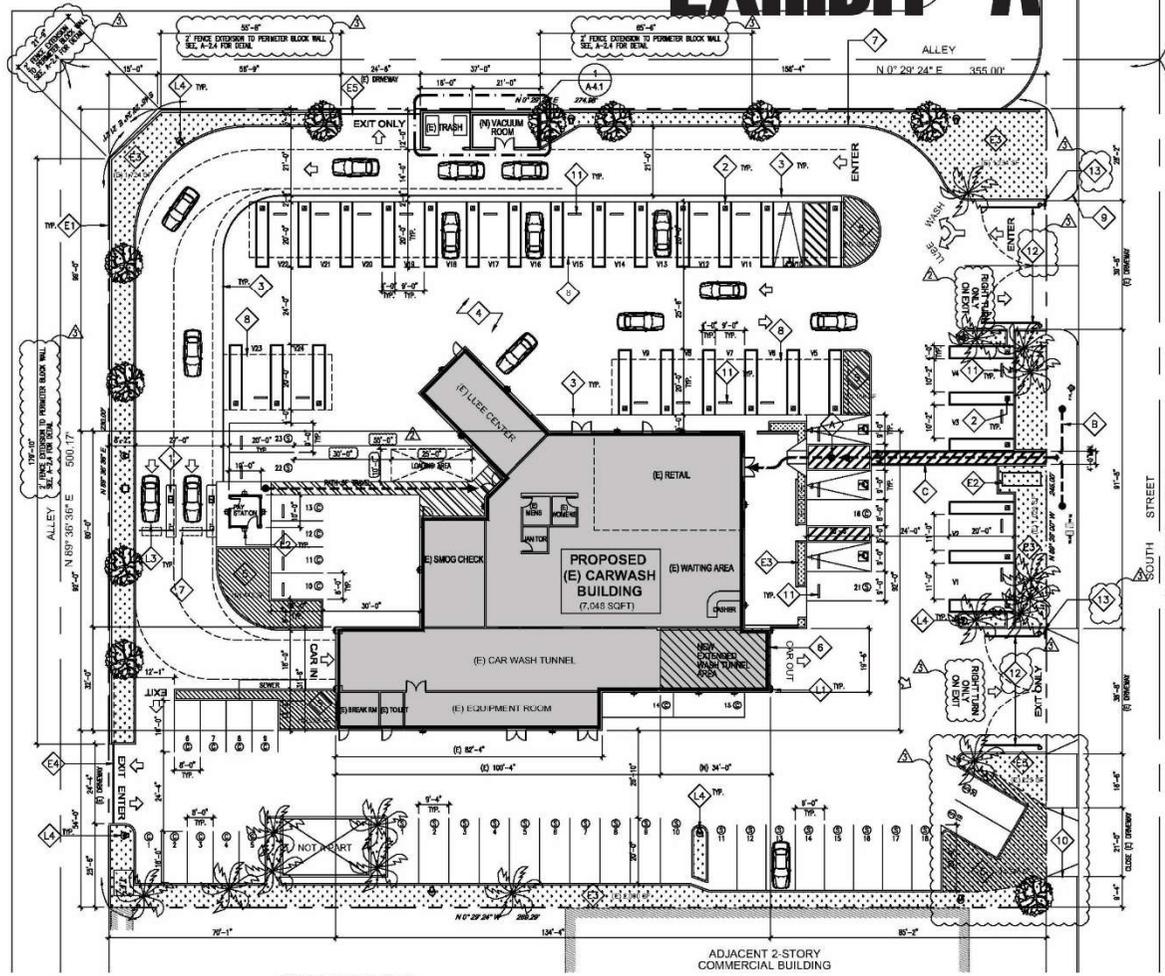


LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
[Symbol]	A1	4	DS9D LED P4 40K DS9D BLC MVOLT	LED P4 40K BLC MVOLT	LED	DS9D_LED_P4_40K_BLC_MVOLT.dwg	Absolute 0.70	0.70	92
[Symbol]	A2	2	DS9D LED P4 40K DS9D LCCO MVOLT	LED P4 40K LCCO MVOLT	LED	DS9D_LED_P4_40K_LCCO_MVOLT.dwg	Absolute 0.70	0.70	92
[Symbol]	A3	2	DS9D LED P4 40K DS9D RCCO MVOLT	LED P4 40K RCCO MVOLT	LED	DS9D_LED_P4_40K_RCCO_MVOLT.dwg	Absolute 0.70	0.70	92
[Symbol]	A4	2	DS9D LED P4 40K DS9D T3M MVOLT	LED P4 40K T3M MVOLT with house-side white	LED	DS9D_LED_P4_40K_T3M_MVOLT.dwg	Absolute 0.70	0.70	92
[Symbol]	B	16	DS9F2 LED 4 A330/40K WFL MVOLT	D-SERIES FLOOD SIZE 2 WITH 4 COB, 4000K (WFL) DISTRIBUTION NEMA TYPE B95EV	LED	DS9F2_LED_4_A330_40K_WFL_MVOLT.dwg	Absolute 0.70	79.35	79.35
[Symbol]	C	4	W05E3 LED P1 7000K WFL B9C	W05E3 LED WITH P1 - PERFORMANCE PACKAGE 5000K 7000K, TYPE 4 OPTIC	LED	W05E3_LED_P1_7000K_WFL_B9C.dwg	Absolute 0.70	51.1717	51.1717

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.5 fc	16.9 fc	0.0 fc	N / A	N / A

PARKING LOT PHOTOMETRIC
 -SCALE: 1/16" = 1'-0"

EXHIBIT "A"



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- Ⓛ : PATH OF TRAVEL FROM PUBLIC WALKWAY TO STORE ENTRANCE

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



A-R-C-H
 ARCHITECTS
 1200 WESTERN BLVD SUITE 200
 LOS ANGELES, CA 90017
 TEL: 213-217-1111
 FAX: 213-217-1112



**FACADE RENOVATION FOR
 EXPRESS CAR WASH BUILDING
 LAKEWOOD, CA**

TITLE

DATE	REVISION	BY
12/10/19		DRB
01/26/21		DRB
07/16/21		DRB

DRAWN APPROVED

DATE SCALE

SHEET:

A-1.2
 OF SHEETS

Staff Recommendation

- Hold a Public Hearing
- Adopt the Resolution of Approval
- Approve the Categorical Exemption

August 25, 2021

RECEIVED

1452 '21 AUG 25 A9:26

ATTN: Ms. Jo Mayberry, City Clerk
City of Lakewood, CA

CITY OF LAKEWOOD
CITY CLERK

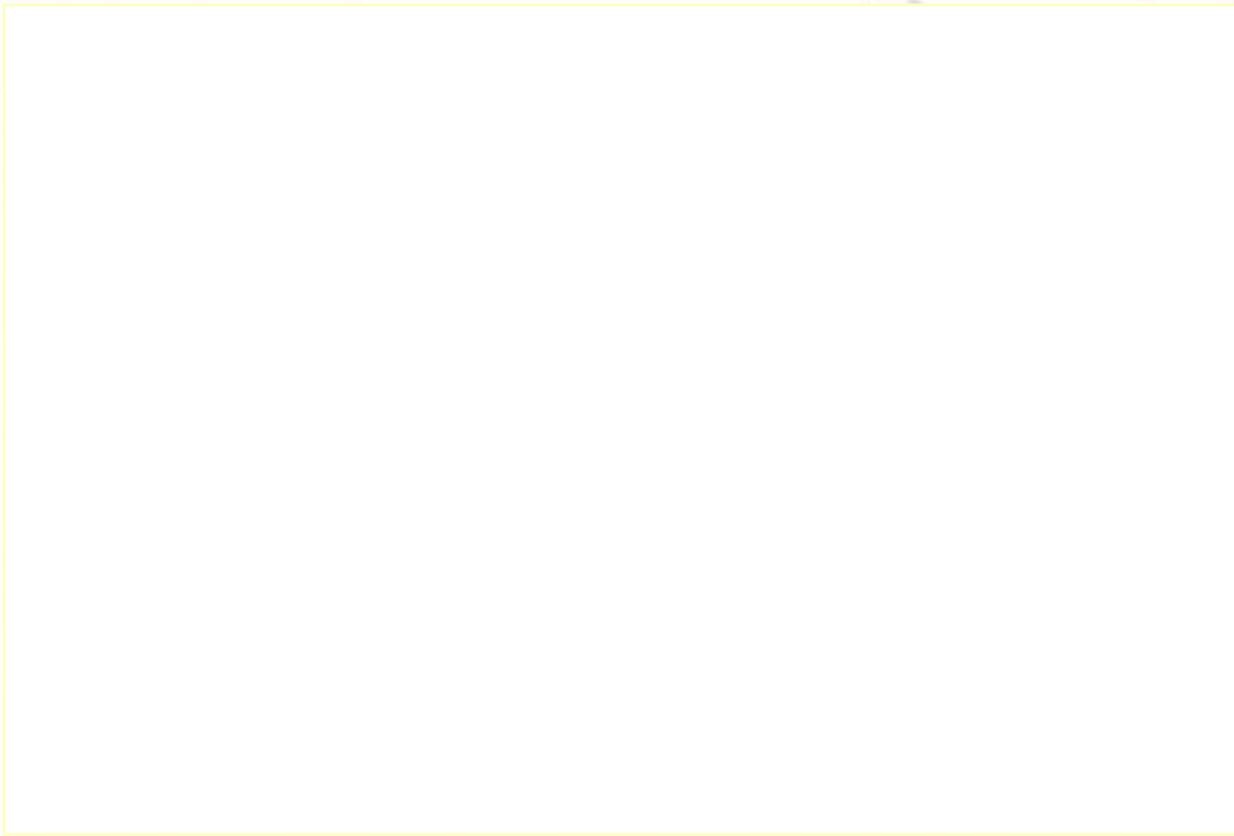
FROM: Alan W. Gafford
562.619.2657
Awgaff@me.com

RE: City of Lakewood Planning and Environment Commission Decision Appeal
Conditional Use Permit No. 615, Amendment No. 3 (5450 South Street)

On Thursday, August 5, 2021 the Lakewood Planning and Environment Commission approved Conditional Use Permit No. 615, Amendment No. 3 (5450 South Street).

Please consider this written correspondence as a timely, and official, appeal of the Lakewood Planning and Environmental Commission decision listed above.

Please forward all correspondence relating to this appeal electronically to the e-mail address provided above. For purpose of identification, my address is on file in the Lakewood City Clerk's office.



September 1, 2021

RECEIVED

1 4 8 3 '21 SEP -1 110 :44

ATTN: Ms. Jo Mayberry, City Clerk
City of Lakewood, CA

FROM: Alan W. Gafford
562.619.2657
Awgaff@me.com

RE: Requested Addendum for City of Lakewood Planning and Environment
Commission Decision Appeal Conditional Use Permit No. 615, Amendment
No. 3 (5450 South Street)

1. On Wednesday August 25, 2021 I filed a timely-appeal of the Thursday, August 5, 2021 Lakewood Planning and Environment Commission approved Conditional Use Permit No. 615, Amendment No. 3 (5450 South Street).
2. On Thursday, August 26, 2021 I received written communications from Lakewood Planning Department employee J. Patrick McGuckian (see attached) requesting I prepare an additional letter stating the basis of my appeal and submit it no later than 5 p.m. on Wednesday, September 1, 2021.
3. My appeal of CUP No.615, Amendment No. 3 is based upon the Commission's failure to recognize CUP No.615, Amendment No. 3 does not comply with existing City standards for noise or traffic mitigation for car wash establishments located in C-1 Zone adjacent to Single-Family Residences. The subject property's proposed perimeter wall does not conform to current height and material type standards set forth by the City Council for car wash establishments.

This additional communication, requested by the City of Lakewood, is timely and meets the legal request as outlined in J. Patrick McGuckian's communication.

Please forward all correspondence relating to this appeal electronically to the e-mail address provided above. For purpose of identification, my address is on file in the Lakewood City Clerk's office.

Routine Items

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

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COUNCIL AGENDA
September 28, 2021

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>
1. FULL-TIME EMPLOYEES				
A. Appointments				
	Kelli Tunnicliff	Deputy Director of Public Works	DDPW	09/20/2021
B. Changes				
	None			
C. Separations				
	None			
2. PART-TIME EMPLOYEES				
A. Appointments				
	None			
B. Changes				
	Kylie Cervantes	DASH Transportation Driver II Paratransport Vehicle Operator III	A to B	09/05/2021
	Martinez Ordonnez Flores	Maintenance Aide Maintenance Services Aide II	A to B	09/05/2021
	Geoffrey Yates	Maintenance Trainee I Maintenance Trainee II	B to B	08/08/2021
C. Separations				
	Adonis Rubio	Community Services Leader II	B	08/28/2021


Thaddeus McCormack
City Manager

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**CITY OF LAKEWOOD
FUND SUMMARY 9/16/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 103583 through 103674. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	338,808.79
1020	CABLE TV	150.00
1025	AMERICAN RESCUE PLAN	65.90
1030	CDBG CURRENT YEAR	6,410.31
1050	COMMUNITY FACILITY	31,655.59
1070	RETIREE BENEFITS	228,714.00
1621	LA CNTY MEASURE R	15,217.66
3025	SB2-HOUSING	1,290.00
3070	PROPOSITION "C"	4,597.30
5010	GRAPHICS AND COPY CENTER	394.81
5020	CENTRAL STORES	3,685.05
5030	FLEET MAINTENANCE	32,542.05
6020	GEOGRAPHIC INFORMATION SYSTEM	37.46
7500	WATER UTILITY FUND	382,413.86
8020	LOCAL REHAB LOAN	2,187.00
8030	TRUST DEPOSIT	12,030.24
		1,060,200.02

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
103583	09/16/2021	61142	ADAMS-HILLERY SHARRON	4,799.36	0.00	4,799.36
103584	09/16/2021	2701	AIRE RITE A/C & REFRIGERATION INC	1,870.00	0.00	1,870.00
103585	09/16/2021	5518	MNRO HOLDINGS. LLC	74.95	0.00	74.95
103586	09/16/2021	1700	ALLIED REFRIGERATION INC	1,057.03	0.00	1,057.03
103587	09/16/2021	47151	ALTEC INDUSTRIES INC	906.44	0.00	906.44
103588	09/16/2021	4684	AMAZON.COM LLC	1,569.56	0.00	1,569.56
103589	09/16/2021	4126	AUTOZONE PARTS INC	19.82	0.00	19.82
103590	09/16/2021	443	B&M LAWN AND GARDEN INC	690.87	0.00	690.87
103591	09/16/2021	5391	BAILEY. ERIC	5,662.50	0.00	5,662.50
103592	09/16/2021	4790	COMPASS BANK	6,633.73	0.00	6,633.73
103593	09/16/2021	46162	C S M F O	300.00	0.00	300.00
103594	09/16/2021	53983	CALIF STATE FRANCHISE TAX BOARD	799.90	0.00	799.90
103595	09/16/2021	53983	CALIF STATE FRANCHISE TAX BOARD	799.90	0.00	799.90
103596	09/16/2021	57079	CALIF JOINT POWERS INS AUTHORITY	1,162.00	0.00	1,162.00
103597	09/16/2021	6600	CALIFORNIA STATE DEPT OF JUSTICE	542.00	0.00	542.00
103598	09/16/2021	7500	CENTRAL BASIN MUNICIPAL WATER	1,755.00	0.00	1,755.00
103599	09/16/2021	7600	CENTRAL BASIN WATER ASSN	5,048.96	0.00	5,048.96
103600	09/16/2021	45894	CINTAS CORPORATION	70.59	0.00	70.59
103601	09/16/2021	64932	CJ CONCRETE CONSTRUCTION INC	15,217.66	0.00	15,217.66
103602	09/16/2021	5368	CAMERON WELDING SUPPLY	197.73	0.00	197.73
103603	09/16/2021	4776	CORELOGIC. INC.	24.75	0.00	24.75
103604	09/16/2021	5540	DE LAGE LANDEN FINANCIAL SERVICES	394.81	0.00	394.81
103605	09/16/2021	27200	DICKSON R F CO INC	51,705.93	0.00	51,705.93
103606	09/16/2021	5340	DOXIM INC.	8,670.91	0.00	8,670.91
103607	09/16/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	106.06	0.00	106.06
103608	09/16/2021	52316	FEDERAL EXPRESS CORP	372.23	0.00	372.23
103609	09/16/2021	4947	FILE KEEPERS. LLC	21.40	0.00	21.40
103610	09/16/2021	5159	FONG. ALEX	1,135.00	0.00	1,135.00
103611	09/16/2021	4884	FRONTIER CALIFORNIA INC.	2,608.22	0.00	2,608.22
103612	09/16/2021	5343	GALLS PARENT HOLDINGS. LLC	384.37	0.00	384.37
103613	09/16/2021	59433	GANAHL LUMBER COMPANY	648.10	0.00	648.10
103614	09/16/2021	5530	GEORGE. DAVID H.	1,290.00	0.00	1,290.00
103615	09/16/2021	5584	GLOBE GAS CORPORATION	66.04	0.00	66.04
103616	09/16/2021	5296	GOVERNMENT TAX SEMINARS. LLC	410.00	0.00	410.00
103617	09/16/2021	33150	GRAINGER W W INC	1,149.50	0.00	1,149.50
103618	09/16/2021	5257	GRANITE TELECOMMUNICATIONS. LLC	85.08	0.00	85.08
103619	09/16/2021	5572	TELEMARK CORPORATION	1,775.12	0.00	1,775.12
103620	09/16/2021	65575	HAP'S AUTO PARTS	15.85	0.00	15.85
103621	09/16/2021	35477	HARA M LAWNMOWER CENTER	1,699.57	0.00	1,699.57
103622	09/16/2021	5106	HARRINGTON INDUSTRIAL PLASTICS LLC	275.50	0.00	275.50
103623	09/16/2021	42031	HOME DEPOT	9,337.28	0.00	9,337.28
103624	09/16/2021	41897	HOSE-MAN THE	94.83	0.00	94.83
103625	09/16/2021	36589	IMMEDIATE MEDICAL CARE	350.00	0.00	350.00
103626	09/16/2021	4747	IMPERIAL SPRINKLER SUPPLY. INC.	24,950.42	0.00	24,950.42

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
103627	09/16/2021	4622	JHM SUPPLY INC	28.97	0.00	28.97
103628	09/16/2021	4180	JONES RICHARD D. A PROF LAW CORP	292.50	0.00	292.50
103629	09/16/2021	2956	KICK IT UP KIDZ. LLC	136.50	0.00	136.50
103630	09/16/2021	2409	LIFTECH ELEVATOR SERVICES INC	406.00	0.00	406.00
103631	09/16/2021	271	LOS ANGELES CO DEPT OF HEALTH SVCS	274.00	0.00	274.00
103632	09/16/2021	63809	MACAULAY. CHRISTINA	150.00	0.00	150.00
103633	09/16/2021	61024	MC CROMETER INC	5,023.92	0.00	5,023.92
103634	09/16/2021	332	MERRIMAC PETROLEUM INC	27,096.70	0.00	27,096.70
103635	09/16/2021	5525	MICHAEL BAKER INTERNATIONAL. INC.	12,030.24	0.00	12,030.24
103636	09/16/2021	52344	MMASC	90.00	0.00	90.00
103637	09/16/2021	5134	NORRIS. RICHARD	3,696.00	0.00	3,696.00
103638	09/16/2021	4443	O'REILLY AUTOMOTIVE STORES INC	1,095.49	0.00	1,095.49
103639	09/16/2021	47554	OFFICE DEPOT BUSINESS SVCS	1,092.87	0.00	1,092.87
103640	09/16/2021	3888	UAG CERRITOS I. LLC	62,066.85	0.00	62,066.85
103641	09/16/2021	1919	POLLARD JOSEPH G COMPANY INC	288.10	0.00	288.10
103642	09/16/2021	4027	PUREFLOW FILTRATION DIV OF CALIF	29,566.44	0.00	29,566.44
103643	09/16/2021	5367	OUADIENT LEASING USA. INC.	1,839.33	0.00	1,839.33
103644	09/16/2021	4956	ROSS AVIATION INVESTMENT. LLC	4,929.77	0.00	4,929.77
103645	09/16/2021	45437	S & J SUPPLY CO	53.88	0.00	53.88
103646	09/16/2021	65297	S.T.E.A.M.	12,456.54	0.00	12,456.54
103647	09/16/2021	66280	BARRY SANDLER ENTERPRISES	136.50	0.00	136.50
103648	09/16/2021	3153	SECTRAN SECURITY INC	160.90	0.00	160.90
103649	09/16/2021	59218	SIERRA INSTALLATIONS INC	8,457.50	0.00	8,457.50
103650	09/16/2021	52279	SMART & FINAL INC	47.34	0.00	47.34
103651	09/16/2021	26900	SO CALIF SECURITY CENTERS INC	4.41	0.00	4.41
103652	09/16/2021	29400	SOUTHERN CALIFORNIA EDISON CO	168,593.15	0.00	168,593.15
103653	09/16/2021	29500	SOUTHERN CALIFORNIA GAS CO	8,000.65	0.00	8,000.65
103654	09/16/2021	4026	SPASEFF TED C	100.00	0.00	100.00
103655	09/16/2021	56039	SULLY MILLER	416.85	0.00	416.85
103656	09/16/2021	5297	THURSTON ELEVATOR CONCEPTS. INC.	143.00	0.00	143.00
103657	09/16/2021	60685	TURF STAR	241.61	0.00	241.61
103658	09/16/2021	4356	U S BANK PARS ACCT #6746022500	228,714.00	0.00	228,714.00
103659	09/16/2021	64024	U S POSTAL SERVICE	4,553.64	0.00	4,553.64
103660	09/16/2021	3906	UNDERGROUND VAULTS & STORAGE	7.50	0.00	7.50
103661	09/16/2021	5284	UNIFIRST CORPORATION	23.61	0.00	23.61
103662	09/16/2021	49848	USA BLUE BOOK A DIVISION OF	799.81	0.00	799.81
103663	09/16/2021	64652	CELLCO PARTNERSHIP	4,767.00	0.00	4,767.00
103664	09/16/2021	7400	WATER REPLENISHMENT DISTRICT OF	306,709.30	0.00	306,709.30
103665	09/16/2021	3943	WATERLINE TECHNOLOGIES INC	3,096.80	0.00	3,096.80
103666	09/16/2021	17640	WAXIE ENTERPRISES INC	1,337.70	0.00	1,337.70
103667	09/16/2021	60651	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	653.00	0.00	653.00
103668	09/16/2021	37745	WESTERN EXTERMINATOR CO	282.45	0.00	282.45
103669	09/16/2021	5582	COMPREHENSIVE PRINT GROUP LLC	498.23	0.00	498.23
103670	09/16/2021	3699	CHAVEZ. ALICIA	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
103671	09/16/2021	3699	JAMERSON. DARYL	155.00	0.00	155.00
103672	09/16/2021	3699	OAKES. JENNIFER	250.00	0.00	250.00
103673	09/16/2021	3699	PREMIUM TERMITE AND PEST CONTROL	2,187.00	0.00	2,187.00
103674	09/16/2021	3699	SANTOS. ROBERT	250.00	0.00	250.00
Totals:				<u>1,060,200.02</u>	<u>0.00</u>	<u>1,060,200.02</u>

**CITY OF LAKEWOOD
FUND SUMMARY 9/23/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 103675 through 103753. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,659,458.51
1015	SPECIAL OLYMPICS	49.23
1020	CABLE TV	712.15
1025	AMERICAN RESCUE PLAN	108.21
1050	COMMUNITY FACILITY	6,541.27
1336	STATE COPS GRANT	20,675.78
3070	PROPOSITION "C"	271.83
5020	CENTRAL STORES	2,398.13
5030	FLEET MAINTENANCE	1,809.77
7500	WATER UTILITY FUND	295,044.29
8020	LOCAL REHAB LOAN	18,594.73
8030	TRUST DEPOSIT	46,705.75
		2,052,369.65

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
103675	09/23/2021	51209	AGUINAGA GREEN INC	1,639.97	0.00	1,639.97
103676	09/23/2021	2701	AIRE RITE A/C & REFRIGERATION INC	797.50	0.00	797.50
103677	09/23/2021	5518	MNRO HOLDINGS. LLC	946.77	0.00	946.77
103678	09/23/2021	4684	AMAZON.COM LLC	290.00	0.00	290.00
103679	09/23/2021	58000	AMERICAN TRUCK & TOOL RENTAL INC	420.10	0.00	420.10
103680	09/23/2021	5588	APPLIED PLANNING. INC.	46,705.75	0.00	46,705.75
103681	09/23/2021	4126	AUTOZONE PARTS INC	31.50	0.00	31.50
103682	09/23/2021	307	CALIF. STATE DISBURSEMENT UNIT	1,147.10	0.00	1,147.10
103683	09/23/2021	53983	CALIF STATE FRANCHISE TAX BOARD	100.00	0.00	100.00
103684	09/23/2021	5382	CANNON CORPORATION	8,790.01	0.00	8,790.01
103685	09/23/2021	43135	CERRITOS. CITY OF	56,258.40	0.00	56,258.40
103686	09/23/2021	45894	CINTAS CORPORATION	61.09	0.00	61.09
103687	09/23/2021	57070	CITY LIGHT & POWER LKWD INC	1,031.88	0.00	1,031.88
103688	09/23/2021	5008	COLOR CARD ADMINISTRATOR CORP.	68.64	0.00	68.64
103689	09/23/2021	4680	DIAZ. ISABELLE	267.40	0.00	267.40
103690	09/23/2021	3199	EDCO WASTE SERVICES LLC	453,725.89	0.00	453,725.89
103691	09/23/2021	3199	EDCO WASTE SERVICES LLC	7,159.77	0.00	7,159.77
103692	09/23/2021	5577	EDEN USA. INCORPORATED	1,439.16	0.00	1,439.16
103693	09/23/2021	5157	INTERNATIONAL E-Z UP INC	688.67	0.00	688.67
103694	09/23/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	49.47	0.00	49.47
103695	09/23/2021	65038	FED EX OFFICE & PRINT SVCS INC	1,881.12	0.00	1,881.12
103696	09/23/2021	4641	FONTELA. THAO	2,184.00	0.00	2,184.00
103697	09/23/2021	5343	GALLS PARENT HOLDINGS. LLC	286.65	0.00	286.65
103698	09/23/2021	59433	GANAHL LUMBER COMPANY	278.45	0.00	278.45
103699	09/23/2021	5584	GLOBE GAS CORPORATION	22.05	0.00	22.05
103700	09/23/2021	65779	GOLDEN STATE WATER COMPANY	19,987.06	0.00	19,987.06
103701	09/23/2021	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
103702	09/23/2021	33150	GRAINGER W W INC	533.65	0.00	533.65
103703	09/23/2021	5272	GREENE BACKFLOW	560.00	0.00	560.00
103704	09/23/2021	35477	HARA M LAWNMOWER CENTER	19.18	0.00	19.18
103705	09/23/2021	42031	HOME DEPOT	3,232.31	0.00	3,232.31
103706	09/23/2021	4622	JHM SUPPLY INC	2,012.33	0.00	2,012.33
103707	09/23/2021	51513	JOBS AVAILABLE INC	897.00	0.00	897.00
103708	09/23/2021	2956	KICK IT UP KIDZ. LLC	250.25	0.00	250.25
103709	09/23/2021	44339	KIDSGUIDE INC	425.00	0.00	425.00
103710	09/23/2021	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
103711	09/23/2021	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,060.00	0.00	2,060.00
103712	09/23/2021	18400	LAKEWOOD. CITY WATER DEPT	83,861.11	0.00	83,861.11
103713	09/23/2021	21600	LOS ANGELES CO SHERIFFS DEPT	1,051,620.68	0.00	1,051,620.68
103714	09/23/2021	52588	MILLER DON & SONS	973.82	0.00	973.82
103715	09/23/2021	52225	MITY-LITE	3,409.19	0.00	3,409.19
103716	09/23/2021	615	MUNI SERVICES LLC	3,071.74	0.00	3,071.74
103717	09/23/2021	5587	MUNICIPAL EQUIPMENT MAINTENANCE ASSOCIAT	275.00	0.00	275.00
103718	09/23/2021	4443	O'REILLY AUTOMOTIVE STORES INC	291.71	0.00	291.71

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
103719	09/23/2021	47554	OFFICE DEPOT BUSINESS SVCS	600.03	0.00	600.03
103720	09/23/2021	43079	ORKIN SERVICES OF CALIFORNIA. INC.	80.00	0.00	80.00
103721	09/23/2021	65659	PHASE II SYSTEMS INC	2,903.05	0.00	2,903.05
103722	09/23/2021	1615	PFM ASSET MANAGEMENT LLC	3,079.31	0.00	3,079.31
103723	09/23/2021	4494	PIERSON. JEREMY L.	139.20	0.00	139.20
103724	09/23/2021	1919	POLLARD JOSEPH G COMPANY INC	192.68	0.00	192.68
103725	09/23/2021	39640	RAYVERN LIGHTING SUPPLY CO INC	373.90	0.00	373.90
103726	09/23/2021	5526	RE CHAFFEE CONSTRUCTION INC.	213,793.08	0.00	213,793.08
103727	09/23/2021	45437	S & J SUPPLY CO	3,402.14	0.00	3,402.14
103728	09/23/2021	5045	SAN JUAN. CLYDE J	91.00	0.00	91.00
103729	09/23/2021	4033	SCHRUBBE. JACQUELINE	374.40	0.00	374.40
103730	09/23/2021	5379	SERVICEWEAR APPAREL INC.	600.96	0.00	600.96
103731	09/23/2021	5197	SIGNAL HILL AUTO ENTERPRISES INC.	867.56	0.00	867.56
103732	09/23/2021	26900	SO CALIF SECURITY CENTERS INC	90.49	0.00	90.49
103733	09/23/2021	29400	SOUTHERN CALIFORNIA EDISON CO	5,197.64	0.00	5,197.64
103734	09/23/2021	4893	TENG. WHEA-FUN	70.40	0.00	70.40
103735	09/23/2021	3110	TORRES LOPEZ JAVIER	117.00	0.00	117.00
103736	09/23/2021	1437	U S BANK NATIONAL ASSOCIATION	25,812.76	0.00	25,812.76
103737	09/23/2021	5284	UNIFIRST CORPORATION	27.23	0.00	27.23
103738	09/23/2021	49848	USA BLUE BOOK A DIVISION OF	510.53	0.00	510.53
103739	09/23/2021	5155	WATER SYSTEM SERVICES LLC	175.00	0.00	175.00
103740	09/23/2021	3943	WATERLINE TECHNOLOGIES INC	2,787.15	0.00	2,787.15
103741	09/23/2021	60651	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	4,113.50	0.00	4,113.50
103742	09/23/2021	37745	WESTERN EXTERMINATOR CO	57.25	0.00	57.25
103743	09/23/2021	3699	CANIZALES. KATIE	168.00	0.00	168.00
103744	09/23/2021	3699	COVER ME GREEN ROOFING	15,475.00	0.00	15,475.00
103745	09/23/2021	3699	DUONG. MALISSA	250.00	0.00	250.00
103746	09/23/2021	3699	GARIBIAN. KIRK	83.99	0.00	83.99
103747	09/23/2021	3699	MALLARD. TAJUANA	250.00	0.00	250.00
103748	09/23/2021	3699	MCCARTHY. JENNIFER	690.97	0.00	690.97
103749	09/23/2021	3699	MORALES. GUADALUPE	40.00	0.00	40.00
103750	09/23/2021	3699	MORALES. GUADALUPE	40.00	0.00	40.00
103751	09/23/2021	3699	PRO PLUMBING & DRAIN SOLUTIONS. INC	3,119.73	0.00	3,119.73
103752	09/23/2021	3699	TEOFILO. LORENA	250.00	0.00	250.00
103753	09/23/2021	3699	UCHEMESUNA. NKEM	435.00	0.00	435.00
Totals:				<u>2,052,369.65</u>	<u>0.00</u>	<u>2,052,369.65</u>

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COUNCIL AGENDA

September 28, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

A brief update is provided for City Council review on the activities of the following standing committee: REDI Committee.

STATEMENT OF FACT

On August 25, 2021, the REDI Committee met and discussed:

Each component of the Community Dialogue Action Plan with updates on the implementation process.

- The REDI Public Quarterly Roundtable that took place on Saturday, April 24, 2021, with plans for a new Roundtable in October.
- Creating a Lakewood Multicultural Festival/International Food Festival.
 - Community Services Manager reported that planning of the Fest-Of-All is on schedule for Saturday, October 9 from 2 to 10 p.m. at Lakewood Center in the west parking lot near El Torito restaurant.
 - A map of proposed event components was shared depicting two entertainment stages, 20 craft booths, children's cultural booth, multi-cultural food booths, family fun zone and entertainment screen.
 - A post-event discussion was considered regarding the potential for an Award of Valor Bridge Builder award for the Fest-Of-All.
- The city's work with teens on racial equity.
 - Staff workshops were held on August 17 and 24.
 - The Lakewood Teen Action Committee (LTAC) is currently on break, but consists of typically 15-20 high school aged teens from the four school districts located in Lakewood. Staff is working on incorporating diversity awareness into their programs for the coming school year. As an example, LTAC teens will lead the Children's Cultural Booth at the Fest-Of-All.
- Organizing more community talks with the Sheriff's Department.
 - The city's Public Safety Department has held seven community events in 2021 so far, including ice cream and coffee gatherings. 50-60 people attended a recent event at Panera Bread for a meet and greet. "Connect with Public Safety" events, both virtually and in person, have been successful.

Council Committees' Activities

September 28, 2021

Page 2

- Creating neighborhood-level or park-level events for residents to meet their neighbors.
 - Staff provided ideas for events, anticipated for the staffed Lakewood parks, that would possibly include evening ice cream or coffee gatherings, games and/or activities. Early morning walking clubs that could meet at one park and conclude at a local coffee shop.
 - Staff will research these ideas further and report back to the Committee.
- Publicize the public complaint process for the Sheriff's Department and the business discrimination process of the state and federal governments.
 - Staff reported that publication of this information was carried out in May through many channels in Lakewood, and staff intends to re-publicize the information once a year.
- Unite members of different community groups in volunteer service projects.
 - Staff provided an update on a special Day of Service project on Sept. 11, commemorating the 20th anniversary of the tragic events of September 11, 2001. Staff are working to pair different community groups as much as possible. Hurdles include different skill level and younger service groups that require chaperones.
- Actions already taken by the city that should be continued.
 - Staff provided a reminder of upcoming diversity calendar commemorations including:
 - National Hispanic Heritage Month (Sept. 15 – Oct. 15)
 - National Disability Awareness Month (October)
 - American Indian Heritage Month (November)

RECOMMENDATION

It is recommended that the City Council receive and file this report.



Thaddeus McCormack
City Manager

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COUNCIL AGENDA

September 28, 2021

TO: The Honorable Mayor and City Council

SUBJECT: AB 1234 Meeting Report

INTRODUCTION

Assembly Bill 1234 became effective January 1, 2006. The legislation requires members of a legislative body to provide brief reports on the meetings they attended at the expense of the local agency at the next regular meeting of the legislative body.

STATEMENT OF FACT

- Mayor Wood, Council Member Pe and Council Member Stuckey attended the California Contract Cities Fall Educational Summit from September 16 through September 20. The Council Members participated in several sessions that covered the following topics: affordable housing, reducing recidivism, updates from the Sheriff, drought, clean transit, American Rescue Plan, legal challenges and opportunities from working from home, homelessness and mental health.
- Vice Mayor Croft, Council Member Pe and Council Member Stuckey attended the League of California Cities Annual Conference from September 22 through September 24. The Council Members participated in several sessions that covered the following topics: neighborhood law programs, a CalPERS update, law and elections update on city finances, labor relations, housing, homelessness, cybersecurity, infrastructure, fiscal resilience, public safety, short term rentals and other topics.

RECOMMENDATION

That the City Council receive and file this report.

Paolo Beltran
Deputy City Manager



Thaddeus McCormack
City Manager



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COUNCIL AGENDA

September 28, 2021

TO: Honorable Mayor and City Council

SUBJECT: Amendment No. 1 to Agreement File No. 844 between the City of Bellflower and the City of Lakewood for Caruthers Park Stormwater and Urban Runoff Capture Project Construction Support Services

INTRODUCTION

The City of Bellflower inquired whether the City of Lakewood Department of Water Resources (DWR) staff would consider operating their stormwater capture system since the DWR staff has experience in design, construction and/or operating the Bolivar Park and Mayfair Park stormwater capture systems; two Lakewood projects having similar design, technology and the same consulting team.

STATEMENT OF FACT

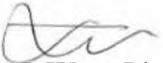
At the October 8, 2019 City Council meeting, an Agreement for Phase I - construction support services of this project was authorized. Amendment No. 1 to Agreement File No. 844 seeks to modify the terms in Section 6 of the authorized agreement for Phase I of this project from an end date of September 30, 2020 to an end date of December 31, 2021.

In their September 21, 2021 meeting, the City Council Water Resources Committee approved the recommendation to City Council to Authorize the City Manager to execute the Agreement.

RECOMMENDATION

Staff recommends that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to Agreement No. 844 subject to approval as to legal form by the City Attorney.


Jason J. Wen, Ph.D., P.E.
Water Resources Director


Thaddeus McCormack
City Manager

**AMENDMENT NO. 1 TO
AGREEMENT FILE NO. 844 BETWEEN
THE CITY OF BELLFLOWER AND
THE CITY OF LAKEWOOD
FOR CARUTHERS PARK STORMWATER AND URBAN RUNOFF CAPTURE
PROJECT CONSTRUCTION SUPPORT SERVICES**

THIS AMENDMENT NO. 1 ("Amendment") is made and entered into this 8th day of July 2021, by and between the CITY OF BELLFLOWER, a general law city and municipal corporation ("BELLFLOWER"), and CITY OF LAKEWOOD, a general law city and municipal corporation ("LAKEWOOD").

SECTION 1. Pursuant to Section 6 of Agreement File No. 844 ("Agreement"), Section 6 (Term) is amended to read as follows:

"6. **TERM.** The term of this Agreement will be from September 30, 2019, to December 31, 2021, unless terminated earlier pursuant to Section 7 of this Agreement."

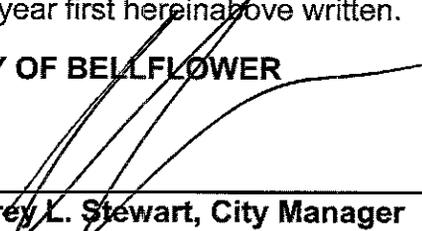
SECTION 2. This Amendment may be executed in any number or counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.

SECTION 3. This Amendment may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 4. Except as modified by this Amendment, all other terms and conditions of Agreement File No. 844 remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this contract the day and year first hereinafove written.

CITY OF BELLFLOWER

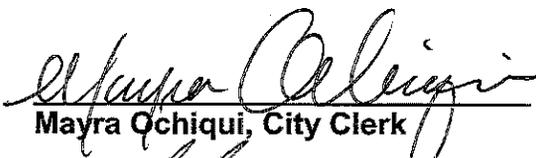


Jeffrey L. Stewart, City Manager

CITY OF LAKEWOOD

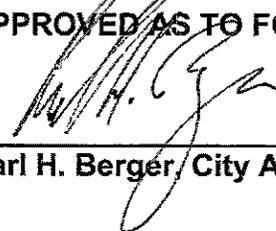
Thaddeus McCormack, City Manager

ATTEST:



Mayra Ochiqi, City Clerk

APPROVED AS TO FORM.



Karl H. Berger, City Attorney

ATTEST:

Jo Mayberry, City Clerk

APPROVED AS TO FORM:

Ivy Tsai, City Attorney

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COUNCIL AGENDA

September 28, 2021

TO: Honorable Mayor and City Council

SUBJECT: Approval of Lease of Water Rights to City of Cerritos

INTRODUCTION

The Central Groundwater Basin Judgment allows parties owning groundwater rights to lease excess annual extraction rights to other parties.

STATEMENT OF FACT

The City of Lakewood owns 9,432 acre-feet (AF) of Allowed Pumping Allocation (APA) of extraction rights in the Central Basin. The Central Basin Groundwater Judgment limits water purveyors to the extraction of adjudicated rights and currently up to 60 percent of the extraction rights that are not exercised can be carried over to the next fiscal year.

The City of Lakewood holds water rights about equal to the historical normal production, however through many years of water conservation efforts we have an excess to current needs. Staff contacted City of Cerritos to inquire about the lease of water rights for FY 21/22 at the same rate per acre-foot (\$165.00) that was accepted in their bid for the lease of 750 AF for FY 22/23 (a bid that was approved by City Council in their meeting on June 8, 2021).

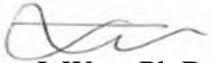
City of Cerritos agreed to lease 500 AF of water rights in FY 21/22 at the already established bid price of \$165.00 per acre-foot. The total amount of the Bid is \$82,500.

This offer is contingent upon approval of the Central Basin Watermaster. In their September 21, 2021 meeting, the City Council Water Resources Committee approved the lease to the City of Cerritos and recommended it for City Council approval.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the lease of 500 AF of FY 21/22 Central Basin groundwater extraction rights to the City of Cerritos for \$82,500;
2. Authorize its execution by the Director of Water Resources on behalf of the City.


Jason J. Wen, Ph.D., P.E.
Water Resources Director


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

September 28, 2021

TO: Honorable Mayor and City Council

SUBJECT: Proposed Amendment to Reclaimed Water Agreement with the City of Cerritos

INTRODUCTION

In 1986, the City of Lakewood entered into an agreement with the City of Cerritos for the purchase of reclaimed water. The original 15-year Reclaimed Water Agreement expired several years ago and automatically defaulted to a year-to year extension. In 2010 and 2015, City Council approved Amendments to the existing Agreement that expired on June 30, 2021.

STATEMENT OF FACT

The City of Cerritos has proposed an amendment to the existing agreement that would adjust the rate that the City of Lakewood is charged for purchasing reclaimed water to coincide with the rate charged by the Central Basin Municipal Water District (CBMWD), which is the regional reclaimed water provider.

This proposed agreement would extend for a period of five fiscal years, with the opportunity to extend the agreement at the pleasure of both cities at the end of the five-year term. The City of Cerritos would utilize the rate charged by CBMWD that is in effect on July 1 of each fiscal year to determine the rate for the City of Lakewood outlined in the table below:

CBMWD rate in effect on:	Fiscal Year rate established	CBMWD rate (per AF)
July 1, 2021	FY 2021-22	\$790
July 1, 2022	FY 2022-23	TBD
July 1, 2023	FY 2023-24	TBD
July 1, 2024	FY 2024-25	TBD
July 1, 2024	FY 2025-26	TBD

The CBMWD rate has been increased by about 4% annually for the most recent years. The City of Cerritos rate for reclaimed water has been increased about 10% annually over the last five years and the rate for FY 2020-21 is \$958.32/AF (see the table below for most recent rates in the last 10 years). The new rate (\$790/AF) proposed by Cerritos for FY 2021-22 is about 17% lower than the rate (\$958.32/AF) in FY 2020-21.

Fiscal Year	Cerritos Reclaimed Rate (per hcf)	Calculated rate (per AF)	Percent Increase
FY 2011-12	\$ 1.10	\$ 479.16	n/a
FY 2012-13	\$ 1.20	\$ 522.72	9.09%
FY 2013-14	\$ 1.30	\$ 566.28	8.33%
FY 2014-15	\$ 1.30	\$ 566.28	0.00%
FY 2015-16	\$ 1.37	\$ 596.77	5.38%
FY 2016-17	\$ 1.50	\$ 653.40	9.49%
FY 2017-18	\$ 1.65	\$ 718.74	10.00%
FY 2018-19	\$ 1.82	\$ 792.79	10.30%
FY 2019-20	\$ 2.00	\$ 871.20	9.89%
FY 2020-21	\$ 2.20	\$ 958.32	10.00%

In their September 21, 2021 meeting, the City Council Water Resources Committee approved the recommendation to City Council to Authorize the City Manager to execute the Amendment.

FISCAL IMPACT

Compared to the FY 2020-21 reclaimed rates in the expired agreement, the proposed rate structure would result in a cost savings in FY 2021-22 (and possibly subsequent fiscal years) depending on any future reclaimed water rate increases from CBMWD.

RECOMMENDATION

That the City Council Water Resources Committee recommend that the City Council:

1. Authorize the City Manager to execute the Amendment to the Reclaimed Water Agreement with the City of Cerritos subject to approval as to legal form by the City Attorney


Jason J. wen, Pn.D., P.E.
Water Resources Director


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

September 28, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Resolution Approving the Competitive Grant Application for the Los Angeles County Regional Park and Open Space District Measure A Funds

INTRODUCTION

The City of Lakewood is eligible to apply for a competitive grant through the Los Angeles County Regional Park and Open Space District. The Measure A Regional Recreation, Multi-use Trails and Accessibility Competitive Grants Program has \$11.1 million dollars in available funding and has set a maximum award for each application at \$1 million dollars.

Any governmental agency, special district, or joint powers authority (JPA) that is authorized to acquire, develop, improve and restore real property for beach, wildlife, park, recreation, community, cultural, open space, water quality, flood control, or gang prevention and intervention purposes within Los Angeles County is eligible to apply for Measure A grants. The competitive grant application requires a City Council resolution as part of the application process.

STATEMENT OF FACT

Regional Recreation, Multi-use Trails and Accessibility Competitive Grants Program projects should improve and connect regional recreational facilities, trails and accessibility projects.

The application from the City of Lakewood will have an objective of creating a multi-use nature trail featuring connection points with picnic area, bike stop, and native landscaping along Carson Street at the entrance to the Lakewood Equestrian Center. Current features within the project area include non-native, invasive ice plant and mature pine trees; general signage; non-secure fencing; electronic gate; and limited, controlled access to the San Gabriel River trail system. The proposed project would keep in place the mature pines and existing signage while enhancing the native landscaping, drainage, educational signage, connectivity/access points, bike stop, secure fencing and a call box. The Multi-use trail would have two connection points: one to the internal bridle trail and one to the San Gabriel River trail system, both ADA and equestrian-friendly. Picnic and viewing areas would allow additional members of the public to safely rest and enjoy the horses from a distance. The bike stop would increase the activation along this particular area and could be used as a trailhead for cyclists.

Requested grant awards must meet the minimum and maximum grant award size requirements. Grant applications will be categorized into different total project cost brackets. Grant applications within the same total project cost bracket will be evaluated against each other and at least one grant will be awarded in each bracket that receives eligible and completed applications. Note that

Resolution Approving the Competitive Grant Application for the Los Angeles County Regional
Park and Open Space District Measure A Funds
September 28, 2021
Page Two

Measure A grant awards are not necessarily intended to fully fund grant projects and may require the leveraging of other funding sources.

RECOMMENDATION

It is the recommendation of staff that the City Council approve the resolution approving the application for competitive grant funds from the Los Angeles County Regional Park and Open Space District Measure A program.

Valarie Frost, Director 
Recreation and Community Services


Thaddeus McCormack
City Manager

RESOLUTION NO. 2021-57

RESOLUTION OF THE CITY OF LAKEWOOD, CALIFORNIA,
APPROVING THE FILING OF AN APPLICATION FOR
GRANT FUNDS FROM THE LOS ANGELES COUNTY
REGIONAL PARK AND OPEN SPACE DISTRICT FOR
MEASURE A FUNDING FOR THE LAKEWOOD
EQUESTRIAN CENTER

WHEREAS, the voters of the County of Los Angeles on November 8, 2016, approved the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure (Measure A); and

WHEREAS, Measure A also designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and

WHEREAS, the District has set forth the necessary policies and procedures governing the application for grant funds under Measure A; and

WHEREAS, the District's policies and procedures require the governing body of the City of Lakewood to approve of the filing of an application before submission of said application to the District; and

WHEREAS, said application contains assurances that City of Lakewood must comply with; and

WHEREAS, City of Lakewood will enter into Agreement with the District to provide funds for acquisition projects, development projects, and/or programs.

NOW, THEREFORE, BE IT RESOLVED THAT THE LAKEWOOD CITY COUNCIL HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for Measure A Funds for the above-named project or program; and
2. Certifies that City of Lakewood understands the assurances and will comply with the assurances in the application form; and
3. Appoints the City Manager, or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of projects or programs.

ADOPTED AND APPROVED THIS 28TH DAY OF SEPTEMBER, 2021.

Mayor

ATTEST:

City Clerk

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TO: The Honorable Mayor and City Council

SUBJECT: Approve Purchase of ClearStream Zero Waste Trash, Recycling and Food Waste Containers for Special Events

INTRODUCTION

State Law AB 2176 requires that recycling be conducted at special events and large venues, and that the City report on these activities every year. State laws such as AB 341 and AB 1826 mandate that businesses separate recyclable items and organics to divert them from the waste stream. Providing specialized containers and signage allows the City to maximize the amount of this type of waste generated at events and helps the City to meet our annual diversion rate with CalRecycle.

STATEMENT OF FACT

The City holds many public events throughout the year. In the past, we have utilized specially-marked cardboard boxes for the collection of trash and recyclables at events. Staff has observed at various events that the members of the public are ineffective in separating trash from recyclable materials, and the containers are frequently contaminated with the wrong materials. In order to meet the State's recycling requirements and diversion of organics/food waste, a permanent solution to sort and collect the different waste streams is needed.

Staff proposes the purchase of 100 ClearStream Zero Waste units for this purpose. The units are connected together in a 3-unit group, with a clear logo-marked bag for each waste stream (trash, recycling, and organics). It is imperative that the units all be ganged together in a unit so that no matter the type of material that the participant desires to toss, the proper container is in the same location. Contamination more easily occurs when the participant walks up to a lone trash container with no recycling container immediately adjacent.

Photos of the type of items to be disposed in each container are displayed on signs above the top opening of each container. These containers would demonstrate to the public attending events that the City must also comply with the same State mandates imposed on businesses and residents. ClearStream is the only company that produces these units. The City has funds set aside from prior unspent State Beverage Container Recycling grant monies to purchase these units, and there would be no general funds used. Staff plans for the containers to be deployed for the Fest-of-All, and other special events planned for this Fall.

RECOMMENDATION

Staff recommends that the City Council approve the purchase of 100 Zero Waste units by ClearStream Recycling Systems in the amount of \$39,602.00.


Lisa Ann Rapp
Director of Public Works


Thaddeus McCormack
City Manager

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Reports

COUNCIL AGENDA

September 28, 2021

TO: Honorable Mayor and City Council

SUBJECT: Proposed Plan for Use of Federal American Rescue Plan Act Funds

INTRODUCTION

At its May 25, 2021 meeting, the City Council received a report that outlined possible uses for the American Rescue Plan Act (ARPA) funds. After deliberation, the Council provided staff direction for projects that directly benefit the Lakewood community as it recovers from the effects of the pandemic. At its August 17, 2021 meeting, the City Council ARPA Ad Hoc Committee approved forwarding staff recommendations for full review of projects by the City Council. At its September 14, 2021 meeting, the City Council reviewed the proposed projects and provided additional feedback.

STATEMENT OF FACTS

As stated in the staff presentation on May 25, within the categories of defined eligible uses, cities have discretion to decide how best to use this funding to meet the needs of their communities. Further guidance set forth by the Department of Treasury provided clearer direction on the appropriate use and subsequent reporting of these funds.

Specifically, recipients may use the funds to:

- Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare and certain public health and safety staff;
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries and the public sector;
- Serve the hardest-hit communities and families, using this funding to address the disproportionate public health and economic impacts of the crisis on these communities;
- Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
- Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
- Invest in water, sewer and broadband infrastructure, making necessary improvements to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Regardless of which projects, programs or activities the funds are used for, all funds are required to be obligated by December 31, 2024 and expended by December 31, 2026.

DISCUSSION

Staff has culled together and developed cost estimates for the projects below that have arisen from the previous discussions on the use of the ARPA funds and which would seem to be allowed for under the Treasury Interim Final Rule:

1. Replace lost public sector revenue

ARPA funds may be used to replace revenue loss relative to the revenue collected in the full fiscal year prior to the COVID-19 public health emergency. To calculate this amount, the city utilized CalCities' revenue loss calculation tool that considers ARPA's provisions and the implementing rule issued by the Treasury Department in its results. The calculator yielded that the city's lost revenue is approximately \$64 million. Thus, the city can use its full allocation of \$11.3 million to offset an equal amount as lost revenue.

What can a city do with its funding from revenue loss? According to the Interim Final Rule, cities can spend revenue loss funding on a variety of government services. Government services can include, but are not limited to, maintenance or pay-go funded building of infrastructure, including roads; modernization of cybersecurity, including hardware, software, and protection of critical infrastructure; health services; environmental remediation; school or educational services; and the provision of police, fire, and other public safety services. However, expenses associated with obligations under instruments evidencing financial indebtedness for borrowed money would not be considered the provision of government services, as these financing expenses do not directly provide services or aid to citizens. Specifically, government services would not include interest or principal on any outstanding debt instrument, including, for example, short-term revenue or tax anticipation notes, or fees or issuance costs associated with the issuance of new debt.

Government services would not include satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring in a judicial, administrative, or regulatory proceeding, except if the judgment or settlement required the provision of government services. That is, satisfaction of a settlement or judgment itself is not a government service, unless the settlement required the provision of government services. In addition, replenishing financial reserves (e.g., rainy day or other reserve funds) would not be considered provision of a government service, since such expenses do not directly relate to the provision of government services.

In short, using ARPA funds to offset revenue loss allows the city to have broader discretion on the types of government services, as defined above, that can be funded. The subsequent items (presented in order of estimated cost) reflect this broader discretion.

2. Concrete Medians for Conversion

Non-landscaped and concreted medians can be replaced with attractive eco-friendly medians that conform to "green street" standards. Staff identified 11 median sections throughout the city. This project will beautify the medians with drought tolerant landscaping and stormwater friendly features. Estimated cost: \$2,194,184

3. *Palms Park Building Improvements*

A portion of ARPA funds can be used to supplement the Palms Park building improvements project, as part of the Strategic Infrastructure Plans. Along with funds from Measure L and other grants, the activity building at Palms Park can be renovated or replaced. Estimated cost: \$1,000,000

4. *Homelessness Services*

ARPA funds can be used to provide homelessness services. These include leasing a set number of beds dedicated to Lakewood homeless individuals at the New Hope Shelter in Bellflower, and/or providing vouchers for motel and hotel stays. Estimated cost: \$1,000,000

5. *Water Infrastructure Upgrades*

Three emergency interconnections with neighboring water systems are proposed. These projects include design and construction of booster stations, which will allow the city in emergency situations to share water with Golden State Water Company, City of Cerritos and Bellflower Somerset Mutual Water Company. Estimated cost: \$860,000

6. *Modular Office Units*

Two modular office units are proposed to house the Code Enforcement Division of the Community Development Department and the Project Management Division of the Public Works Department. These office units will allow staff to further spread out their workspaces. Estimated cost: \$550,000

7. *Replacement of City Hall and Centre Generators*

The backup generators at City Hall and the Centre are over 20 years old. Recently, the City Hall generator's switching mechanism failed, resulting in multiple power interruptions to the building. While a temporary fix was applied, the generators still need to be replaced owing to the criticality of their proper functionality if and when a real emergency occurs. Estimated cost: \$500,000

8. *Traffic and Pedestrian Safety Upgrades*

Various traffic and pedestrian safety upgrades are proposed. Estimated cost: \$250,000

9. *Computer System Upgrades*

Several system upgrades are proposed, including business license software replacement, business processes and software streamlining, enhanced ransomware and malware protection, upgrades to the parking citation system, installation of a wireless network at City Hall, and an administrative cost for auditors' assistance with ARPA. Estimated cost: \$235,500

10. *Weingart Ballroom Replacement Flooring*

The carpet in the Weingart Ballroom needs to be replaced. Proposal is to use LVT (luxury vinyl tile) as it is highly durable and easy to maintain. Estimated cost: \$150,000

11. Events related items

These include items that have traditionally been rented to be used for various city events, including tables, inflatable attractions, generator and lighting. Estimated cost: \$137,000

12. Public safety related items

These include items to enhance surveillance, including personal alcohol screening devices, moving radar devices, handheld LIDAR devices, surveillance camera trailers and a message board. Estimated cost \$93,625

13. City Council Chambers Enhancements

Various technological and physical enhancements for the City Council Chambers include gooseneck microphones, improved LED lighting, personal monitors for the dais and a remote camera system. Estimated cost: \$91,600

14. CityTV Media Server Upgrade

The editing server that CityTV uses to store and edit video footage is in need of a replacement as it is nearing end of support. Estimated cost: \$36,200

15. Various other expenditures

Chamber of Commerce assistance to set up public benefits navigator: \$25,000
Telephone network upgrade: \$25,000
Senior technology lending program: \$25,000
Emergency Operations Center supplies: \$25,000

16. Unallocated funds and future potential use

Approximately \$3,826,981 remains from the \$11.3 million allocation, which the City Council can set aside for future use.

RECOMMENDATION

That the City Council approve the ARPA Ad Hoc Committee's recommendations on the use of ARPA funds for Lakewood.

Paolo Beltran 
Deputy City Manager


Thaddeus McCormack
City Manager