



Tuesday, May 10, 2016

ROLL CALL:

Mayor/Chairman/President:

David W. Armenta

Mayor Pro Tempore/Vice Chairman/Vice President:

Bob J. Archuleta

Councilmembers/Directors/Commissioners:

Gustavo V. Camacho

Gregory Salcido

Brent A. Tercero

Regular Meeting 6:00 p.m.

Council Chamber

6615 Passons Blvd.

Next Resolution No. 6850

Next Ordinance No. 1100

Next Agreement No. 16-1670

Successor Agency to PRRA

Next Resolution No. SA-16-06

Next Ordinance No. SA-01

Next Agreement No. S16-002

Housing Assistance Agency

Next Resolution No. HA-94

Next Resolution No. HA-16

Water Authority

Next Resolution No. 16-19

Next Ordinance No. 16-01

Next Agreement No. 16-30

Meeting jointly and regularly with the Pico Rivera Successor Agency to the Pico Rivera Redevelopment Agency (as needed); Pico Rivera *Housing Assistance Agency (second Tuesday of the month); and *Pico Rivera Water Authority (fourth Tuesday of the month)

COMMISSIONERS SCHEDULED TO BE PRESENT:

Tommy Elisaldez, Planning Commission

Joseph Palombi, Parks & Recreation Commission

INVOCATION:

PLEDGE OF ALLEGIANCE:

SPECIAL PRESENTATIONS:

- Proclamation proclaiming Mental Health Awareness for the Month of May
- Mother's Day Essay Contest Winners:
 - Grand Prize Winner – Argelia Cervantes
 - Honorable Mentions – Hada Rodriguez
 - Honorable Mentions – Henrietta Flores
 - Honorable Mentions – Jennifer Zamora
- Certificate of Recognition recognizing the El Rancho High School Choraleers for their performance at Carnegie Hall

PLEASE TURN OFF ALL PAGERS AND/OR PHONES WHILE MEETING IS IN SESSION AND PLEASE REFRAIN FROM TEXTING DURING THE MEETING

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please call the City Clerk's office at (562) 801-4389, if special accommodations are necessary and/or if information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged (within 24 to 48 hours notice).

*Commissioners receive a \$30.00 stipend per each meeting held and attended.

PUBLIC HEARING:

City Council:

1. **Public Hearing – Community Development Block Grant 2016-2017 Draft Action Plan.** (1600)
 - a. Open Hearing
 - b. Memo from City Manager
 - c. Written Communication(s)
 - d. Oral Communication(s)
 - e. Close Hearing
 - f. **Recommendations:**
 1. Approve the Community Development Block Grant 2016-2017 draft Action Plan.

2. **Public Hearing – Conditional Use Permit No. 727 and Vesting Tentative Tract Map No. 74006, A Request to Create a Subdivision for the Development of 35 Residential Condominium Units on a 1.62 Acre Site Located at 9036 Beverly Boulevard (Assessor Parcel No. 8121-025-023) in the Commercial Planned Development (CPD) Zoned District and the Mixed-Use Overlay (M-U Overlay) Zone.** (1300)
 - a. Open Hearing
 - b. Memo from City Manager
 - c. Written Communication(s)
 - d. Oral Communication(s)
 - e. Close Hearing
 - f. **Recommendation:**
 1. Approve Planning Commission recommendation to adopt resolution approving Conditional Use Permit No. 727 (CUP No. 727); and
 2. Approve Planning Commission recommendation to adopt resolution approving Vesting Tentative Tract Map No. 74006 (VTTM No. 74006).

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 727 TO CONSTRUCT A 35-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 1.62 ACRE-SITE LOCATED AT 9036 BEVERLY BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND THE MIXED-USED OVERLAY (M-U OVERLAY) ZONE

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 74006 TO CREATE A SUBDIVISION FOR 35 RESIDENTIAL CONDOMINIUM UNITS IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND MIXED USE OVERLAY (M-U OVERLAY) ZONE ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY

BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS VESTING TENTATIVE TRACT MAP NO. 74006

PUBLIC COMMENTS - IF YOU WOULD LIKE TO SPEAK ON ANY LISTED AGENDA ITEMS OR NON-AGENDA ITEMS, PLEASE FILL OUT A GREEN PUBLIC COMMENT REQUEST FORM AND PROVIDE IT TO THE STAFF MEMBER AT THE BACK TABLE BEFORE THE MEETING STARTS.

When you are called to speak, please come forward and state your name and city of residency for the record. You have three (3) minutes to make your remarks. In accordance with Government Code Section 54954.2, members of the City Council may only: **1)** respond briefly to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** provide a reference to staff or other resources for factual information; **4)** request staff to report to the City Council at a subsequent meeting concerning any matter raised by the public; and **5)** direct staff to place a matter of business on a future agenda. City Council members cannot comment on items that are not listed on a posted agenda.

CONSENT CALENDAR ITEMS:

All items listed on the Consent Calendar may be acted on by a single motion without separate discussion. Any motion relating to a Resolution or Ordinance shall also waive the reading of the titles in full and include its adoption as appropriate. If discussion or separate vote on any item is desired by a Councilmember or staff, that item may be pulled from the Consent Calendar for separate consideration.

City Council:

3. Minutes:

- City Council meeting of April 26, 2016

Recommendation: Approve

4. 17th Warrant Register of the 2015-2016 Fiscal Year.

(700)

Check Numbers: 271343-271589

Special Check Numbers: None

Recommendation: Approve

5. Second Reading and Adoption of Ordinance No.1098 and Ordinance No. 1099 to Allow Auto Repair Under the Commercial Planned Development Zone and Reclassifying the Zoning of the Property at 4525 Rosemead Boulevard (Assessor Parcel No. 5272-029-011) Designated as Zone Code Amendment No. 177 and Zone Reclassification No. 321.

(1300)

Recommendation:

1. Adopt Ordinance No. 1098 and Ordinance No. 1099 to allow auto repair under the Commercial Planned Development Zone and amending the zoning classification of parcel 4525 Rosemead Boulevard from Single-Family (S-F) and General-Commercial (C-G) to Commercial Planned Development (CPD).

Ordinance No. 1098 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177 **(SECOND READING AND ADOPTION)**

Ordinance No. 1099 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL No. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321 **(SECOND READING AND ADOPTION)**

6. Parks and Recreation Commission Ex-Officio Appointment. (300)
Recommendation:

1. Adopt resolution approving the Mayor's appointment to the Parks and Recreation Commission.

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPOINTING AN EX-OFFICIO MEMBER: MADELINE AGUIRRE TO THE PARKS AND RECREATION COMMISSION FOR AN EIGHT MONTH TERM SAID TO EXPIRE DECEMBER 2016

7. Summer Food Service Program Contract Extension for Vended Meals. (500)
Recommendation:

1. Approve a contract extension for the Summer Food Service Program for vended meals to Food Service Outreach, Inc. D.B.A., Pacific Catering Company for provision of food service, Agreement No. 15-1590.

8. Update of Agreement with South East Area Animal Control Agency (SEAACA). (500)

Recommendation:

1. It is recommended that the City Council authorize the City Manager to execute an agreement to Transition Animal Licensing Program and Canvassing with SEAACA.

Agreement No. _____

9. Annual Signing and Striping Improvements (CIP No. 21317) – Notice of Completion. (500)

Recommendation:

1. Accept the work as completed for the Annual Signing and Striping improvements Project (CIP No. 21317) constructed by Chrisp Company and authorize the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
2. Approve the Final Total Project Budget and authorize the City Manager to release the retention payment and all other monies due to Chrisp

Company following the mandatory waiting period from the date the Notice of Completion is recorded.

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

City Council:

REGULAR AGENDA:

10. Request for Review of Termination of City Employee. (200)

Recommendation:

1. It is recommended to sustain Arbitrator John D. Perone's Advisory Opinion to Terminate pursuant to Article XVI, Section 2, of the City's Personnel Rules and Regulations.

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

NEW BUSINESS:

OLD BUSINESS:

CLOSED SESSION:

City Council:

- a. **PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE**
Pursuant to Government Code Section 54957
Five Matters
- b. **CONFERENCE WITH LEGAL COUNSEL**
Pursuant to Government Code Section 54956.9 subdivision (d) paragraph (2)
One matter
- c. **CONFERENCE WITH LEGAL COUNSEL**
Pursuant to Government Code Section 54956.9 subdivision (d) paragraph (4)
Consideration of Initiation of litigation – One Matter

ADJOURNMENT:

AFFIDAVIT OF POSTING

I, Anna M. Jerome, City Clerk, for the City of Pico Rivera, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Pico Rivera City Hall bulletin board, Pico Rivera website, Pico Rivera Post Office and Parks: Smith, Pico and Rivera which are available for the public to view on this 5th, day of May 2016.

Dated this 5th, day of May 2016

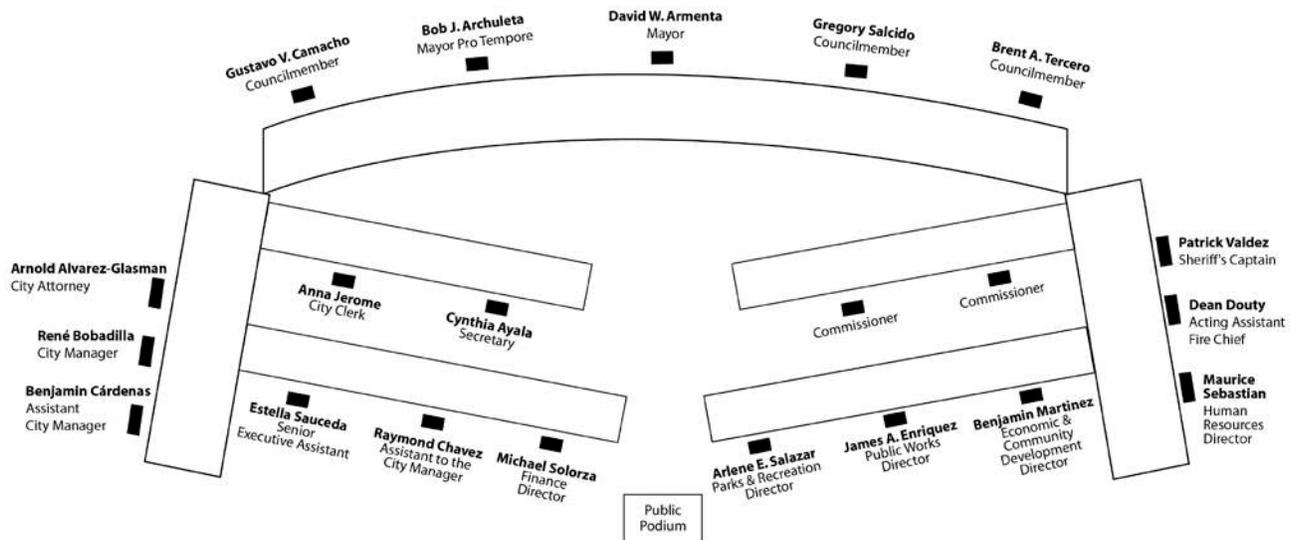
A handwritten signature in black ink that reads "Anna M. Jerome". The signature is written in a cursive style and is positioned above a horizontal line.

Anna M. Jerome, CMC
City Clerk

SB343 NOTICE

In compliance with and pursuant to the provisions of SB343 any public writing distributed by the City Clerk to at least a majority of the City Council Members regarding any item on this regular meeting agenda will be available on the back table at the entrance of the Council Chamber at the time of the City Council meeting and at the counter of City Hall at 6615 Passons Boulevard, Pico Rivera, California during normal business hours.

Council Meeting Seating Chart



STATEMENT REGARDING DECORUM AT CITY COUNCIL MEETINGS

If you wish to speak at the time set aside for public comments, the City Council has established the following standards and Rules of Decorum as allowed by State law.

- Public comment is limited to those portions of the meeting referred to as Public Comments. These portions are intended for members of the public to address the City Council, Successor Agency, Housing Assistance Agency or Water Authority on matters related to agendas or any other items under the subject matter jurisdiction of the City Council or Agencies.
- A **yellow** Public Hearing Comment Request card must be completed to speak during a Public Hearing.
- A **green** Public Comment Request – Card is for those wishing to address the Council/Agency on agenda items or any other items under the subject jurisdiction of the City Council/Agency.
- Citizens may address the Council, Successor Agency or Housing Assistance Agency once for a **maximum of three minutes**. After each speaker returns to his/her seat, the Mayor shall determine the time and manner of response, but typically if answers are available, they will be given after all speakers have had an opportunity to address the City Council.
- Members of the audience are asked to refrain from clapping or otherwise speaking from their seats. Those not meeting the standards for decorum may be escorted from the meeting.

RULES OF DECORUM CAN BE FOUND IN THE PICO RIVERA MUNICIPAL CODE SECTION 2.08.050 AS ESTABLISHED BY ORDINANCE 783 ADOPTED ON AUGUST 20, 1990 AND AMENDED BY ORDINANCES 822 (SEPTEMBER 21, 1992) AND 1020 (MARCH 21, 2006).



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT 2016-2017 DRAFT ACTION PLAN

RECOMMENDATION:

Approve the Community Development Block Grant 2016-2017 draft Action Plan.

FISCAL IMPACT:

The recommended City Council action would approve the Fiscal Year 2016-17 Community Development Block Grant (CDBG) budget and spending plan. The 2016-17 CDBG Action Plan would be incorporated into the City's Fiscal Year 2016-17 budget as part of the CDBG fund (Fund 630).

DISCUSSION:

As an entitlement City receiving Community Development Block Grant (CDBG) funds, the City is required by the U.S. Department of Housing Urban Development (HUD) to prepare an annual Action Plan. The Action Plan provides specific information regarding the activities that will be carried out with the funding allocated in the fiscal year. The City's CDBG allocation for Fiscal Year 2016-17 is \$610,019. This reflects a 6% reduction from the previous fiscal year allocation.

A total of \$49,295 of uncommitted funds plus \$541,000 of unexpended funds from the previous fiscal year was included for a total budget \$1,200,314.

Exhibit A (attached) provides a breakdown of how the CDBG funds are planned to be allocated. Due to the reduction in the allocation and the 15% cap for social services, staff recommends that the City not fund the Salvation Army Transitional Living Center in the amount of \$2,969 and the Southern California Rehabilitation Center in the amount of \$3,333.

As part of HUD's requirements, cities must issue a Notice of Funding Availability (NOFA) to local and regional social service providers. The City published a NOFA in the Whittier Daily News on April 1, 2016. An application was also sent to all existing and interested social service providers. Staff received a funding request from Claret Hispanic Center, a local non-profit agency providing drug, alcohol, and domestic

violence counseling services. Due to limited funding, staff does not recommend funding this agency.

HUD also requires cities to publish a 30-day comment period and a public notice announcing the date, time, and location of the public hearing. A notice was published on April 8, 2016 in the Whittier Daily News announcing the public hearing date and the comment period.

CONCLUSION:

If approved, staff will proceed with the environmental phase for each activity, completing the required National Environmental Policy Act (NEPA) documents. Once approved by HUD, staff will submit the Request for Release of Funds (RROF) for final approval.



René Bobadilla

RB:BM:JG:em

- Enclosures:
- 1) 2016-2017 CDBG Proposed Budget
 - 2) 2016-2017 Draft Action Plan
 - 3) Public Notice
 - 4) Social Service Provider Accomplishments

**2016-2017
DRAFT CDBG BUDGET**

	FY 15-16 BUDGET	FY 15-16 PROJECTED EXPENDITURES	FY 15-16 ESTIMATED CARRYOVER BUDGET A - B = C	FY 16-17 BUDGET	FY 16-17 TOTAL BUDGET C + D
	A	B	A - B = C	D	C + D
HUD Budget Allocation	\$ 651,828			\$ 610,019	
Uncommitted Entitlement	\$ 489,453			\$ 49,295	
Total Program Budget	\$ 1,141,281			\$ 659,314	
Administration (20% CAP)=\$122,003					
General Administration	\$ 120,000	\$ 120,000	\$ -	\$ 111,638	
So Ca Housing Rights Center (Fair Housing)	\$ 10,365	\$ 10,365	\$ -	\$ 10,365	
Subtotal	\$ 130,365	\$ 130,365		\$ 122,003	\$ 122,003
Rehabilitation Programs					
Housing Rehabilitation Program (Closed)	\$ 36,000		\$ 36,000	\$ -	\$ 36,000
Handyworker Grant Program	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000
Commercial Façade Program	\$ 322,142	\$ 22,142	\$ 300,000	\$ 115,808	\$ 415,808
Lead Based Paint Program (New)	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
Subtotal	\$ 433,142	\$ 22,142	\$ 411,000	\$ 145,808	\$ 556,808
Neighborhood Services (Code Enforcement)	\$ 180,000	\$ 50,000	\$ 130,000	\$ -	\$ 130,000
Capital Improvement Project (Roadway Street Improvement)	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
Capital Improvement Project (Pio Pico Park Improvements) New				\$ 300,000	\$ 300,000
Social Services (15% CAP)=\$91,503					
Graffiti Removal Program (City Program)	\$ 21,503	\$ 21,503	\$ -	\$ 21,534	
Community Legal Services (Legal Aid Services)	\$ 1,782	\$ 1,782	\$ -	\$ 1,782	
The Whole Child Transitional Housing Services	\$ 24,944	\$ 24,944	\$ -	\$ 24,944	
Salvation Army Transitional Living Center	\$ 2,969	\$ 2,969	\$ -	\$ -	
Southeast Area Social Service Funding Authority	\$ 34,335	\$ 34,335	\$ -	\$ 34,335	
Southern California Rehabilitation Center	\$ 3,333	\$ 3,333	\$ -	\$ -	
Women's & Children's Crisis Center	\$ 8,908	\$ 8,908	\$ -	\$ 8,908	
Subtotal	\$ 97,774	\$ 97,774		\$ 91,503	\$ 91,503
Final Total Budget	\$ 1,141,281	\$ 600,281	\$ 541,000	\$ 659,314	\$ 1,200,314

CITY OF PICO RIVERA
Community Development Block Grant Program

ACTION PLAN
July 1, 2016-June 30, 2017



City of Pico Rivera
Community & Economic Development Department
6615 Passons Boulevard
Pico Rivera, CA 90660

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2016-17 Annual Action Plan for the City of Pico Rivera satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the three national objectives:

- Benefit Low- and Moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet a community development need having a particular urgency

As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's current Consolidated Plan covers the fiscal years of 2015-16 to 2019-20. On an annual basis, the City prepares an expenditure plan that identifies the specific activities the City will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year (FY) 2016-17 is the second year of the current Consolidated Plan cycle. HUD has notified the City that its 2016-17 CDBG allocation is \$610,019. Additionally, \$49,295 in prior year funds, and program income received during the year, will be available for programing.

2. Summarize the objectives and outcomes identified in the Plan

The 2015-2020 Consolidated Plan is a five-year strategic plan that utilizes an extensive analysis of housing and community market data in order to identify priority needs. Corresponding goals and objectives for the use of CDBG funds are established. Based on these assessments and the input of community residents, the following objectives have been established:

- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e. - senior, low income, youth, households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households.

3. Evaluation of past performance

The current 2015-16 Fiscal Year is the first year of the City’s 2015-2020 Consolidated Plan cycle; therefore, there is no past performance to evaluate at this time.

4. Summary of Citizen Participation Process and consultation process

As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the draft 2016-17 Annual Action Plan. Citizens were encouraged to participate in a public hearing held on May 10, 2016. The draft Action Plan was also available for public review and comment for 30 days, from April 10 to May 10, 2016. Copies of the Action Plan were available to the public at City Hall, the Pico Rivera Library, Pico Park, Pico Library, Rivera Park, U.S. Post Office, and Smith Park, as well as on the City’s website.

5. Summary of public comments

[A summary to be inserted after comment period and public hearing]

6. Summary of comments or views not accepted and the reasons for not accepting them

[A summary to be inserted after comment period and public hearing]

7. Summary

The Annual Action Plan serves as the link between the Consolidated Plan objectives developed to address priority housing and community needs with the use of federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during a 12-month period. The timeframe for the 2016-17 Action Plan begins July 1, 2016, and ends June 30, 2017. The Annual Plan will serve as the City’s application to HUD for \$610,019 in CDBG funds for Fiscal Year 2016-17, and as an expenditure plan for grant funds, prior year grant funds, and program income resources.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PICO RIVERA	Community & Economic Development Department
HOME Administrator		Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Pico Rivera Community and Economic Development Department is primarily responsible for administration of CDBG funds. The City is not a direct recipient of HUD HOME grant funds; however, in past years, the City has applied for HOME funds through the State of California.

Consolidated Plan Public Contact Information

Julia Gonzalez | Deputy Director
Community & Economic Development Department | City of Pico Rivera
6615 Passons Boulevard | Pico Rivera, CA 90660
T: (562) 801-4332 | F: (562) 949-0280

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the draft 2016-17 Annual Action Plan. Citizens were encouraged to participate in a public hearings held on May 10, 2016. The draft Action Plan was also available for public review and comment for 30 days, from April 10 to May 10, 2016. Copies of the Action Plan were available to the public at City Hall, the Pico Rivera Library, Pico Park, Pico Library, Rivera Park, U.S. Post Office, and Smith Park, as well as on the City's website.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Pico Rivera. The Pico Rivera Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Pico Rivera. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS.

The City of Pico Rivera is also a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within the southeast Los Angeles County region. COG members are collaborating and seeking funding to develop a plan to advance individuals from homelessness to a stable and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness. Certain programs within the region and elsewhere in Los Angeles County have a success record as high as 80% in moving an individual from being homeless to being stable and productive for over 3 years.

CDBG funding is also provided to social services organizations to assist low-income Pico Rivera resident in need of emergency assistance, principally families with children.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Pico Rivera is not a recipient of ESG funds thus is not involved in the allocation of ESG funds, developing performance standards, program outcomes, or operational/Homeless Management Information System (HMIS) policies and procedures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities (see Table 2)

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	PICO RIVERA
	Agency/Group/Organization Type	PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various city departments and housing authority provided input regarding priority housing and community needs and activities to address needs.
3	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regional continuum of care and HMIS. Provided information regarding homeless, shelter options and services.

4	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data and strategies to address impediments to fair access to housing.
5	Agency/Group/Organization	Community Legal Services (CLS)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding housing and service needs of victims of domestic violence
6	Agency/Group/Organization	SASSFA
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Service needs for seniors and frail elderly

Identify any Agency Types not consulted and provide rationale for not consulting

No single type of agency was knowingly excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	Regional Continuum of Care administrator. Conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness.
2014 Housing Element	City of Pico Rivera	Primary policy document for the development of affordable and market rate housing to address current and future housing needs.
Capital Improvement Plan	City of Pico Rivera	Multi-year public facility and infrastructure improvement plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

To ensure residents were aware of the draft 2016-17 Annual Action Plan, the City published a notice in the **Whittier Daily News**, which announced a 30-day public review period for the plan, and also announced a City Council-held public hearing (see **Attachment 1**). The City ensured all proposed activities were consistent with the goals and objectives of the Consolidated Plan, which were also scrutinized by community participation.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	4/1/16 notice to public service providers regarding community social service needs and availability of funds to address Con Plan priority needs	None	NA	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	4/8/16 public notice regarding 30-day public comment period and public hearing for approval of 2016-17 Action Plan	TBD	TBD	NA
3	Public Hearing	Non-targeted/broad community	5/10/16 City Council public hearing regarding 2016-17 Action Plan	TBD	TBD	NA

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The 2015-2020 Consolidated Plan indicates the City expects to receive approximately \$650,000 annually in CDBG funding, for a five-year total of approximately \$3,250,000. The City has been notified by HUD that it will receive \$610,019 in CDBG funds for FY 2016-17. The City will use CDBG funds for rehabilitation activities, public facility improvements, public services, and planning and administrative costs. The table below includes a carryover of \$49,295 in prior year resources that will also be available. Additionally, program income received during the year will be utilized to carry out CDBG-eligible activities. Several activities funded during FY 2015-16 will be carried forward into FY 2016-17. These include code enforcement and the Handyman Repairs Program.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	610,019	0	49,295	659,314	1,950,000	CDBG annual allocation from HUD

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	City is not a direct recipient of HOME funds.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. As needed and available, the City will allocate local funds to undertake public facility improvement projects and to also support the organizations that provide social services for residents.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's Housing Element has identified several sites that may accommodate future housing development. With the dissolution of redevelopment, resources for subsidizing development of housing and other economic development generating land uses are limited.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. In recent years, CDBG loan repayments have provided the City with some additional funding; however, this source is susceptible to the fluctuations of the economy and thus unpredictable. The City has also applied to the State for HOME and CalHome funds; however these resources are also increasingly limited.

HUD has begun to invest additional resources into housing assistance vouchers and certificates, and Housing Authority has pursued these new resources. As outlined above, Pico Rivera has identified vacant and underutilized land that may be suitable housing development. Combined with incentives such as density bonus, reduced development fees, etc., the City may be able to encourage development of additional housing opportunities for lower income residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Grant Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Fair Housing	CDBG: \$122,003	Other: 1 Other
2	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide	Support special needs programs and services	CDBG: \$91,503	Public service activities other than Low/Moderate Income Housing Benefit: 355 Persons Assisted
3	Public facilities and infrastructure	2015	2020	Non-Housing Community Development	Eligible Census Tracts	Construct or upgrade public facilities and infrast	CDBG: \$300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3,025 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2015	2020	Non-Homeless Special Needs Non-Housing Community Development	Eligible Census Tracts	Maintain and promote neighborhood preservation	CDBG: \$115,808	Facade treatment/business building rehabilitation: 3 Business
5	Provide decent affordable Housing	2015	2020	Affordable Housing	City Wide	Provide decent affordable housing	CDBG: \$30,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CDBG Grant Administration
	Goal Description	CDBG funds for program oversight and fair housing services
2	Goal Name	Support special needs programs and services
	Goal Description	CDBG funds to support public services for lower income residents
3	Goal Name	Public facilities and infrastructure
	Goal Description	Funding for public facility improvements
4	Goal Name	Economic Development
	Goal Description	Rehabilitation of commercial properties to preserve and expand economic opportunities for lower income residents
5	Goal Name	Provide decent affordable Housing
	Goal Description	Assistance to improve residential properties including removing lead based-paint hazards

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City is not a recipient of HOME funds. CDBG funds from FY 2015-16 will be carried forward into FY 2016-17 for housing rehabilitation services (Handyman Repairs). It is estimated that 10 homeowners will be assisted; all assisted owners will be extremely low-income, very low-income or low-income households. FY 2016-17 funds for Lead based-paint testing and abatement are allocated to potentially assist households participating in the Handyman Repairs Program.

AP-35 Projects – 91.220(d)

Introduction

CDBG funds have been allocated to a variety of activities that benefit low and moderate-income Pico Rivera residents.

#	Project Name
1	CDBG Administration
2	Housing Rights Center
3	Facility Improvements - Pio Pico Park
4	Graffiti Removal
5	Community Legal Services
6	The Whole Child
7	Southeast Area Social Services Funding Authority (SASSFA)
8	Women and Children’s Crisis Center
9	Commercial Facade Improvements
10	Lead Based-Paint Program

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds have been allocated to address the housing and services of City residents. Service are aimed at providing a safety net for at risk populations (e.g., seniors, victims of domestic violence, households at risk of becoming homeless), and to help maintain safe and decent housing and neighborhoods.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$111,638
	Description	CDBG funds for program oversight and coordination.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	6615 Passons, Pico Rivera, CA
	Planned Activities	CDBG program oversight and coordination
2	Project Name	Housing Rights Center
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Fair Housing
	Funding	CDBG: \$10,365

	Description	Fair housing outreach, education and enforcement services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 households
	Location Description	Citywide
	Planned Activities	Fair housing outreach, education and enforcement services to address impediments to fair housing.
3	Project Name	Facility Improvements - Pio Pico Park
	Target Area	Eligible Census Tracts
	Goals Supported	public facilities and infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrast
	Funding	CDBG: \$300,000
	Description	Improvement of public facilities in CDBG-eligible residential neighborhoods
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	3,025 persons (2,175 of which are low & moderate-income – 71.9%)
	Location Description	CT: 50050.00 BG: 1
	Planned Activities	Upgrade of neighborhood park including installation of play equipment, walking trails, picnic tables, lighting, landscaping and irrigation
4	Project Name	Graffiti Removal
	Target Area	Eligible Census Tracts
	Goals Supported	Support special needs programs and services

	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$21,534
	Description	CDBG funds to support graffiti removal services
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1500 Low and moderate-income households
	Location Description	CDBG eligible residential neighborhoods
	Planned Activities	Remove graffiti
5	Project Name	Community Legal Services
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$1,782
	Description	Legal aid services for victims of domestic violence
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 victims of domestic violence
	Location Description	Citywide
	Planned Activities	Legal services for victims of domestic violence
6	Project Name	The Whole Child
	Target Area	City Wide
	Goals Supported	Support special needs programs and services

	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$24,944
	Description	Homelessness prevention and case management services for homeless families and families at risk of becoming homeless
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals
	Location Description	Citywide
	Planned Activities	Case management and support services
7	Project Name	Southeast Area Social Services Funding Authority (SASSFA)
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$34,335
	Description	A variety of services for seniors and frail elderly
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	265 seniors
	Location Description	Citywide
	Planned Activities	Case management & services including Meals-on-Wheels & congregate meal for seniors
8	Project Name	Women and Children's Crisis Center

	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$8,908
	Description	Emergency shelter and support services for victims of domestic violence.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals
	Location Description	Citywide
	Planned Activities	Emergency shelter and support services for homeless women and women with children
9	Project Name	Commercial Facade Improvements
	Target Area	Eligible Census Tracts
	Goals Supported	Economic Development
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$115,808
	Description	Loans/Grants to assist with rehabilitation of commercial property facades
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Lower income households will benefit from improved neighborhood commercial centers
	Location Description	TBD
	Planned Activities	Rehabilitation of commercial center facades.

10	Project Name	Lead Based-Paint Program
	Target Area	Citywide
	Goals Supported	Provide decent affordable Housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$30,000
	Description	Grant funds for lead based-paint testing and abatement for housing units rehabilitated with City funding
	Target Date	06/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 housing units
	Location Description	Citywide
	Planned Activities	Lead based-paint testing and fund to assist homeowners properly remove or encapsulate lead based-paint hazards

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution of funding is based on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically both citywide and to specific neighborhoods. Most funds will be allocated on an area-wide benefit basis which will benefit all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
Eligible Census Tracts	66
City Wide	34

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the City's CDBG-eligible areas tend to be older sections of the City, area wide activities (e.g., commercial property improvements, public facility improvements) will help to improve and sustain neighborhoods (see map of eligible areas – **Attachment 2**). Along with other public and private improvements and services, decline in these areas can be arrested. Social safety net programs will be available to all eligible City residents.

Discussion

As indicated above, CDBG funds are primarily focused on activities that will improve residential neighborhoods. It is expected that as the City invests in neighborhoods it will create a synergy whereby residents will also invest in their home and community. For those residents most in need (e.g., seniors, frail elderly, households at risk of homelessness), CDBG-funded services will be available on a citywide basis.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing goals will be met with resources carried forward from the prior Fiscal Year. In FY 2015-16, the City contracted with the San Gabriel Valley Conservation Corp to implement a Handyman Repairs Program. Due to program start-up delays, no units were rehabbed during the year. Funds will be carried into FY 2016-17 to assist an estimated 10 homeowners. FY 2016-17 CDBG funds have been allocated for lead based-paint testing and abatement grants for housing units participating in the Handyman Repairs Program. The Pico Rivera Housing Authority will provide rental assistance to an estimated 459 lower income households during FY 2016-17. CDBG funds have been allocated for the purpose of providing emergency shelter to an estimated 40 individuals.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	0
Special-Needs	0
Total	40

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined above, CDBG resources will be carried forward from the prior year to assist and estimated 10 households repair their primary residence. CDBG public service grant funds will assist an estimated 40 women and children that are victims of domestic violence with emergency shelter. The Pico Rivera Housing Authority will also provide rental assistance to 459 households (of which 192 are senior households and 146 are disabled households).

AP-60 Public Housing – 91.220(h)

Introduction

The City of Pico Rivera, nor the City's Housing Authority, own or operate public housing. The City's Housing Authority does provide rental assistance vouchers and certificates to 459 households.

Actions planned during the next year to address the needs to public housing

Not applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

As indicated above, the City nor its Housing Authority own or operate public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Pico Rivera recognizes its responsibility to assist at risk households and the homeless, thus it has implemented a strategic plan that identifies efficient and effective means to distribute limited resources to address homelessness with the ultimate goal of assisting individuals/households to become self-sufficient. The City has designated homelessness prevention as a high priority for addressing homelessness in the community; emergency and transitional shelters are also designated as high priority needs. Outreach and assessment have not been identified as a high need since the agencies supported by the City's funding provide client outreach and assessment services as part of their program implementation. For non-homeless individuals with special needs, the City will support activities that help ensure access to safe and decent housing, and that help expand employment opportunities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

No programs that primarily focus on homeless outreach are proposed for funding during FY 2016-17. The City has chosen not to allocate limited CDBG funds for this purpose since homelessness service/shelter providers that will be funded by the City have well developed outreach and assessment programs that will link Pico Rivera residents with appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

FY 2016-17 CDBG funding has been allocated to the Women's and Children's Crisis Center, an emergency shelter program for victims of domestic violence. An estimated 40 individuals will be provided shelter and supportive services.

The critical link between homelessness and self-sufficiency is provided by transitional housing programs. In this setting, homeless individuals and families are provided free or low cost housing that is enriched with support services aimed at building self-reliance skills. The Whole Child Temporary Housing program has been allocated CDBG funds for FY 2016-17 to support their programs to assist at-risk and homeless families. An estimated 25 individuals will be assisted - some with transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

Permanent housing and independent living is the end-goal of the City's homeless strategy. To this end, the City will encourage service providers to make every effort to minimize the amount of time an individual/household remain homeless, provide access to affordable housing, and to minimize recidivism. In recent years the "housing first" model has been implemented by several homeless service providers. These rapid rehousing programs have helped reduce the number of homeless by providing permanent shelter and critical supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

A key component of a homeless strategy is to prevent individuals and families from falling into homelessness. This is often accomplished by providing temporary monetary assistance and counseling/support services. Several nonprofit service providers located in the region will be available to assist Pico Rivera's at-risk population; however, for FY 2016-17, no programs are slated for CDBG funding.

Through its participation in the LAHSA planning process, the City is an active participant in the regional plan to end homelessness which includes a discharge plan from institutions such as jails, health care facilities and foster care.

Discussion

The City is an active participant in regional homeless planning efforts including those of LAHSA. Through these efforts the City is able to coordinate the use of limited CDBG funds to address local homeless needs and also contribute to a regional strategy to reduce homelessness. CDBG funding is allocated to address homelessness among families with children and households at risk of becoming homeless due to domestic violence. Additionally, CDBG public service grants will provide a safety net for area residents that are also at risk of becoming homeless (e.g., seniors and frail elderly).

Housing Opportunities for Persons with AIDS (HOPWA)

The City is not a recipient of HOPWA funds.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	NA

Tenant-based rental assistance	NA
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	NA
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	NA
Total	NA

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Barriers to affordable housing and actions to overcome barriers are detailed in the City's Housing Element and mirrored in the Consolidated Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate:

- The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses.
- Density Floor is another tool that can be used to promote the maximum use of residential land. The Density Floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- The City will continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.
- Developers will be encouraged to pursue projects providing low- and moderate-income housing. California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus to encourage developers interested in additional density with an incentive to develop a portion of their market rate project as affordable to low- and moderate-income households.

Discussion

The Pico Rivera Housing Element and 2015-2020 Consolidated Plan identify barriers to the provision of affordable housing and also provided a strategy to address barriers. Outlined above are steps the City identified it will undertake during the 2015-2020 planning period in an effort to overcome barriers. These actions will be implemented during FY 2016-17.

AP-85 Other Actions – 91.220(k)

Introduction

Outlined below are the actions the City will implement to address the “Other” sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City of Pico Rivera’s 2015-2020 Consolidated Plan proposes projects and activities to meet housing and community priorities needs. The Plan includes programs, projects and activities to be undertaken that address the needs of the underserved in Pico Rivera including lower income homeowners, the homeless and those at risk of becoming homeless, seniors and frail elderly, and persons with disabilities. Specific activities to be carried out during FY 2016-17 include the following:

- Support for nonprofit agencies, particularly those that provide social services for special needs populations, i.e. - senior, low income, youth households with a cost burden;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing, e.g., Handyman Repairs Improvements, lead based-paint testing and abatement, code enforcement, and public facility/infrastructure improvements;
- Programs that promote fair housing, especially targeting extremely low- and low-income households.

Actions planned to foster and maintain affordable housing

In general, the City will utilize a number of policies to provide flexibility in housing site planning and to promote more intense development where appropriate. The City’s Housing Sites Inventory Program helps ensure that the City monitors available sites that may be appropriate for residential uses. The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments. Additionally, the City will encourage developers to pursue projects providing low- and moderate-income housing by providing incentives such as a density bonus. If appropriate and available, subsidies to offset the cost of acquisition, development or project-related off-site improvements may be considered. No CDBG-funded actions are slated for FY 2016-17.

Actions planned to reduce lead-based paint hazards

In accordance with federal regulations, the City of Pico Rivera has established a policy regarding lead-based paint hazards. All housing units that receive some form of City housing rehabilitation assistance, that were built prior to 1978, must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the

rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion. The City has allocated \$30,000 in FY 2016-17 funds to assist homeowners, participating in City housing rehabilitation program, with the cost of lead based-paint testing, removal/encapsulation, and clearance testing.

Actions planned to reduce the number of poverty-level families

The activities and services the City will provide during FY 2016-17 to combat and prevent poverty include the following:

- Continue to provide resources to address homelessness in the community;
- Preserve affordable housing options for residents including housing rehabilitation assistance and federal rental assistance via Housing Choice Voucher and Certificates administered by the Pico Rivera Housing Authority;
- Provide public services to assist lower-income seniors and households to improve their quality of life;
- Provide economic opportunities for lower income residents through the Commercial Façade Loan Program. Assistance will help revitalize targeted commercial areas in order to improve and sustain economic vitality.

Actions planned to develop institutional structure

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community. The City will continue to work with nonprofit entities to deliver public services. As a member of the LAHSA, the City will provide critical information to the County of Los Angeles for preparation of the County's Continuum of Care Homeless Assistance grant applications. Pico Rivera will provide critical information regarding mainstream funds the City will make available to serve the homeless, and will also assist in identifying and prioritizing gaps and needs in the regional system of care. Additionally, the City will provide input on the development of the County's Ten-Year Plan to End Homeless. Finally, the City will continue to assist the Housing Authority implement its Five-year Public Housing Authority (PHA) Plan.

The City is also a participant in the Gateway Cities Council of Governments (COG) which is addressing homelessness in southeast Los Angeles County region. COG members represent a variety of local, County, and special districts government agencies. The COG model helps break down existing institutional barriers and create new opportunities for cooperative-based regional solutions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Economic and Community Development Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Pico Rivera. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services. As outlined above, the City also participates in numerous efforts to coordinate short-term and long-term solutions to regional issues.

Discussion

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI) every five years. In addition to identifying impediments, a strategy to overcome barriers must be developed and implemented; accomplishments are to be reported annually. In 2015, the City prepared a new AI for the time period of FY 2015-16 through 2019-20. In July 2013, HUD published new rules that substantially revamped existing AI regulations. The implementation date for this new fair housing assessment document was postponed until 2019; therefore, a new fair housing assessment document will need to be prepared prior to the next Consolidated Plan.

The City's current AI evaluates existing demographic data, past fair housing enforcement activity, city-specific mortgage lender data, and existing housing and land use public policies. Based on an analysis of this data, and the input of residents, a list of impediments to fair housing choice was developed. A corresponding set of action steps to ameliorate these barriers was also prepared. Impediments and action steps are summarized in **Attachment 3**.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements. Below are the requirements for the CDBG program. The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City is not a Participating Jurisdiction in the HUD HOME program; however, it has received HOME funds from the State of California in past years. The City will ensure compliance with all applicable HOME program regulations as required by the State.

Discussion

The City will meet the overall 70% benefit for low and moderate-income requirement during the one-year **2016** Program Year.

**CITY OF PICO RIVERA CITY COUNCIL
PUBLIC HEARING AND COMMENCEMENT OF 30-DAY PUBLIC
COMMENT PERIOD 2016-2017 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City of Pico Rivera City Council will hold a Public Hearing regarding the adoption of the 2016-2017 Annual Action Plan. The 2016-2017 Action Plan summarizes proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). It is estimated that the City of Pico Rivera will receive \$610,019 in CDBG funds from HUD. This amount reflects a 6% decrease from the previous year. Unspent funds from prior year will also be utilized. As required by federal regulations, a 30-day public comment period will be initiated to receive written comments regarding the proposed use of these funds as outlined in the draft 2016-2017 Action Plan.

Proposed uses of 2016-2017 CDBG funds include the following: General Administration (20 % Cap) \$122,003; Social Service programs for seniors, homeless and lower income groups (15% Cap) \$91,503; Commercial Façade Rehabilitation Program \$322,142; Housing Rehabilitation Program \$75,000; Neighborhood Services related to code enforcement activities \$130,000 and a Capital Improvement Project in the amount of \$445,000.

WHEN: Tuesday, May 10, 2016

TIME: 6:00 PM

WHERE: City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660

MAIL: PO Box 1016

TELEPHONE: (562) 801-4332

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. The 30-day public comment period for the draft 2016-2017 Annual Action Plan will commence on Monday, April 11, 2016 and will end Tuesday, May 10, 2016. Written comments must be submitted to the Community and Economic Development Department-Housing Division no later than 5:00 p.m., Tuesday, May 10, 2016. Drafts are available for public review at the following locations:

Pico Rivera City Hall
Housing Division
6615 S. Passons Boulevard
Pico Rivera, CA 90660

Pico Park
9520 Beverly Boulevard
Pico Rivera, CA 90660

U.S. Post Office
6320 Passons Boulevard
Pico Rivera, CA 90660

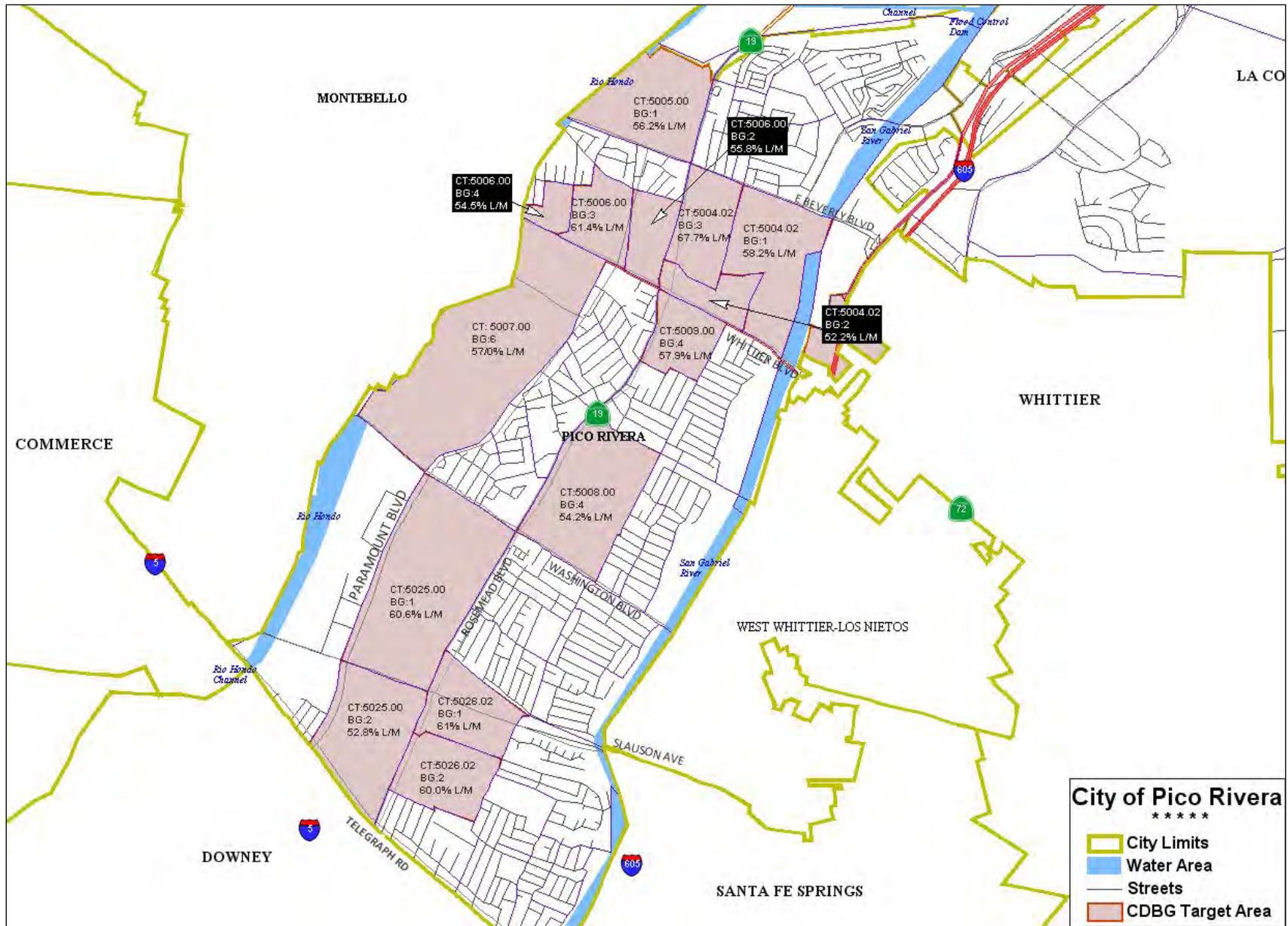
Rivera Park
9530 Shade Lane
Pico Rivera, CA 90660

Smith Park
6016 Rosemead Boulevard
Pico Rivera, CA 90660

If a challenge is made by any party in court from actions arising out of the public meeting and the public hearing, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

Anna M. Jerome
City Clerk
Publication Date: Friday, April 8, 2016

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna M. Jerome at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.



CONCLUSIONS, IMPEDIMENTS AND ACTIONS

(Extracted from “City of Pico Rivera 2015 Analysis of Impediments to Fair Housing Choice” Section 6 May 2015)

The AI identify common problems and potential barriers to fair housing in the City of Pico Rivera. This section builds on the previous analysis, summarizes conclusions and outlines the City’s commitment to actions for addressing the impediments to fair housing. Certain households and individuals may be more susceptible to discrimination due to special circumstances, needs or personal attributes.

CONCLUSIONS AND IMPEDIMENTS

The following is a list of key conclusions and potential impediments that may exist in the City of Pico Rivera.

JURISDICTIONAL DATA

Race and Ethnicity: In 2012, approximately 13 percent of the population was foreign born. Additionally, 12,086 of Pico Rivera residents reported that they speak a language other than English said that they speak English less than very well. This is important to note as foreign-born residents may have difficulty accessing housing due to language barriers or an apartment owner’s reluctance to rent housing to an immigrant. In addition, a fair housing concern could arise if a foreign-born resident owns an apartment building and advertises only in his or her native language, thus restricting access only to persons speaking that language.

Section 8 Vouchers: Sequestration impacted the Pico Rivera Housing Authority by limiting the ability to lease to the full voucher allocation. Rental assistance through the Section 8 program was reduced through attrition. If sequestration resumes, then dramatic actions will need to be taken such as increasing the amounts tenants contribute to rent and reducing the number of assisted households.

Large Households: Large households often face discrimination in the housing market, particularly in the rental housing market. Landlords might discriminate against large families for fear of excessive wear and tear or liability issues related to children. Factors contributing to the rate of overcrowding in Pico Rivera include housing costs, an increase in the number and proportion of large family households and an inadequate supply of large family rental and ownership units.

Disabilities: In 2010, approximately 12.8 percent of Pico Rivera’s population (18 years and over) was reported to be living with a disability. This count includes age-related as well as other disabilities. Barriers to housing opportunities for individuals with physical disabilities include the lack of affordable, barrier-free housing.

Housing Affordability: Low-income households that rent experience a higher rate of housing cost burden than other household types. Although housing affordability per se is not a fair housing issue, overpayment, overcrowding and foreclosures could disproportionately affect Pico Rivera’s special needs populations. In this regard, housing affordability is a fair housing concern.

HOUSING CONDITIONS

Housing Stock: Approximately 87 percent of Pico Rivera's housing units were constructed prior to 1980 with a significant portion (49.2 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration.

Affordable Housing Units: According to the City's 2014 Housing Element, currently there are 302 rental properties with affordability covenants - 216 are at risk of converting to market rate during the 2014-2021 planning period, and 16 units are at-risk of converting to market rate during 2022-2024 period.

Although housing affordability is not a fair housing concern per se, providing opportunities for a variety of housing choice can help lessen the likelihood of housing discrimination by increasing the supply.

ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE

The proposed actions to address the impediments to fair housing choice are organized by type.

EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

1. **Housing Partnerships:** The City will continue to explore the development and rehabilitation of affordable housing opportunities with its local partners as well as outside developers.
Time Frame: Ongoing
2. **Housing Choice for Special Needs Populations:** The City will promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City will also publicize financial and regulatory incentive such as expediting permit processing, deferred fees, and density bonus.
Time Frame: By January 2017
3. **Housing Choice for Low Income Families Action:** The City will actively seek replacement funding to recover lost funding (i.e. redevelopment) in efforts to continue facilitating affordable housing.
Time Frame: Ongoing

FAIR HOUSING SERVICES

4. **Reasonable Accommodations for the Disabled:**
 - A. The City will direct Fair Housing Foundation to provide information on reasonable accommodation to City residents. Information will be available at City Hall and appropriate Community Centers in English and Spanish.
Time Frame: Ongoing
 - B. The City will continue to work with the Fair Housing Foundation to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.
Time Frame: Ongoing

Legal Notice	Legal Notice	Legal Notice	Legal Notice
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**CITY OF PICO RIVERA CITY COUNCIL
PUBLIC HEARING AND COMMENCEMENT OF 30-DAY PUBLIC
COMMENT PERIOD 2016-2017 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City of Pico Rivera City Council will hold a Public Hearing regarding the adoption of the 2016-2017 Annual Action Plan. The 2016-2017 Action Plan summarizes proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). It is estimated that the City of Pico Rivera will receive \$610,019 in CDBG funds from HUD. This amount reflects a 6% decrease from the previous year. Unspent funds from prior year will also be utilized. As required by federal regulations, a 30-day public comment period will be initiated to receive written comments regarding the proposed use of these funds as outlined in the draft 2016-2017 Action Plan.

Proposed uses of 2016-2017 CDBG funds include the following: General Administration (20 % Cap) \$122,003; Social Service programs for seniors, homeless and lower income groups (15% Cap) \$91,503; Commercial Facade Rehabilitation Program \$500,000; Housing Rehabilitation Program \$75,000; Neighborhood Services related to code enforcement activities \$130,000 and a Capital Improvement Project in the amount of \$245,808.

WHEN: Tuesday, May 10, 2016

TIME: 6:00 PM

WHERE: City Hall Council Chambers 6615 Passons Boulevard
Pico Rivera, CA 90660

MAIL: PO Box 1016 **TELEPHONE:** (562) 801-4332

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. The 30-day public comment period for the draft 2016-2017 Annual Action Plan will commence on Monday, April 11, 2016 and will end Tuesday, May 10, 2016. Written comments must be submitted to the Community and Economic Development Department-Housing Division no later than 5:00 p.m., Tuesday, May 10, 2016. Drafts are available for public review at the following locations:

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6016 Rosemead Boulevard
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Anna M. Jerome
City Clerk
Publication Date: Friday, April 8, 2016

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Whittier Daily News **Ad#789006**

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**CDBG SOCIAL SERVICE PROVIDER ACCOMPLISHMENTS
FY 2015-2016**

	SOCIAL SERVICE PROVIDER	PROPOSED	ACTUAL *
1.	SO CAL REHABILITATION SERVICES Provides supportive services for individuals with disabilities to become independent. Services include counseling, personal assistance, youth services, training independent living skills and advocacy.	23	66
2.	WOMEN'S AND CHILDREN'S CRISIS CENTER Provides telephone counseling. Presentation at El Rancho High School Social Justice Club on Domestic Violence "How do you know you are in an abusive relationship". Also may provide sheltering.	40	42
3.	COMMUNITY LEGAL SERVICES (LEGAL AID SOCIETY) Assist persons who do not have an attorney with the applying for restraining orders, provide counseling, referral services to shelters, police and victim-witness protection program.	25	20
4.	THE WHOLE CHILD TRANSITIONAL HOUSING Provides transitional housing. Also provides case management providing nutritional meals and job training.	25	27
5.	THE HOUSING RIGHTS CENTER Provides counseling for tenants, landlords, and rental home seekers. Counseling consists of housing discrimination based on physical disability, mental disability, national origin, evictions, substandard conditions, and lease terms.	100	86
6.	SALVATION ARMY TRANSITIONAL LIVING CENTER Provides transitional housing services and counseling such as savings programs, monitoring children school activities and registering clients in adult school.	15	91
7.	SOUTHEAST AREA SOCIAL SERVICES FUNDING AUTHORITY (SASSFA) Senior Center meals, home deliveries, case management, home chores, personal care and respite services.	265	311

*Based on 3rd quarter reports (July 1, 2015-March 31, 2016)



To: Mayor and City Council

From: City Manager

Meeting Date: May 10, 2016

Subject: PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 727 AND VESTING TENTATIVE TRACT MAP NO. 74006, A REQUEST TO CREATE A SUBDIVISION FOR THE DEVELOPMENT OF 35 RESIDENTIAL CONDOMINIUM UNITS ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Recommendations:

1. Approve Planning Commission recommendation to adopt Resolution approving Conditional Use Permit No. 727 (CUP No. 727); and
2. Approve Planning Commission recommendation to adopt Resolution approving Vesting Tentative Tract Map No. 74006 (VTTM No. 74006).

Fiscal Impact:

The recommended City Council action does not have a fiscal impact.

Background:

Planning Commission Recommendation

On March 21, 2016, the Planning Commission held a public hearing recommending City Council approval of CUP No. 727 and VTTM No. 74006 by a 4-to-1 vote, with Commissioner Elisaldez dissenting, under the condition that City staff and the applicant hold a community meeting to consider the concerns of adjacent residents prior to taking the subject applications to the City Council for consideration. During the Planning Commission's public hearing eight people spoke in opposition to the project citing privacy, traffic, parking, compatibility, and safety concerns, and one person spoke in favor of the project citing the need for the new development to encourage the improvement of the surrounding area.

Environmental Review

Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9)); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects).

A project specific traffic impact letter prepared by Kimley-Horn and Associates, Inc. determined that the project would not have any significant traffic impacts to the existing traffic on Rosemead and Beverly Boulevards adjacent to the site or the local circulation network in the project vicinity. The traffic impact letter was included as part of the CEQA Categorical Exemption document.

Legal Analysis

Following a court decision in 2011, under the Housing Accountability Act (Gov. Code, § 65589.5), it is not appropriate to deny or condition the density of a housing development project complying with the existing zoning code and development standards, unless subject to certain exceptions in limited circumstances as further described below. These exceptions must be applicable, and even if done correctly, may expose a city to significant risk of litigation.

The Housing Accountability Act mandates the development of multi-family housing to meet the regional housing needs of all segments of the population. As a matter of State Law, where a proposed multi-family residential housing development (affordable or market rate) is consistent with a city's zoning ordinance and general plan on the date the application is deemed complete, a city cannot deny the application because the project is a multi-family housing development. The legal grounds to deny such a multi-family residential housing development under State Law are that the project would:

1. Have a specific, adverse impact upon public health or safety, based on substantial evidence in the record; and
2. There is no feasible method to mitigate or avoid this impact satisfactorily other than denying the project (Gov. Code § 65589.5, subd. (j)).

Cities run the risk of being sued by a developer for not approving a housing development project such as this and several cities have faced damage awards of millions of dollars. If the direction of the City Council is to prepare a resolution of denial, the City Council should continue the public hearing and direct staff to bring back specific findings of denial based on City Council's deliberations, analysis of the staff report, and public hearing testimony.

Property History

Staff received applications for a Conditional Use Permit No. 727 (CUP No. 727) and Vesting Tentative Tract Map No. 74006 (VTTM No. 74006) for the subdivision and development of 35 residential condominium units at 9036 Beverly Boulevard. In September 2013, the City Council approved the construction of a Norm's Restaurant on the westerly adjacent property, located at 4422 Rosemead Boulevard (Assessor Parcel No. 8121-025-022) and the future construction of up to 21,000 square feet of retail commercial space at 9036 Beverly Boulevard.

Since 2013, City officials and staff, and Norm's Restaurants executives have worked diligently to secure a commercial anchor tenant to construct and operate the approved 21,000 square foot retail commercial component, with efforts focused on attracting a retail grocer. In 2014, Norm's Restaurants hired commercial real estate services firm CBRE to lead a more exhaustive marketing effort. After 18 months of effort, CBRE unfortunately was not able to secure a retail developer and operator, due to the location and size of the potential commercial development. The only viable interest received was from residential developers.

The project site is currently undeveloped consisting of areas of paved asphalt and dirt with overgrown vegetation. Per City records, the site has been vacant since 2008.

Description:

The project applicant is proposing to subdivide an existing vacant site and develop 35 3-story residential condominium units, consisting of an attached 2-car garage for each unit and 12 on-site guest parking spaces. The project site is located within an urbanized area on the south side of Beverly Boulevard, east of Rosemead Boulevard and is bounded on the east and north (across Beverly Boulevard) by single family homes, and to the west and south (across Arma Street) by commercial uses.

Vesting Tentative Tract Map No. 74006

VTTM No. 74006 proposes the subdivision of an existing 1.62 acre (70,646 square feet) parcel to allow a 35-unit condominium development. The subdivision proposes 5

COUNCIL AGENDA MEMO – MTG. OF MAY 10, 2016
 PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 727 AND VESTING
 TENTATIVE TRACT MAP NO. 74006, A REQUEST FOR DEVELOPMENT OF 35
 RESIDENTIAL CONDOMINIUM UNITS AT 9036 BEVERLY BOULEVARD
 Page 4 of 6

separate multi-unit buildings: consisting of 2 buildings with 6 units; 2 buildings with 8 units; and 1 building with 7 units. A 6-unit building will front Beverly Boulevard and an 8-unit building will front Arma Street, with both buildings providing direct pedestrian access from the public right-of-way. The remaining 3 buildings will be placed within the interior of the project site.

The project site will have one point of ingress and egress via a 28-foot wide driveway approach within the southeast corner of the site, on the north side of Arma Street. A stop sign shall be installed on the project site requiring vehicles to stop prior to entering Arma Street. Vehicular access to all garages and guest parking spaces will be provided within the project site via private drive aisles, including a 28-foot wide private drive aisle located within the easterly portion of the site.

Conditional Use Permit No. 727

The Conditional Use Permit requests approval to construct the 35-unit residential condominium development. The 3-story homes will be approximately 39-feet in height, and will feature 4 different floor plans ranging from 1,191 square feet to 1,711 square feet in floor area with 2 to 4 bedrooms, and 2½ to 4 bathrooms. All floor plans accommodate the living space, kitchen and dining rooms on the second floor, and bedrooms on the third floor; however depending on the floor plan, bedrooms will also be located on the first and second floors.

The following table provides an overview for each of the 4 proposed floor plans:

Floor Plan	Number of Units	Floor Area (Sq. Ft.)	Number of Bedrooms	Number of Bathrooms	Attached 2-Car Garage Type
1	6	1,191	2	2.5	Side-by-Side (18-ft. x 20-ft)
2	14	1,449	3	3	Tandem (9-ft. x 40-ft)
3	1	1,588	3	3	Tandem (9-ft. x 40-ft)
4	14	1,711	3 (Option for 4)	3 (Option for 4)	Side-by-Side (18-ft. x 20-ft)

The units will feature stucco finishes in white and light taupe with brick or stone veneer accents and concrete roof tiles in complementing colors. The development will provide common open space with paved and lit walking paths, drought-tolerant landscaping, and decorative block wall and wrought-iron fencing throughout.

Community Open Houses

The first of two community meetings was held on April 7, 2016 with public notices mailed on March 29, 2016 to all property owners and residents within 300 feet of the project site. The second community meeting was held on May 4, 2016 with public notices mailed on April 25, 2016 to all property owners and residents within 500 feet of the project site. At the April 7 meeting 10 residents attended and 33 residents attended the May 4 meeting. During both meetings attendees discussed their concerns one-on-one with City staff and the applicant. To summarize the issues raised and the responses, staff created a table (Enclosure 3). In addition, staff has provided copies of verbal and written correspondence in support of and opposition to the project, including a petition in opposition to the project addressed to Mayor David Armenta (Enclosure 4).

To lessen impact to the adjacent single family homes, the applicant has agreed to do the following:

1. Replace an existing 6-foot high block wall with an 8-foot high block wall along the easterly property line to preserve privacy, if approval of all easterly adjacent residents is obtained. If approval of the adjacent residents is not obtained, the applicant will maintain and paint the existing 6-foot high block wall in order to maintain a wide enough landscape planter along the project site's easterly property line necessary to install screening trees and hedges.
2. Reduce the number and size of windows on easterly facing elevations, while maintaining compliance with health and safety requirements.
3. Make all non-operable windows installed on easterly facing elevations opaque.
4. Increase the width of the landscape planter running along the easterly property line, adjacent to the single family homes, to allow the installation of trees and hedges for privacy screening.
5. Include one additional on-site guest parking space.

The applicant has already revised the entitlement plans to reflect items 2 to 5.

Conclusion:

If approved, staff will require the applicant to sign an affidavit confirming the acceptance of the conditions of approval prior to the submittal of the construction plans, and staff will ensure that all conditions are met.

COUNCIL AGENDA MEMO – MTG. OF MAY 10, 2016
PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 727 AND VESTING
TENTATIVE TRACT MAP NO. 74006, A REQUEST FOR DEVELOPMENT OF 35
RESIDENTIAL CONDOMINIUM UNITS AT 9036 BEVERLY BOULEVARD
Page 6 of 6

Staff recommends that the City Council approve Planning Commission recommendation to adopt the enclosed Resolutions approving Conditional Use Permit No. 727 and Vesting Tentative Tract Map No. 74006.



Renè Bobadilla

RB:BM:CG:em

- Enclosures:
- 1) City Council Resolution – Conditional Use Permit No. 727
 - 2) Planning Commission Resolution No. 1238 – recommending City Council approval of Conditional Use Permit No. 727
 - 3) City Council Resolution – Vesting Tentative Tract Map No. 74006
 - 4) Planning Commission Resolution No. 1239 – recommending City Council approval of Vesting Tentative Tract Map No. 74006
 - 5) Community Concerns and Responses
 - 6) Verbal and Written Communications
 - 7) Categorical Exemption
 - 8) Public Notice

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 727 TO CONSTRUCT A 35-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND THE MIXED-USED OVERLAY (M-U OVERLAY) ZONE

WHEREAS, public notices were published in the Whittier Daily News on March 11, 2016 announcing the date of the Planning Commission public hearing; and

WHEREAS, the Planning Commission of the City of Pico Rivera carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of March 21, 2016 and adopted Resolution No. 1238 recommending City Council approval under the condition that the applicant coordinate with Community and Economic Development Department staff to hold a community outreach meeting to diligently attempt to resolve concerns of residents within 300-feet of the subject project site prior to bringing Conditional Use Permit No. 727 before the Pico Rivera City Council for consideration; and

WHEREAS, a public notice was mailed to all properties within 300-feet of the subject project site on March 29, 2016 announcing the date of a Community Open House for the purposes of addressing any community concerns regarding the proposed 35-unit residential condominium development; and

WHEREAS, a Community Open House was held on April 7, 2016 from 6:00 p.m. to 8:00 p.m. at Pico Park Auditorium, located at 9528 Beverly Boulevard, where residents attended to discuss their concerns one-on-one with City staff and the applicant; and

WHEREAS, a public notice was mailed to all properties within 500-feet of the subject project site on April 25, 2016 announcing the date of a Community Open House for the purposes of listening to community comments regarding the proposed 35-unit residential condominium development and providing the community with an overview of City staff's current efforts to improve the north side of Pico Rivera; and

WHEREAS, a Community Open House was held on May 4, 2016 from 6:00 p.m. to 8:00 p.m. at Pico Park Auditorium, located at 9528 Beverly Boulevard, where residents attend to discuss their concerns one-on-one with City staff and the applicant; and

WHEREAS, public notices were published in the Whittier Daily News on April 30, 2016 announcing the date of the City Council public hearing; and

WHEREAS, the City Council of the City of Pico Rivera has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of May 10, 2016 and has approved Conditional Use Permit No. 727;

NOW THEREFORE, be it resolved by the City Council of the City of Pico Rivera that:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the City Council has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, recommends that the City Council Find that this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (public resources code §21080(b)(9); administrative code, title 14, chapter 3, §15332, class 32, infill projects. The facts and findings contained in the categorical exemption are hereby adopted and made part of this Resolution.

SECTION 3. Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the City Council approves Conditional Use Permit No. 727, a request to construct a 35-unit residential condominium development at 9036 Beverly Boulevard (Assessor Parcel No. 8121-025-023) in the Commercial Planned Development (CPD) zoned district and the Mixed-Use Overlay (M-U Overlay) zone be approved for the following reasons:

- a) That the granting of this Conditional Use Permit will be in the interest of the public welfare, in that the project involves the redevelopment of a large lot, which has remained vacant for approximately eight years, into a new viable residential use that is anticipated to improve property values and continue to enhance the Rosemead Boulevard and Beverly Boulevard corridors. The proposed 35-unit residential condominium development will be a new development and will be architecturally designed to improve the aesthetics of the surrounding commercial area.
- b) That the proposed project described in the application will not be detrimental in any way to other adjoining and neighboring properties in the general area in which the use is proposed to be located. The project site's proposed use as a 35-unit residential condominium development will act as an appropriate transitional buffer between an adjacent established residential neighborhood to the east and commercial developments to the west. In addition, to provide screening between the project site and the adjacent residences to the east, the project will include the installation of mature landscaping along the entire easterly side of the site consisting of screening trees. Landscaping, and perimeter walls and fencing will be provided throughout the project site. These improvements will enhance the appearance of the site while protecting the adjacent properties.
- c) That the property described in the application is suitable for the proposed use of land. The subject site is approximately 1.62 acres in size, which is suitable

to accommodate the proposed development of 35 condominium homes along with required drive aisles, on-site resident and guest parking, and private and common open space. The maximum density allowed in the Mixed-Use Overlay (M-U Overlay) zone is 30 units per acre, or 1,452 square feet per unit, which would permit the development of up to 48 units on the project site. Ingress and egress will be provided to the subject site along Arma Street, so that the proposed residential development is accessed via a local street, which the General Plan describes as a two lane roadway that provides direct access to adjacent properties and typically serves the interior of neighborhoods. Conditions have been imposed to ensure that the development is architecturally designed to improve the aesthetics of the surrounding area.

- d) That the traffic-generating capacity and operation of the proposed use of land will not place a demand for or burden upon other municipal improvements or services, or utilities. A traffic letter prepared by Kimley-Horn and Associates, Inc., was included as part of the Categorical Exemption and determined that the project would not have any significant traffic impacts to the existing traffic on Rosemead and Beverly Boulevards or the local circulation network in the project vicinity.
- e) The adequate consideration for the protection of the environment has been satisfactorily demonstrated. A Categorical Exemption was prepared by P3 Services, which includes a traffic letter, prepared by Kimley-Horn and Associates, Inc., which evaluated potential impacts to the surrounding environment including the single family homes to the east of the site and determined that the impacts were less than significant.
- f) That the proposed use of land is consistent with the provisions and objectives of the General Plan in that the proposed development provides additional housing options to meet the need of Pico Rivera residents. The proposed use is consistent with the General Plan's Mixed Use (MU) Land Uses Policy 3.8-2 within the *Land Use Element*, which promotes the reuse of vacant and underutilized commercial uses for more economically productive purposes, including housing developments. In addition, the General Plan identifies the subject site as being within sub-area 1 of Opportunity Area 4 – Rosemead Boulevard Corridor, which indicates opportunities for new MU developments.
- g) That adequate consideration has been given to ensure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located, that the character of the zone and area in which the use is proposed to be located, and the peculiar suitability of such zone and area for the particular use is maintained and consistent with the community's overall planning program. The 2014 comprehensive General Plan Update identifies Opportunity Areas within Pico Rivera to provide planning guidance of the areas that are in need of revitalization. The subject site is within sub-area 1 of Opportunity Area 4 –

Rosemead Boulevard Corridor, which indicates opportunities for new MU developments of vacant lots to enhance street frontages and improve the design and visual character of the entire corridor.

SECTION 4. The City Council approves the Categorical Exemption and the Conditional Use Permit application No. 727 for a 35-unit residential condominium development on a 1.62 acre site located at Assessor Parcel No. 8121-025-023, more specifically addressed 9036 Beverly Boulevard and as described in Attachment "A" attached hereto, subject to the following conditions:

1. The subject property shall be developed in accordance with Exhibit "A", dated April 21, 2016, attached hereto and incorporated by this reference.
2. The applicant shall comply with the City of Pico Rivera Public Works Department requirements identified as Exhibit "B", dated March 3, 2016 and attached hereto and incorporated by this reference.
3. The applicant shall comply with the Los Angeles County Fire Department Land Development Unit requirements identified as Exhibit "C", dated February 23, 2016 and attached hereto and incorporated by this reference.
4. The applicant shall comply with the County of Sanitation Districts of Los Angeles requirements identified as Exhibit "D", dated January 20, 2016 and attached hereto and incorporated by this reference.
5. The applicant shall comply with the Pico Water District requirements identified as Exhibit "E", dated January 21, 2016, and attached hereto and incorporated by this reference.
6. Applicant to comply with all requirements of the City of Pico Rivera Public Works Department – Building Division.
7. The applicant shall submit four (4) full sets of plans to the Pico Rivera Building Division for plan check review and obtain all required permits.
8. The applicant shall comply with all requirements of Southern California Edison and obtain all required permits.
9. Approval of Conditional Use Permit No. 727 is subject to the concurrent approval of Vesting Tentative Tract Map No. 74006. Applicant shall commence construction within 24 months of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date of recordation of Tract Map No. 74006.
10. The rights granted in this Conditional Use Permit granted herein shall not go into effect until such time that the Vesting Tentative Tract Map No. 74006 becomes effective.

11. Applicant shall comply with all conditions of approval in Vesting Tentative Tract Map No. 74006.
12. The development shall be in conformity with all applicable provisions of the Pico Rivera Municipal Code and shall conform to the requirements of the Subdivision Map Act and applicable conditions contained herein.
13. A copy of the proposed Covenants, Conditions & Restrictions (CC&Rs) to be submitted for City review and approval prior to final map submittal.
14. The landscaping and irrigation system shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a regular basis. Said condition shall be included within the subject development's CC&Rs.
15. The Homeowners Association will be responsible for education homeowners on best management practices to prevent release of waste materials such as pet droppings and liquid household chemical products that could adversely affect water quality of site runoff. Said condition shall be included within the subject development's CC&Rs.
16. The applicant shall provide a mylar copy of the recorded Vesting Tract Map to the Pico Rivera Public Works Department and the Planning Division prior to issuance of a building permit for the development.
17. The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication. The amount of the fee shall be based upon the average fair market value for the City per Section 17.36.150 of the Pico Rivera Municipal Code. The applicant shall pay the park fees prior to issuance of the building permit.
18. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
19. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
20. Applicant to ensure that all contractors and subcontractors obtain a City of Pico Rivera Business License from the Revenue Division.
21. Prior to submittal to Fire Prevention Division Engineering Building Plan Check Unit, revise the site's addressing to indicate the six (6) units fronting Beverly Boulevard are addressed on Beverly Boulevard and the remaining units are addressed from Arma Street.
22. The properties shall be maintained free of trash, debris and graffiti at all times.

Any graffiti must be removed within 24-hours of discovery or from notification by the City.

23. Submittal of a landscape and irrigation plan, compliant with the City's Water Efficient Landscaping Ordinance, must be submitted to the Building and Planning Divisions for review and approval prior to installation.
24. Applicant shall submit a landscape and irrigation plan that includes the following:
 - i. Aesthetically pleasing arrangement of California native and/or drought tolerant landscaping throughout properties.
 - ii. Installation of 24" box trees and or hedges along the entire easterly property line, for the purposes of providing privacy screening between the proposed development and existing single-family homes.
 - iii. Installation of Creeping Fig vines or shrubs with drip irrigation along any and all block walls and/or fences vulnerable to graffiti, as determined by the Planning Division.
 - iv. Location of landscape lighting throughout development along with details on type of lighting.
25. Applicant shall landscape parkways along Beverly Boulevard and Arma Street fronting the project site, per Public Works Department – Engineering Division requirements. Proposed parkway landscape to be included within project's landscape plans. Landscape shall be drought-tolerant.
26. Applicant shall landscape the parkway along the south side of Beverly Boulevard between the easterly boundary of the subject project site to Lindsey Avenue, per Public Works Department – Engineering Division requirements. Proposed parkway landscape to be included within project's landscape plans. Landscape shall be drought-tolerant shrubs.
27. Applicant shall submit a fence and wall plan to the Planning Division for review and approval prior to building permit issuance. The plan may be incorporated within the submittal to Building Division plan check review and shall include the following:
 - i. Construction of an 8'-0" high block wall along the site's entire easterly property line, except within the front yard setbacks. The applicant shall obtain approval of the easterly adjacent residents to remove the existing 6'-0" high block wall and provide security during construction. If approval of easterly adjacent residents is not obtained, then the applicant shall maintain and paint the existing 6'-0" block wall.
 - ii. Construction of a 6'-0" high block wall with a decorative cap installed

along approximately 278 linear feet of the site's westerly boundary property line, starting from the most southern point of the site behind the front yard setback. A 6'-0" high combination wall, consisting of a 2'-0" high block wall with a 4'-0" high wrought-iron on top, installed along the remaining westerly boundary property line, behind the front yard setback.

28. Applicant shall submit a written request to the Planning Division for any and all landscape, irrigation, and or fencing proposals that do not specifically meet the conditions stated herein, but that do meet the intent of the conditions, such as aesthetics, privacy and deterring vandalism, as determined by the Planning Division.
29. A stop sign, stop bar and stop legend shall be installed on the project site at its access point to Arma Street.
30. Prior to issuance of building permits, the applicant shall contact the United States Post Office with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan and landscape plan and approved by the Planning Division.
31. The applicant shall use either decorative integral colored stamped concrete or decorative pavers at the primary driveway entrance. Detail sheets shall be forwarded to the Planning Division for review and approval in conjunction with the first submittal of plan check drawings to the Building Division.
32. Applicant shall install lighted street addresses for all condominium units. Applicant to provide recessed lighting in all front entrances/porch areas.
33. Applicant shall include water conservation practices, designs and technology into the proposed structures. These shall include low-flow showerheads, faucets, appliances and toilets.
34. Applicant to incorporate energy conservation practices into the project. These may include:
 - i. Use of energy efficient or gas air conditioning systems and appliances.
 - ii. Low wattage or LED lighting, long-life bulbs, sensors to automatically turn off/on outdoor lighting, lights with dimmers, etc.
 - iii. Adequate insulation.
 - iv. Clean-burning or energy-efficient water heaters.
 - v. Solar energy, if feasible.
35. Applicant shall submit details regarding exterior materials, including but not limited to stone and/or brick veneers, decorative metal items, trim, light fixtures, etc. within Building Division plan check submittal for Planning Division review and approval.

36. All garages shall be installed with roll-up doors and automatic garage door openers. Applicant shall submit door designs for review and approval by the Planning Division.
37. No more than fifteen (15) units may be provided with a two-car garage with tandem layout and shall maintain unencumbered minimum interior dimensions (wall-to-wall) of 9'-0" in width by 40'-0" in depth. All other units shall be provided with a two-car garage with a side-by-side layout and shall maintain unencumbered minimum interior dimensions (wall-to-wall) of 18'-0" in width by 20'-0" in depth.
38. A minimum of twelve (12) on-site guest parking spaces shall be provided and maintained. Each guest parking space shall maintain the minimum required dimensions of 9'-0" in width by 20'-0" in depth.
39. Applicant shall apply for and obtain a Temporary Use Permit from the Community and Economic Development Department – Planning Division prior to the utilization of modular trailers and or temporary power poles during construction, if proposed.
40. The applicant shall coordinate with the Planning Division to assign addresses for each of the single-family homes prior to submittal of working drawings to the Building Division. Said addresses shall be blueprinted on the site plan and on all floor plans in the working drawings.
41. Double-paned windows and sound attenuating insulation shall be installed within all dwelling units to ensure that interior noise levels do not exceed 45 dBA.
42. Mechanical equipment, including air conditioning compressors shall be fully screened from any public right-of-way or private street and adjacent units.
43. Backflow devices shall be screened from public view.
44. Applicant shall provide deadbolt locks and peepholes within each front door entry.
45. Drainage gutters and downspouts shall be either concealed within the structures or must architecturally compatible to the single-family homes.
46. All utility services and appurtenances, including electrical and communication services, shall be installed and located underground within the boundaries of the subject property, and shall be completely concealed from view. In no case shall there be any new or additional overhead electrical or communication facilities or utility poles placed, installed or erected.

47. The applicant shall ensure that the contractors adhere to all pertinent South Coast Air Quality Management District (SCAQMD) protocols regarding grading, site preparation, and construction activities.
48. The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.
49. The applicant shall provide a lighting and photometric plan demonstrating that there shall not be any light spillage to the surrounding single family properties.
50. All requirements of the City of Pico Rivera Municipal Code shall be complied with and such requirements shall be a condition of permit approval.
51. The applicant shall submit a Certificate of Occupancy application along with the application fee of \$155.00 for each dwelling unit, prior to property transfer. The application type shall be indicated as Construction Completion. Building Official shall determine if this condition may be modified.
52. Each and every unit shall maintain any and all of their garbage containers, be it a container for waste or recycling, within their respective garages, except when placing subject containers for collection. When placed within the respective garages, the subject garbage containers shall not impede within the minimum interior dimensions of each respective unit's two (2) off-street parking spaces. Said condition shall be included within the subject development's CC&Rs.
53. Each and every unit shall place their garbage containers within the locations identified specifically for their unit no more than twelve (12) hours before the scheduled time for pick-up by the collection operator, and shall remove the same not more than twelve (12) hours after the time scheduled pick-up by the collection operator. Said condition shall be included within the subject development's CC&Rs.
54. The applicant shall identify the exact location where each unit shall place their garbage containers for collection. Each such location must be physically identifiable on the subject property. The applicant shall include the collection location for each unit's garbage containers and details regarding each collection location's physically identifiable features within the submittal to Building Division plan check review for review and approval. Applicant shall make certain that a condition be included within the subject development's CC&Rs that the subject development shall maintain the aforementioned physically identifiable garbage container collection locations in pristine and clearly legible conditions at all times.
55. Any and all garbage containers shall not be placed or encroach within the public right-of-way. Said condition shall be included within the subject development's CC&Rs.

56. Applicant shall obtain written approval from the Los Angeles County Fire Department clearly stating residents of the subject development are permitted to place garbage containers within the Fire Lane and provide the written approval to the Community & Economic Development Department – Planning Division.
57. All construction activities must comply with Note 50 of Section 18.42.050 of the City of Pico Rivera Municipal Code, which limits construction activities to the hours between 7:00 a.m. and 7:00 p.m.
58. Applicant shall submit a Noise Mitigation Plan to the Community & Economic Development – Planning Division for review and approval. The Plan shall depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
59. All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
60. Construction equipment staging and storage areas should be located as far from nearby residential uses as possible.
61. All haul truck deliveries shall be subject to the same hours specified for construction. A haul truck route plan shall be provided to the Public Works Department for review and approval, prior to the commencement of any construction activities. The plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.
62. The applicant shall meet the requirements of the SCAQMD and any other local, county, state and federal agencies during and post construction.
63. All non-operable windows installed on any and all easterly building elevations shall be opaque, unless limited by any applicable health and safety requirements.
64. All conditions shall be abided by and implemented to the satisfaction of the Community and Economic Development Department prior to the issuance of a Certificate of Occupancy for Construction Completion.
65. Pursuant to Sections 18.56.110 of the Pico Rivera Municipal Code, the Zoning Administrator may grant minor modification or set this permit for public hearing at any time to consider modification of any condition or revocation of the permit if noncompliance with the conditions of approval is found.

66. Failure to comply with all conditions set forth herein may result in revocation of this grant, in accordance with Section 18.56.110 of the Pico Rivera Zoning Ordinance.
67. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.
68. The Applicant shall sign, notarize, and return to the Community and Economic Development Department – Planning Division an affidavit accepting all Conditions of Approval of Conditional Use Permit No. 727 within 15 days from the date of the approval. The Applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.
69. The Applicant shall be responsible for providing the Community and Economic Development Department with a signed and notarized affidavit from the project contractor and/or individual responsible for the overall construction management accepting all Conditions of Approval of Conditional Use Permit No. 727, prior to building permit issuance. The subject individual acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render the Conditional Use Permit non-binding as against the City and shall confer Applicant no legal right under the law.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

[SIGNATURES ON THE NEXT PAGE]

RESOLUTION NO. _____

Page 12 of 12

APPROVED AND ADOPTED this 10th day of May, 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Glasman, City Attorney

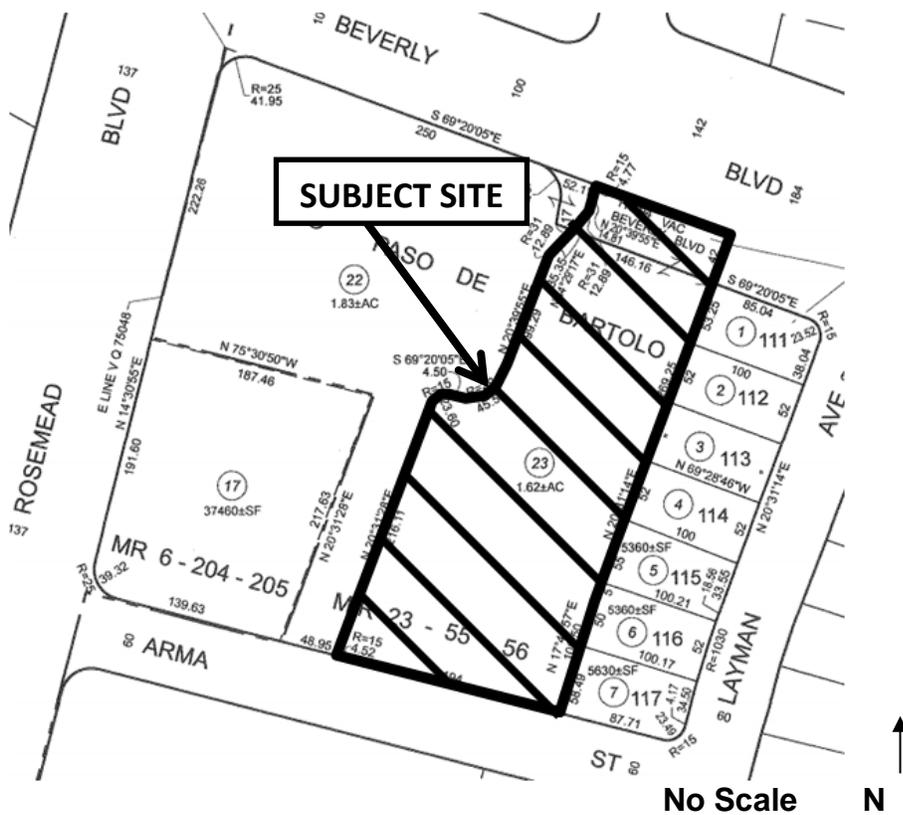
AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment "A"



CONDITIONAL USE PERMIT NO. 727

PLANNING COMMISSION ACTION:

RESOLUTION NO. 1238

Signed _____
Ben Martinez, Planning Commission Secretary

ADOPTED: March 21, 2016
(Date)

CITY COUNCIL ACTION:

RESOLUTION NO. _____

Signed _____
Anna M. Jerome, City Clerk

ADOPTED _____
(Date)

CONDITIONAL USE PERMIT NO. 727 EXHIBIT A, “DEVELOPMENT PLANS” ARE AVAILABLE FOR REVIEW IN THE CITY CLERK’S OFFICE. A COPY WILL BE PROVIDED PRIOR TO THE PUBLIC HEARING ITEM.

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

DATE: March 3, 2016

TO: Christina Gallagher, Associate Planner

FROM:  Jose Loera, Assistant City Engineer

SUBJECT: **REVISED PRELIMINARY CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT AT 9036 BEVERLY BLVD**

The Public Works Department has reviewed the proposed development and provides the following preliminary conditions of approval pertaining to the subject project:

GENERAL

1. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer prior to the issuance of a Certificate of Occupancy.
2. Developer shall prepare street improvement plans showing all existing and proposed public works improvements.
3. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
4. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.
5. Coordinate all public works improvements with the Public Works Department at least 48 hours in advance of work beginning. Contact Mr. John Gonzalez at (562) 755-4375 to arrange for a public works inspection.
6. Developer shall deposit \$10,000 with the City to cover the City's costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.
7. To ensure completion of all public works improvements, the developer shall enter into a Development Agreement with the City prior to construction, and post the necessary security in the amount estimated by the City Engineer and form approved by the City Attorney.

8. Prior to the City's acceptance of the public works improvements, a refundable deposit in the amount of \$5,000 shall be submitted by the developer to the City, which will be refunded upon receipt of "as-built" street improvement plans on City-approved mylar(s) and electronic files.
9. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction and Demolition Debris Waste Reduction Recycling Plan form(s).
10. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.
11. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.
12. Details shown on the tentative tract/parcel map are not necessarily approved. Any details that are not consistent with the City's ordinances, general conditions of approval, or City Engineer's policies must be specifically approved during the final map or improvement plan review.
13. A final tract/parcel map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
14. A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. An updated title report shall be provided before the final tract/parcel map is released for filing with the County Recorder.
15. Monumentation of the tract/parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
16. A final tract/parcel map shall be filed with the County Recorder and one (1) mylar copy of the filed map shall be submitted to the City Engineer's office. Prior to the release of the final map by the City, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of the mylar copy of the filed map.
17. Comply with all requirements of the Subdivision Map Act.
18. Approval for filing of this subdivision is contingent upon approval of plans and specifications required in these Conditions. If the improvements are not installed prior to the filing of this subdivision, the Developer must submit an Undertaking Agreement and a Faithful Performance and Payment Bond in the amount estimated by the City Engineer guaranteeing the installation of the improvements.

19. The City reserves the right to impose any new plan check and/or permit fees approved by City Council subsequent to the Planning Commission's tentative approval of this map.
20. Sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at intersections and/or driveways.
21. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

GRADING AND DRAINAGE

22. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. The project shall drain to the street through a parkway drain(s) or storm drain system whenever possible. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles, cabinets, parkway drains, etc. on the plans.
23. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
24. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
25. As this project falls under one of the SUSMP planning priority categories, a Standard Urban Storm water Mitigation Plan must be prepared for this site. All runoff up to the first 0.75 inches of rainfall must be treated/infiltrated. The Los Angeles Regional Water Quality Control Board has instructed the City that infiltration BMPs will be a required component of the SUSMP.
26. Comply with the use of permeable asphalt concrete pavement or approved equal per approved SUSMP report. A soils test shall be completed to ensure soil permeability rate is adequate. The design shall be approved by the City.
27. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
28. Historical or existing storm water flow from adjacent property(ies) must be received and directed by gravity to the street, a public drainage facility, or an

approved drainage easement.

29. Developer shall submit design and calculations, and obtain permit and inspection for all development perimeter and retaining walls from the Building Division.
30. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
31. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the City Engineer, City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.
32. Where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, the entire project must be mitigated.
33. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, only the alteration must be mitigated, and not the entire development.
34. Prior to recordation of the final **tract/parcel** map, grading and drainage plans must provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.
35. A grading and drainage plan must provide for each lot having an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement.
36. The proposed drainage system shall be constructed and connected to the existing storm drain (LACFCD/City Project No. _____) in Rosemead Blvd/Arma Street. Developer shall process the storm drain plans through the Los Angeles County Department of Public Works as a Miscellaneous Transfer Drain (MTD) OR obtain a Letter of Non-Objection (LNO) for the connection.
37. Surface water generated from any lots shall into the gutter on Arma Street. A

parkway drain is required for each lot.

RIGHT-OF-WAY DEDICATION AND EASEMENTS

38. This project requires the dedication of street right-of-way (corner cut-off) for curb ramps at the DIRECTION corner of STREET NAME and STREET NAME in accordance with the Americans with Disability Act.
39. This project requires the dedication of a ___-foot easement for public sidewalk purposes along STREET NAME AND/OR project frontage.
40. Easement(s) shall be dedicated to the City of Pico Rivera for all-public sewer and water systems not located within the public right-of-way.
41. Developer shall grant sufficient road deed dedication along the property frontage in the vicinity of the proposed driveway entry into the private street. The required dedication should be of sufficient dimension to comply with the provisions of the Americans with Disabilities Act (ADA).

STREET IMPROVEMENTS

42. All deficient public improvements along the project frontage shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
43. Existing curb, gutter and sidewalk damaged during the project construction shall be reconstructed as required by the City Engineer.
44. Asphalt paving that is damaged during the project construction shall be reconstructed as required by the City Engineer.
45. Beverly Boulevard is currently under a pavement moratorium. Pavement is to be preserved unless otherwise approved by the City Engineer.
46. Close existing driveway(s) or portion(s) thereof on Arma Street, which will no longer be in use as part of the new development, with curb and gutter and full-width sidewalk to match existing.
47. Construct new driveways at least 3 feet (for residential and collector streets) or 5 feet (for arterial streets) away from any above-ground obstructions in the public right-of-way to the top of the proposed driveway. Otherwise, the obstruction shall be relocated at the developer's expense. Ensure that each driveway provides proper pedestrian access across the driveway in compliance with the Americans with Disabilities Act (ADA). The final layout and site driveway design shall be subject to the review and approval of the City Engineer.
48. Construct new ADA wheelchair ramp(s) at the corner of Arma Street and the proposed street in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and Pico Rivera City

Standards. Yellow truncated domes are required.

49. Provide a photometric lighting plan subject to the review and approval of the City Engineer. Install new streetlight(s) on proposed streets per Los Angeles County and SCE standards.
50. In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Public Works Director/City Engineer.
51. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
52. Construct new tree wells with decorative cast iron tree well covers and plant new 48-inch boxed street trees along the frontage of the property. Protect existing street trees and install tree well covers with decorative cast iron tree well covers. The species of any new street trees to be planted shall be in accordance with the Citywide Tree Master Plan. Trees shall be planted every 50 feet.
53. Grind and overlay the asphalt street pavement on Arma Street from Rosemead Boulevard to Layman Avenue. Restore pavement markings as necessary. grind and overlay or slurry seal.
54. Prepare a street improvement and striping plan prepared by a Registered Civil Engineer. The plans must be prepared on a City-approved mylar(s) and clearly identify all existing and proposed street improvements, including curb cuts and median openings. The plans shall be subject to the review and approval of the City Engineer.
55. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
56. Paint new address numbers on the curb face fronting the project.
57. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their reestablishment. All documentation shall be submitted to the City for record keeping.
58. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County Surveyor in accordance with applicable provisions of the state law.

59. Developer shall prepare a covenant, subject to City Engineer's approval, for ingress and egress, utility and drainage easement, fire lane, and maintenance of the street.
60. Street improvement plans and a streetlight layout for the proposed street shall be submitted to the City Engineer and must be approved prior to filing the final map.
61. Drive approaches shall be at least 26 feet wide.
62. New street shall be paved with asphalt concrete (AC) over crushed aggregate base (CAB). The CAB section thickness shall be determined by soils report submitted to the City by the developer.
63. Developer shall install residential-type streetlights on the proposed street at the spacing recommended per photometric lighting plan.
64. Developer shall install a new street name sign at the corner of the proposed street and Arma Street.

UTILITIES

65. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each parcel.
66. All parcels shall be served by utilities, allowing each parcel/lot to function separately from one another.
67. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
68. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
69. Remove any encroachments or interfering facilities from the public right-of-way as directed by the City Engineer.
70. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
71. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
72. All proposed on-site sewer, water, and drainage facilities shall be public system(s) maintained by the City.

SEWER

73. Install adequate sewer lateral(s) as necessary to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
74. Secure and provide copy of sewer connection permit from Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA (562) 698-7411. Contractor License "A" and Public Works permit required.
75. Conduct a sewer capacity study and provide a copy to the Department of Public Works subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.
76. Developer shall secure sewer system connection/industrial waste permit from County Sanitation District at 1955 Workman Mill Road, Whittier, CA, telephone no. (562) 698-7411 or (562) 685-5217.
77. Approval of this subdivision is contingent upon the installation of a local main line public sewer within the proposed public street. Separate house laterals shall be constructed to serve each lot of the subdivision.
78. Approval of this subdivision is contingent upon the installation of a local 8-inch (minimum) main line public sewer with two (2) manholes and a dedicated 10-foot-wide (minimum) easement to the City within the proposed private street. Separate house laterals shall be constructed to serve each lot of the subdivision.
79. The developer shall send a print of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval must be assured prior to filing this subdivision map.
80. Approval of this subdivision is contingent upon providing separate house sewer laterals to serve each lot of the subdivision.
81. The developer shall consult the City Engineer to determine the sewer location and design requirements.
82. Easements may be required and shall be subject to review by the City Engineer to determine the final locations and requirements.

WATER

83. The water supply system serving the development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the Pico Water District (PWD) and Los Angeles County Fire Department. Coordinate with the PRD to remove all existing water meters that will not be used by the

development.

84. Developer shall be responsible to meet all water requirements and guidelines of the PWD, the Los Angeles County Health Department and Los Angeles County Fire Department.
85. The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the Los Angeles County Fire Department.
86. All water facilities shall be installed outside any driveways and drive approaches, and shall be in accordance with the City's Water Division.
87. All lots shall be served by adequately sized water supply facilities, which shall include fire hydrants of the size, type and location approved by the Los Angeles County Fire Department.
88. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the subdivision. The domestic flows required are to be determined by the City Engineer. Fire flows required are to be determined by the Los Angeles County Fire Department.
89. Plans and specifications for the water supply system shall be submitted for approval to the water company serving this land division. The subdivider shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the subdivider has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.
90. Prior to the filing of the final map, there shall also be filed with the City Engineer, a statement from the water purveyor indicating subdivider compliance with the fire flow requirements of the Los Angeles County Fire Department.

TRAFFIC SAFETY

91. A traffic letter shall be prepared by a Registered Civil/Traffic Engineer and submitted to the Public Works Department for review and approval.
92. The developer shall be responsible for installing or repairing all centerline striping, traffic legends, raised reflective pavement markers and other traffic delineation required by the City Engineer.
93. A Signage and Striping Plan shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval.
94. Clear unobstructed sight distances shall be provided at all site driveways.
95. The developer shall install street name signs, stop signs, and all other

miscellaneous signage as required by the City Engineer.

96. Final conditions and comments cannot be determined until a complete set of plans are submitted that are sufficiently complete.
97. The Department of Public Works has the authority to add additional conditions during the review process of a complete set of plans and studies.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Received

FEB 29 2016

Planning Division

Subdivision No: TR 74006
CUP727

Map Date January 8, 2016 (FD)

C.U.P. _____ City Pico Rivera

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- Three Copies of the Final Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior to recordation.
- The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project is cleared to proceed to public hearing.

Submit three copies of the final map to LACoFD, Land Development for review and approval prior to recordation.

INSPECTOR

Nancy Rodeheffer

DATE February 23, 2016

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS – INCORPORATED

Subdivision No: TR 74006
CUP727

Map Date January 13, 2016(FD)

Revised _____ City Pico Rivera

- Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
- The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for on-site fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
- Fire hydrant requirements are as follows:
 - Install 1 public fire hydrant(s). Upgrade _____ Verify (flow test) _____ existing Public fire hydrant(s).
 - Install 1 private on-site fire hydrant(s). Upgrade _____ Verify (flow test) _____ existing On-Site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: Install one new public fire hydrant on Beverly Boulevard adjacent to the proposed development.
Install one new on-site fire hydrant
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to this office.
- SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: Per Pico Water District, the Fire Flow Availability form dated February 11, 2016, indicates 2134 GPM for the existing public fire hydrant on Arma Street. This project requires the installation of one public fire hydrant on Beverly Boulevard, adjacent to the proposed development and one on-site fire hydrant. Additional water system requirements may be required when this land is further subdivided and or during the building permit process.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer Date February 23, 2016



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
 Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
 Chief Engineer and General Manager

January 20, 2016

Received

Ref File No.: 3577118

JAN 25 2016

Planning Division

Ms. Christina Gallagher
 Associate Planner
 Community and Economic
 Development Department
 City of Pico Rivera
 6615 Passons Boulevard
 Pico Rivera, CA 90660

Dear Ms. Gallagher:

**Comment Letter for Conditional Use Permit No. 727
 and Vesting Tentative Tract Map No. 74006**

The County Sanitation Districts of Los Angeles County (Districts) received the letter and plans for the subject project forwarded by your office on January 7, 2016. The proposed development is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

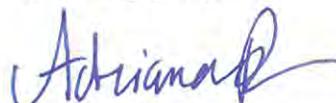
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Downey-Bellflower Extension Trunk Sewer, located in Durfee Avenue at Beverly Boulevard. The Districts' 12-inch diameter trunk sewer has a design capacity of 1.3 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2010.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263.1 mgd, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a design capacity of 37.5 mgd and currently processes an average flow of 20.7 mgd.
3. The expected average wastewater flow from the proposed project, described in the plan as a 35-unit residential condominium development, is 6,825 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is

a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar



Benjamin A. Martinez
Director

City of Pico Rivera COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4332

Web: www.pico-rivera.org · e-mail: emillare@pico-rivera.org

City Council

David W. Armenta

Mayor

Bob J. Archuleta

Mayor Pro Tem

Gustavo V. Camacho

Councilmember

Gregory Salcido

Councilmember

Brent A. Tercero

Councilmember

DATE: January 6, 2016

FROM: PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS

APPLICATION: CONDITIONAL USE PERMIT NO. 727
VESTING TENTATIVE TRACT MAP NO. 74006
9036 BEVERLY BOULEVARD

16 JAN -3 PM 09:12
PICO RIVERA
CITY WATER DISTRICT

The Community and Economic Development Department has received a Conditional Use Permit application and a Tentative Tract Map application to allow for the construction of a 35-unit condominium development at 9036 Beverly Boulevard. The project site is approximately 1.62 acres in size and is located in the Commercial Planned Development (CPD) zone with a Mixed-Use Overlay (M-U) zone.

PLANNER: Christina Gallagher, Associate Planner
(562) 801-4332 ext. 2163 | cgallagher@pico-rivera.org

APPLICANT: Joe Oftelie, Director of Development
City Ventures
3121 Michelson Drive
Irvine, CA 92612
joe@cityventures.com | (949) 258-7531

PLANS: **Conditional Use Permit No. 727:** Site plan, floor plans, elevations.
Vesting Tentative Tract Map No. 74006: Tentative Tract Map and Preliminary Grading and Utility Plan, and Fire Access and Hydrant Location Plan.

INSTRUCTIONS: Please review the attached application and provide comments or conditions, if applicable. Forward your response to my attention **by Thursday, January 21, 2016.**

- I have reviewed the plans and I have no comments.
- I have reviewed the plans and attached the comments. *We have a number of issues.*
- This project does not need to be reviewed by our department.



Signature

1/21/16

Date

ROUTE TO:

- Southern California Edison
- LA County Sanitation Districts
- Pico Rivera – Building Division
- Pico Rivera – Revenue Division
- Pico Rivera – Water Division
- LA County Fire – Land Development Unit
- The Gas Company
- Pico Rivera – Engineering Division
- Pico Water District
- Pico Rivera – Sheriff's Station

cc: address file

NEW CONSTRUCTION/DEVELOPMENT PROCEDURES

Any person or entity who proposes to construct a new building, new commercial site/center, new housing tract or series of homes or any other project that involves the development of new construction that exceeds the construction of one (1) single family residence, which new construction or development will need a new domestic water service and/or new fire service, and/or the construction of additional pipeline facilities to provide water service to that construction or development will be required to provide to Pico Water District (the "District") the following information.

1. A letter stating the nature of the proposed project, including: a description of the proposed project, including the size and number of units to be constructed; an estimate of how much water the proposed project will use on a monthly or annual basis; and a schedule of when the proposed project will commence construction and an approximate completion date;
2. Once the District has received the letter set forth in Paragraph 1, above, you must provide a deposit in accordance with the following:
 1. For projects the District determines do not require review by an engineer, a minimum design and plan check deposit of \$1,500.00;
 2. For "small projects" (which for purposes of the District's applicable Rules and Regulations shall mean any single dwelling unit or single business establishment), a minimum design and plan check deposit of \$3,500.00;
 3. For "medium projects" (which for purposes of the District's applicable Rules and Regulations shall mean any construction or development project of two to ten dwelling units or two to five business establishments), a minimum design and plan check deposit of \$5,000.00; or
 4. For "large projects" (which for purposes of the District's applicable Rules and Regulations shall mean any construction or development project larger in size than a medium project), a minimum design and plan check deposit of \$7,500.00.
3. Please provide a copy of any correspondence with the applicable fire fighting agency if specific Fire Flow requirements are needed.
4. Once the plan¹ check process has been completed District staff will then set up a meeting with the Applicant to go over the engineer's remarks and to answer any questions the Applicant may have. Should the Applicant then decide to continue on with the project, the District will provide the Applicant with an engineer's estimate of all work required by the District².

5. Prior to commencement of water service to the project, the Applicant must file with the District an application for service identifying the owner/occupant to receive service; to whom the District's bill is to be sent (i.e., who is responsible for payment) and, if applicable, the current address of any tenants.
6. Prior to receiving water service the Applicant will be required to pay all monies owed to the District; meet all cross-connection control and backflow prevention requirements (if applicable) and make arrangements to meet the District's Article 11.01³ requirement.
7. The Developer must address new water conservation standards in their project, including the planting of drought tolerant plants, minimizing the amount of grass or turf that is planted, utilizing low-water use plumbing fixtures, and possibly using dual plumbing for future use of recycled water for some uses.
8. Any questions pertaining to these Procedures can be directed to Mark Grajeda, General Manager.

Notes:

1. Plans for District review should include all facilities contemplated to serve both domestic and fire services including but not limited to pipe sizes, placement of water meters, fire service meters, service laterals, fire hydrants, easements and pressure and flow requests. Landscape irrigation plans will also be required by the District.
2. Depending on the amount of work needed and the timeline for completion, the District reserves the right to hold the developer responsible for all or most of the construction requirements;
3. Article 11.01 describes specifically what is required of a developer when their project negatively impacts the District's Allowed Pumping Allocation.

RESOLUTION NO. 1238

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 727 TO CONSTRUCT A 35-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

WHEREAS, the Planning Commission of the City of Pico Rivera reviewed Conditional Use Permit No. 727 and related environmental aspects of the proposal as required by the Pico Rivera Municipal Code at the March 21, 2016 hearing, duly noticed as prescribed by law and published in the Whittier Daily News; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of March 21, 2016; and

NOW THEREFORE, be it resolved by the Planning Commission of the City of Pico Rivera recommends to the City Council that:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, recommends that the City Council find that this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code § 21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the Planning Commission **RECOMMENDS** to the City Council that Conditional Use Permit No. 727, a request to construct a 35-unit residential condominium development at 9036 Beverly Boulevard (Assessor Parcel No. 8121-025-023) in the Commercial Planned Development (CPD) zoned district and the Mixed-Use Overlay (M-U Overlay) zone be approved for the following reasons:

- a) That the granting of this Conditional Use Permit will be in the interest of the public welfare, in that the project involves the redevelopment of a large lot, which has remained vacant for approximately eight years, into a new viable

residential use that is anticipated to improve property values continue to enhance the Rosemead Boulevard and Beverly Boulevard corridors. The proposed 35-unit residential condominium development will be a new development and will be architecturally designed to improve the aesthetics of the surrounding commercial area.

- b) That the proposed project described in the application will not be detrimental in any way to other adjoining and neighboring properties in the general area in which the use is proposed to be located. The project site's proposed use as a 35-unit residential condominium development will act as an appropriate transitional buffer between an adjacent established residential neighborhood to the east and commercial developments to the west. In addition, to provide screening between the project site and the adjacent residences to the east, the project will include the installation of mature landscaping along the entire easterly side of the site consisting of screening trees and hedges, and at minimum the existing 6'-0" high block wall along the easterly property line will be painted. Landscaping, and perimeter walls and fencing will be provided throughout the project site. These improvements will enhance the appearance of the site while protecting the adjacent properties.
- c) That the property described in the application is suitable for the proposed use of land. The subject site is approximately 1.62 acres in size, which is suitable to accommodate the proposed development of 35 condominium homes along with required drive aisles, on-site resident and guest parking, and private and common open space. The maximum density allowed in the Mixed-Use Overlay (M-U Overlay) zone is 30 units per acre, or 1,452 square feet per unit, which would permit the development of up to 48 units on the project site. Ingress and egress will be provided to the subject site along Arma Street, so that the proposed residential development is accessed via a local street, which the General Plan describes as a two lane roadway that provides direct access to adjacent properties and typically serves the interior of neighborhoods. Conditions have been imposed to ensure that the development is architecturally designed to improve the aesthetics of the surrounding area.
- d) That the traffic-generating capacity and operation of the proposed use of land will not place a demand for or burden upon other municipal improvements or services, or utilities. A traffic letter prepared by Kimley-Horn and Associates, Inc. was included as part of the Categorical Exemption and determined that the project would not have any significant traffic impacts to the existing traffic on Rosemead and Beverly Boulevards or the local circulation network in the project vicinity.
- e) That adequate consideration for the protection of the environment has been satisfactorily demonstrated. A Categorical Exemption was prepared by P3

Services, which included a traffic letter, prepared by Kimley-Horn and Associates, Inc., which evaluated potential impacts to the surrounding environment including the single family homes to the east of the site and determined that the impacts were less than significant.

- f) That the proposed use of land is consistent with the provisions and objectives of the General Plan in that the proposed development provides additional housing options to meet the need of Pico Rivera residents. The proposed use is consistent with the General Plan's Mixed Use (MU) Land Uses Policy 3.8-2 within the *Land Use Element*, which promotes the reuse of vacant and underutilized commercial uses for more economically productive purposes, including housing developments. In addition, the General Plan identifies the subject site as being within sub-area 1 of Opportunity Area 4 – Rosemead Boulevard Corridor, which indicates opportunities for new MU developments.

- g) That adequate consideration has been given to ensure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located, that the character of the zone and area in which the use is proposed to be located, and the peculiar suitability of such zone and area for the particular use is maintained and consistent with the community's overall planning program. The 2014 General Plan identifies Opportunity Areas within Pico Rivera to provide planning guidance of the areas that are in need of revitalization. The subject site is within sub-area 1 of Opportunity Area 4 – Rosemead Boulevard Corridor, which indicates opportunities for new MU developments of vacant lots to enhance street frontages and improve the design and visual character of the entire corridor.

SECTION 4. The Planning Commission **RECOMMENDS** adoption to the City Council of the Categorical Exemption of a condominium development located on Assessor Parcel No. 8121-025-023, more specifically addressed 9036 Beverly Boulevard and as depicted in Attachment "A" attached hereto, Conditional Use Permit No. 727 to construct 35-unit residential condominium development, subject to the following conditions:

- 1. The subject property shall be developed in accordance with Exhibit "A", dated December 23, 2015, attached hereto and incorporated by this reference.

- 2. The applicant shall comply with the City of Pico Rivera Public Works Department requirements identified as Exhibit "B", dated March 3, 2016 and attached hereto and incorporated by this reference.

- 3. The applicant shall comply with the Los Angeles County Fire Department Land Development Unit requirements identified as Exhibit "C", dated February 23, 2016 and attached hereto and incorporated by this reference.

RESOLUTION NO. 1238

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4. The applicant shall comply with the County of Sanitation Districts of Los Angeles requirements identified as Exhibit "D", dated January 20, 2016 and attached hereto and incorporated by this reference.
5. The applicant shall comply with the Pico Water District requirements identified as Exhibit "E", dated January 21, 2016, and attached hereto and incorporated by this reference.
6. Applicant to comply with all requirements of the City of Pico Rivera Public Works Department – Building Division.
7. The applicant shall submit four (4) full sets of plans to the Pico Rivera Building Division for plan check review and obtain all required permits.
8. The applicant shall comply with all requirements of Southern California Edison and obtain all required permits.
9. Approval of Conditional Use Permit No. 727 is subject to the concurrent approval of Vesting Tentative Tract Map No. 74006. Applicant shall commence construction within 24 months of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date of recordation of Tract Map No. 74006.
10. The rights granted in this Conditional Use Permit granted herein shall not go into effect until such time that the Vesting Tentative Tract Map No. 73146 becomes effective.
11. Applicant shall comply with all conditions of approval in Vesting Tentative Tract Map No. 74006.
12. The development shall be in conformity with all applicable provisions of the Pico Rivera Municipal Code and shall conform to the requirements of the Subdivision Map Act and applicable conditions contained herein.
13. A copy of the proposed Covenants, Conditions & Restrictions (CC&Rs) to be submitted for City review and approval prior to final map submittal.
14. The landscaping and irrigation system shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a regular basis. Said condition shall be included within the subject development's CC&Rs.
15. The Homeowners Association will be responsible for education homeowners on best management practices to prevent release of waste materials such as pet droppings and liquid household chemical products that could adversely affect water quality of site runoff. Said condition shall be included within the subject

RESOLUTION NO. 1238

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development's CC&Rs.

16. The applicant shall provide a mylar copy of the recorded Vesting Tract Map to the Pico Rivera Public Works Department and the Planning Division prior to issuance of a building permit for the development.
17. The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication. The amount of the fee shall be based upon the average fair market value for the City per Section 17.36.150 of the Pico Rivera Municipal Code. The applicant shall pay the park fees prior to issuance of the building permit.
18. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
19. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
20. Applicant to ensure that all contractors and subcontractors obtain a City of Pico Rivera Business License from the Revenue Division.
21. Prior to submittal to Fire Prevention Division Engineering Building Plan Check Unit, revise the site's addressing to indicate the six (6) units fronting Beverly Boulevard are addressed on Beverly Boulevard and the remaining units are addressed from Arma Street.
22. The properties shall be maintained free of trash, debris and graffiti at all times. Any graffiti must be removed within 24-hours of discovery or from notification by the City.
23. Submittal of a landscape and irrigation plan, compliant with the City's Water Efficient Landscaping Ordinance, must be submitted to the Building and Planning Divisions for review and approval prior to installation.
24. Applicant shall submit a landscape and irrigation plan that includes the following:
 - i. Aesthetically pleasing arrangement of California native and/or drought tolerant landscaping throughout properties.
 - ii. Installation of mature trees and or hedges along the entire easterly property line, for the purposes of providing privacy screening between the proposed development and existing single-family homes.
 - iii. Installation of Creeping Fig vines or shrubs with drip irrigation along any

and all block walls and/or fences vulnerable to graffiti, as determined by the Planning Division.

- iv. Location of landscape lighting throughout development along with details on type of lighting.
25. Applicant shall landscape parkways along Beverly Boulevard and Arma Street fronting the project site, per Public Works Department – Engineering Division requirements. Proposed parkway landscape to be included within project’s landscape plans.
 26. Applicant shall submit a fence and wall plan to the Planning Division for review and approval prior to building permit issuance. The plan may be incorporated within submittal to Building Division plan check review and shall include the following:
 - i. A block wall shall be provided along the site’s entire easterly property line, except within front yard setbacks. Compliance with this condition shall be provided through one of the following methods:
 - a. Painting the entire existing easterly block wall on the project side and constructing a 6’-0” high block wall within any area where the existing block wall is not present, except within the front yard setback, or
 - b. With the approval of all property owners, demolition of the existing block wall and construction of a new block wall up to 8’-0” high along the entire easterly property line, except within the front yard setbacks, or
 - c. Construction of a new block wall up to 8’-0” high along the entire easterly property line, completely within the boundaries of the project site, except within the front yard setbacks.
 - ii. A 6’-0” high block wall with a decorative cap installed along approximately 278 linear feet of the site’s westerly boundary property line, starting from the most southern point of the site behind the front yard setback. A 6’-0” high combination wall, consisting of a 2’-0” high block wall with a 4’-0” high wrought-iron on top, installed along the remaining westerly boundary property line, behind the front yard setback.
 27. Applicant shall submit a written request to the Planning Division for any and all landscape, irrigation, and or fencing proposals that do not specifically meet the conditions stated herein, but that do meet the intent of the conditions, such as

RESOLUTION NO. 1238

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- aesthetics, privacy and deterring vandalism, as determined by the Planning Division.
28. Prior to issuance of building permits, the applicant shall contact the United States Post Office with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan and landscape plan and approved by the Planning Division.
 29. The applicant shall use either decorative integral colored stamped concrete or decorative pavers at the primary driveway entrance. Detail sheets shall be forwarded to the Planning Division for review and approval in conjunction with the first submittal of plan check drawings to the Building Division.
 30. Applicant shall install lighted street addresses for all condominium units. Applicant to provide recessed lighting in all front entrances/porch areas.
 31. Applicant shall include water conservation practices, designs and technology into the proposed structures. These shall include low-flow showerheads, faucets, appliances and toilets.
 32. Applicant to incorporate energy conservation practices into the project. These may include:
 - i. Use of energy efficient or gas air conditioning systems and appliances.
 - ii. Low wattage or LED lighting, long-life bulbs, sensors to automatically turn off/on outdoor lighting, lights with dimmers, etc.
 - iii. Adequate insulation.
 - iv. Clean-burning or energy-efficient water heaters.
 - v. Solar energy, if feasible.
 33. Applicant shall submit details regarding exterior materials, including but not limited to stone and/or brick veneers, decorative metal items, trim, light fixtures, etc. within Building Division plan check submittal for Planning Division review and approval.
 34. All garages shall be installed with roll-up doors and automatic garage door openers. Applicant shall submit door designs for review and approval by the Planning Division.
 35. No more than fifteen (15) units may be provided with a two-car garage with tandem layout and shall maintain unencumbered minimum interior dimensions (wall-to-wall) of 9'-0" in width by 40'-0" in depth. All other units shall be provided with a two-car garage with a side-by-side layout and shall maintain unencumbered minimum interior dimensions (wall-to-wall) of 18'-0" in width by 20'-0" in depth.

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36. A minimum of eleven (11) on-site guest parking spaces shall be provided and maintained. Each guest parking space shall maintain the minimum required dimensions of 9'-0" in width by 20'-0" in depth.
37. Applicant shall apply for and obtain a Temporary Use Permit from the Community and Economic Development Department – Planning Division prior to the utilization of modular trailers and or temporary power poles during construction, if proposed.
38. The applicant shall coordinate with the Planning Division to assign addresses for each of the single-family homes prior to submittal of working drawings to the Building Division. Said addresses shall be blueprinted on the site plan and on all floor plans in the working drawings.
39. Double-paned windows and sound attenuating insulation shall be installed within all dwelling units to ensure that interior noise levels do not exceed 45 dBA.
40. Mechanical equipment, including air conditioning compressors shall be fully screened from any public right-of-way or private street and adjacent units.
41. Backflow devices shall be screened from public view.
42. Applicant shall provide deadbolt locks and peepholes within each front door entry.
43. Drainage gutters and downspouts shall be either concealed within the structures or must architecturally compatible to the single-family homes.
44. All utility services and appurtenances, including electrical and communication services, shall be installed and located underground within the boundaries of the subject property, and shall be completely concealed from view. In no case shall there be any new or additional overhead electrical or communication facilities or utility poles placed, installed or erected.
45. All requirements of the City of Pico Rivera Municipal Code shall be complied with and such requirements shall be a condition of permit approval.
46. The applicant shall submit a Certificate of Occupancy application along with the application fee of \$155.00 for each dwelling unit, prior to property transfer. The application type shall be indicated as Construction Completion. Building Official shall determine if this condition may be modified.
47. Each and every unit shall maintain any and all of their garbage containers, be it a container for waste or recycling, within their respective garages, except when placing subject containers for collection. When placed within the respective

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garages, the subject garbage containers shall not impede within the minimum interior dimensions of each respective unit's two (2) off-street parking spaces. Said condition shall be included within the subject development's CC&Rs.

48. Each and every unit shall place their garbage containers within the locations identified specifically for their unit no more than twelve (12) hours before the scheduled time for pick-up by the collection operator, and shall remove the same not more than twelve (12) hours after the time scheduled pick-up by the collection operator. Said condition shall be included within the subject development's CC&Rs.
49. The applicant shall identify the exact location where each unit shall place their garbage containers for collection. Each such location must be physically identifiable on the subject property. The applicant shall include the collection location for each unit's garbage containers and details regarding each collection location's physically identifiable features within the submittal to Building Division plan check review for review and approval. Applicant shall make certain that a condition be included within the subject development's CC&Rs that the subject development shall maintain the aforementioned physically identifiable garbage container collection locations in pristine and clearly legible conditions at all times.
50. Any and all garbage containers shall not be placed or encroach within the public right-of-way. Said condition shall be included within the subject development's CC&Rs.
51. Applicant shall obtain written approval from the Los Angeles County Fire Department clearly stating residents of the subject development are permitted to place garbage containers within the Fire Lane and provide the written approval to the Community & Economic Development Department – Planning Division.
52. All construction activities shall take place only between the hours of 7:00 a.m. and 7:00 p.m.
53. Applicant shall submit a Noise Mitigation Plan to the Community & Economic Development – Planning Division for review and approval. The Plan shall depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
54. All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
55. All haul truck deliveries shall be subject to the same hours specified for construction. A haul truck route plan shall be provided to the Public Works

Department for review and approval, prior to the commencement of any construction activities. The plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

56. Applicant shall coordinate with Community & Economic Development Department staff to hold a community outreach meeting to diligently attempt to resolve the concerns of residents within 300-feet of the subject project site, prior to bringing Conditional Use Permit No. 727 before the Pico Rivera City Council for consideration. During the community outreach meeting, the applicant shall discuss resolutions to residents' concerns, of which shall include, but are not limited to, the following:
 - i. Protecting the privacy of residential properties along the subject property's easterly property line by establishing minimum height and or plant box sizes for screening trees and shrubs to be installed within a planter proposed along the easterly property line.
 - ii. Protecting the privacy of residential properties along the subject property's easterly property line by modifying the block wall conditions along the project site's easterly property line, as conditioned within Condition of Approval No. 26i(a-c) of this document, which shall include, but not be limited to, increasing the block wall height.
57. All windows installed on any and all easterly building elevations shall be opaque, unless limited by any applicable health and safety requirements.
58. The applicant shall modify the proposed easterly building elevations reducing the number of windows present and maintaining compliance with applicable health and safety requirements. Applicant shall provide the Community & Economic Development Department with the subject revised elevations.
59. All conditions shall be abided by and implemented to the satisfaction of the Community and Economic Development Department prior to the issuance of a Certificate of Occupancy for Construction Completion.
60. Pursuant to Sections 18.56.110 of the Pico Rivera Municipal Code, the Zoning Administrator may grant minor modification or set this permit for public hearing at any time to consider modification of any condition or revocation of the permit if noncompliance with the conditions of approval is found.
61. Failure to comply with all conditions set forth herein may result in revocation of this grant, in accordance with Section 18.56.110 of the Pico Rivera Zoning Ordinance.

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62. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

63. The Applicant shall sign, notarize, and return to the Community and Economic Development Department an affidavit accepting all Conditions of Approval of Conditional Use Permit No. 727 within 15 days from the date of the approval. The Applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.

64. The Applicant shall be responsible for providing the Community and Economic Development Department with a signed and notarized affidavit from the project contractor and/or individual responsible for the overall construction management accepting all Conditions of Approval of Conditional Use Permit No. 727, prior to building permit issuance. The subject individual acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render the Conditional Use Permit non-binding as against the City and shall confer Applicant no legal right under the law.

[SIGNATURES ON THE NEXT PAGE]

APPROVED AND ADOPTED this 21st day of March, 2016 by members of the Planning Commission of the City of Pico Rivera, voting as follows:


Paul Gomez, Chairperson

ATTEST:

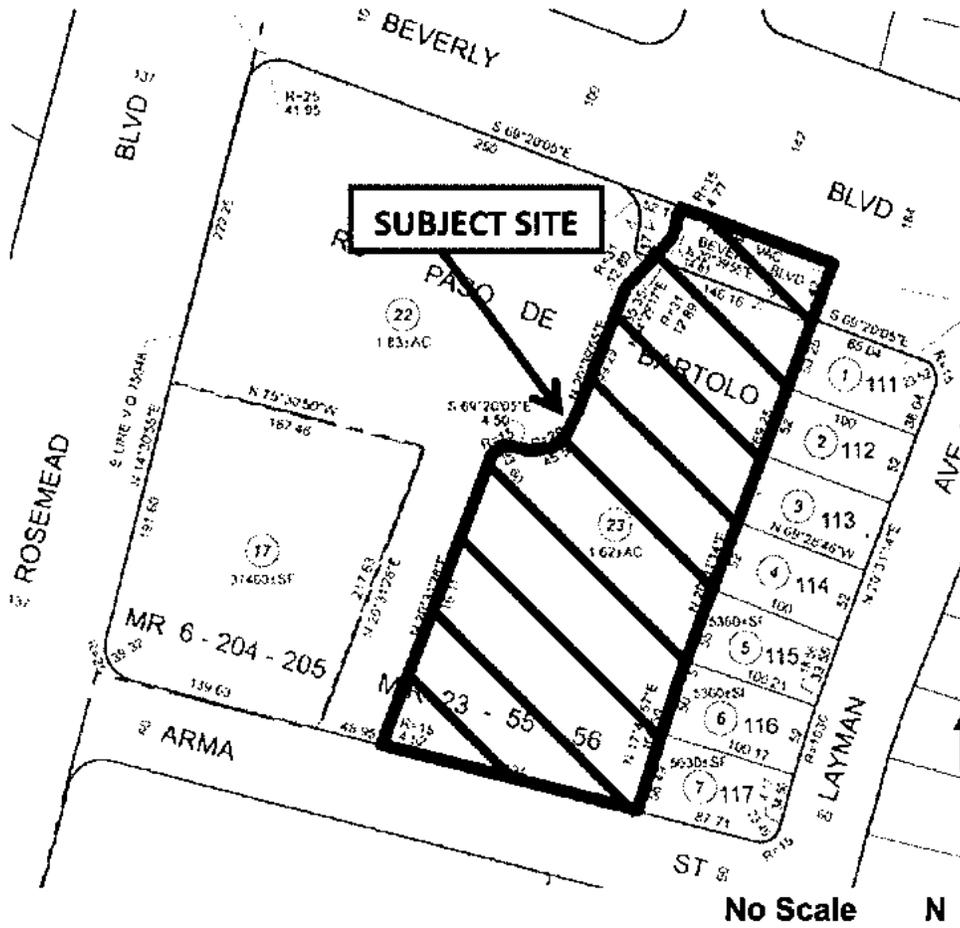

Benjamin A. Martinez, Secretary
Planning Commission
Community & Economic
Development Director

APPROVED AS TO FORM:


John W. Lam
City Attorney

AYES: Celiz, Garcia, Gomez, Zermeno
NOES: Elisaldez
ABSENT:
ABSTAIN:

ATTACHMENT "A"



**CONDITIONAL USE PERMIT NO. 727
9036 BEVERLY BOULEVARD**

PLANNING COMMISSION ACTION:

RESOLUTION NO. 1238

Signed 
**Benjamin A. Martinez, Secretary
Planning Commission
Community and Economic Development Director**

**ADOPTED: March 21, 2016
(Date)**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 74006 TO CREATE A SUBDIVISION FOR 35 RESIDENTIAL CONDOMINIUM UNITS IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND MIXED-USE OVERLAY (M-U OVERLAY) ZONE ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY BOULEVARD (ASSESSOR PARCEL NO. 8121-025-023) MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS VESTING TENTATIVE TRACT MAP NO. 74006

WHEREAS, the Division of Land Committee of the City of Pico Rivera considered this subdivision at the meeting of March 9, 2016, and recommended conditional approval of Vesting Tentative Tract Map No. 74006; and

WHEREAS, public notices were published in the Whittier Daily News on March 11, 2016 announcing the date of the Planning Commission public hearing; and

WHEREAS, per Section 17.18.030, *Development entitlement required*, within Title 17, *Subdivisions*, of the Pico Rivera Municipal Code, an applicant is required to obtain a zoning entitlement, such as a conditional use permit, prior to or concurrent with the approval of a vesting tentative tract map; and

WHEREAS, Conditional Use Permit No. 727 is proposed in conjunction with Vesting Tentative Tract Map No. 74006; and

WHEREAS, the Planning Commission of the City of Pico Rivera carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of March 21, 2016 and adopted Resolution No. 1239, recommending City Council approval of Vesting Tentative Tract Map No. 74006, and Resolution No. 1238, recommending City Council approval of Conditional Use Permit No. 727 under the condition that the applicant coordinate with Community and Economic Development Department staff to hold a community meeting to diligently attempt to resolve concerns of residents within 300 feet of the subject property site prior to bringing Conditional Use Permit No. 747 and Vesting Tentative Tract Map No. 74006 before the Pico Rivera City Council for consideration; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Planning Commission analyzed the project and found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is categorically exempt from the provisions of CEQA. Accordingly, on March 21, 2016 the Planning Commission recommended the City Council determine this project to be exempt from environmental review pursuant to the guidelines of CEQA (public resources code § 21080(b)(9); administrative code, title 14, chapter 3, §15332, class 32,

infill projects). The facts and findings contained in the categorical exemption are hereby adopted and made part of this Resolution; and

WHEREAS, a public notice was mailed to all properties within 300 feet of the subject project site on March 29, 2016 announcing the date of a Community Open House for the purposes of addressing any community concerns regarding the proposed 35-unit residential condominium development; and

WHEREAS, a Community Open House was held on April 7, 2016 from 6:00 p.m. to 8:00 p.m. at Pico Park Auditorium, located at 9528 Beverly Boulevard, where residents attended to discuss their concerns one-on-one with City staff and the applicant; and

WHEREAS, a public notice was mailed to all properties within 500 feet of the subject project site on April 25, 2016 announcing the date of a Community Open House for the purposes of listening to community comments regarding the proposed 35-unit residential condominium development and providing the community with an overview of City staff's current efforts to improve the north side of Pico Rivera; and

WHEREAS, a Community Open House was held on May 4, 2016 from 6:00 p.m. to 8:00 p.m. at Pico Park Auditorium, located at 9528 Beverly Boulevard, where residents attended to discuss their concerns one-on-one with City staff and the applicant; and

WHEREAS, a public notice was published in the Whittier Daily News on April 30, 2016 announcing the date of the City Council public hearing; and

WHEREAS, the City Council of the City of Pico Rivera has reviewed Vesting Tentative Tract Map No. 74006 and related environmental aspects of this subdivision as required by law to create a subdivision for 35 residential condominium units as shown on Vesting Tentative Tract Map No. 74006 attached hereto and legally described in Exhibit "A";

WHEREAS, the City Council of the City of Pico Rivera at a public hearing, duly noticed as required by applicable law, held on May 10, 2016.

NOW, THEREFORE, be it resolved by the City Council of the City of Pico Rivera as follows:

SECTION 1. Based on the above recitals, the staff report accompanying this Resolution, and such other oral and written evidence presented, the City Council of the City of Pico Rivera hereby finds:

1. That the proposed map is consistent with the applicable goals and objectives set forth in the City General Plan which encourages the reuse

of vacant and underutilized commercial uses for more economically productive purposes, including housing developments.

2. That the subdivision is in compliance with the development standards and regulations contained in Title 17 and 18 (Subdivisions & Zoning respectively) of the Pico Rivera Municipal Code (PRMC) relevant to the development of multiple-family housing on Mixed-Use Overlay (M-U Overlay) zoned properties.
3. That the subject property is suitable for development of this type as the site contains approximately 1.62 acres of land area and fronts publicly dedicated streets.
4. That the site is physically suitable for the property density of the development. The residential development will not exceed the maximum density allowed in the Mixed-Use Overlay (M-U Overlay) zone which allows for one dwelling unit for each 1,452 square feet of land area. The existing density allows for the development of 48-dwelling units and the current proposal is for 35-dwelling units.
5. That the subdivision will not result in conditions or circumstances contrary to the public health, safety or welfare.
6. That pursuant to the provisions of the State of California Resources Code and State Guidelines for CEQA, the proposed project was analyzed and found to be listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Accordingly, a Categorical Exemption was determined to be exempt from environmental review by the Planning Commission on March 21, 2016 and is recommended for approval by the City Council.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision has been reviewed under the guidelines of the CEQA and City guidelines which determined that the project would result in no adverse impacts or cause serious public health problems.
8. That the design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.
9. That the proposed project will not be detrimental to adjoining properties as the project site's proposed use as a 35-unit residential condominium development will act as an appropriate transitional buffer between an adjacent established residential neighborhood to the east and commercial

developments to the west. In addition, to provide screening between the project site and the adjacent residences to the east, the project will include the installation of mature landscaping along the entire easterly side of the site consisting of screening trees and hedges. Landscaping and perimeter walls and fencing will be provided throughout the project site. These improvements will enhance the appearance of the site while protecting the adjacent properties.

10. That the traffic generating capacity and operation of the proposed 35-unit residential condominium development will not place a burden or demand upon other municipal improvements, services, or utilities as each dwelling unit will have direct access to Arma Street via a 28-foot wide driveway. In addition, two-car garages for each unit will be provided along with twelve guest parking spaces. The anticipated trip generation for this development is below the measurable threshold of significance and therefore is not considered an adverse impact.
11. That adequate consideration for the protection of the environment has been satisfactorily demonstrated as no significant impact is anticipated and the development will be required to comply with the most current California Building Code, adherence to recommendations made in the soils report, submittal of a grading and drainage plan, and implementation of dust and noise control measures have been included as conditions of approval.
12. That adequate consideration has been given to assure that conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located and the particular suitability of such zone as the proposed development is maintained and consistent with the community's overall planning goals and programs through the conditions of approval.

SECTION 2. In accordance with Section 17.16.050 of the Pico Rivera Municipal Code, the City Council of the City of Pico Rivera at the public hearing held on May 10, 2016 hereby approves Vesting Tentative Tract Map No. 74006 for the property located at 9036 Beverly Boulevard (Assessor Parcel No. 8121-025-023) subject to the following conditions of approval:

1. The property shall be subdivided in accordance with Vesting Tentative Parcel Map No. 74006 date stamped April 27, 2016, labeled as Exhibit "A" and as modified by the City Council through the Conditions of Approval.
2. Applicant to abide by the City of Pico Rivera Public Works Department requirements identified as Exhibit "B", dated March 3, 2016 and attached hereto and incorporated by this reference.

3. Applicant to abide by the Los Angeles County Fire Department Land Development Unit requirements identified as Exhibit "C", dated February 23, 2016, and attached hereto and incorporated by this reference.
4. Applicant to abide by the County of Sanitation Districts of Los Angeles requirements, identified as Exhibit "D", dated January 20, 2016 and attached hereto and incorporated by this reference.
5. Applicant to abide by the Pico Water District requirements, identified as Exhibit "E", dated January 21, 2016, and attached hereto and incorporated by this reference.
6. Applicant to comply with all requirements of the City of Pico Rivera Public Works Department – Building Division.
7. The development shall be in conformity with all application provisions of the Pico Rivera Municipal Code and shall conform to the requirements of the Subdivision Map Act and applicable conditions contained herein.
8. The landscaping shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a regular basis. Said condition shall also be stated within the Covenants, Conditions and Restrictions (CC&Rs) to ensure that the homeowners maintain their private yards.
9. The applicant shall provide a mylar copy of the recorded Tract Map to the Pico Rivera Public Works Department and the Planning Division prior to issuance of a building permit for the development.
10. The applicant shall provide lighting and walkways throughout the subdivision development.
11. A copy of the proposed CC&Rs shall be submitted for City review and approval prior to final map submittal.
12. The applicant shall identify that all streets or driveways within the subdivision are private ways.
13. The applicant to provide easements as necessary for utility placement on private property. Such easements shall be shown on the final map.
14. Applicant to submit full set of plans to the Pico Rivera Building Division for plan check review and obtain all required permits.
15. All structures, signage, pavement, etc. shall be demolished prior to any construction of a new development.

16. Final Tract Map shall reflect all subsequent applicable changes that may result from approval of the Vesting Tentative Tract Map and grant of Conditional Use Permit No. 727 (“Conditional Use Permit”).
17. The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication. The amount of the fee shall be based upon the average fair market value for the City per Section 17.36.150 of the Pico Rivera Municipal Code. The applicant shall pay the park fees prior to issuance of the building permit.
18. Final Tract Map to be prepared in accordance with subdivision requirements of the Pico Rivera Municipal Code, the State Subdivision Map Act and applicable conditions contained herein.
19. Proof of recordation of the Final Map shall be submitted to the Community and Economic Development Department.
20. Applicant shall pay all fees associated with the Final Map plan check review.
21. Approval of Vesting Tentative Tract Map No. 74006 is subject to the concurrent approval of Conditional Use Permit. The applicant shall commence construction within 24 months of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date of recordation of Final Tract Map No. 74006.
22. Applicant shall comply with all conditions stipulated under Conditional Use Permit.
23. Failure to comply with all conditions of approval set forth herein may result in revocation of the Conditional Use Permit grant in accordance with Section 18.56.110 of the Zoning Ordinance.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval

[SIGNATURES ON THE NEXT PAGE]

APPROVED AND ADOPTED this 10th day of May, 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION NO. 1239

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 74006 TO CREATE A SUBDIVISION FOR 35 RESIDENTIAL CONDOMINIUM UNITS IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT AND MIXED-USE OVERLAY (M-U OVERLAY) ZONE ON A 1.62 ACRE SITE LOCATED AT 9036 BEVERLY BOULEVARD DESIGNATED HEREIN AS VESTING TENTATIVE TRACT MAP NO. 74006

WHEREAS, the Division of Land Committee of the City of Pico Rivera considered this subdivision at the meeting of March 9, 2016, and recommended conditional approval of Vesting Tentative Tract Map No. 74006; and

WHEREAS, the Planning Commission of the City of Pico Rivera held a public hearing on this matter recommending City Council approval by Resolution at the duly noticed public hearing of March 21, 2016; and

WHEREAS, the Planning Commission of the City of Pico Rivera has reviewed Vesting Tentative Tract Map No. 74006 and related environmental aspects of this subdivision as required by law to create a subdivision for a 35-unit condominium development as shown on Vesting Tentative Tract Map No. 74006 attached hereto and depicted in Exhibit "A";

NOW THEREFORE, be it resolved by the Planning Commission of the City of Pico Rivera that:

SECTION 1. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission analyzed the project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, recommends that the City Council find that this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 13, §15332m Class 32, Infill Projects.

SECTION 2. Pursuant to Chapter 17.16.040, Article I of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera, that approval of the Vesting Tentative Tract Map application as specifically described in draft Resolution designated herein as Exhibit "A" made a part hereof and further designated as Vesting Tentative Tract Map No. 74006.

SECTION 3. Further, the Resolution with staff report with attachments and the recommended Resolutions in this matter shall constitute a report of the Planning Commission to the City Council.

SECTION 4. The Planning Commission finds that Vesting Tentative Tract Map No. 74006 should be approved for the following reasons and findings:

1. That the proposed map is consistent with the applicable goals and objectives set forth in the City General Plan which encourages the reuse of vacant and underutilized commercial uses for more economically productive purposes, including housing developments.
2. That the subdivision is in compliance with the development standards and regulations contained in Titles 17 and 18 (Subdivision & Zoning respectively) of the Pico Rivera Municipal Code (PRMC) relevant to the development of multiple-family housing on Mixed-Use Overlay (M-U Overlay) zoned properties.
3. That the subject property is suitable for development of this type as the site contains approximately 1.62 acres of land area and fronts publicly dedicated streets.
4. That the site is physically suitable for the proposed density of the development. The residential development will not exceed the maximum density allowed in the Mixed-Use Overlay (M-U Overlay) zone which allows for one dwelling unit for each 1,452 square feet of land. The existing density allows for the development of 48-dwelling units and the current proposal is for 35-dwelling units.
5. That the subdivision will not result in conditions or circumstances contrary to the public health, safety or welfare.
6. That pursuant to the provisions of the State of California Public Resources Code and State Guidelines for CEQA, the proposed project was analyzed and found to be listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Accordingly, a Categorical Exemption was determined to be exempt from environmental review by the Planning Commission on March 21, 2016 and is recommended for approval by the City Council.
7. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision has been reviewed under the guidelines of the CEQA and City guidelines which determined that the project would result in no adverse impacts or cause serious public health problems.
8. That the design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.
9. That the proposed project will not be detrimental to adjoining properties as the project site's proposed use as a 35-unit residential condominium development will act as an appropriate transitional buffer between an adjacent established residential

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neighborhood to the east and commercial developments to the west. In addition, to provide screening between the project site and the adjacent residences to the east, the project will include the installation of mature landscaping along the entire easterly side of the site consisting of screening trees and hedges, and at minimum the existing 6'-0" high block wall along the easterly property line will be painted. Landscaping, and perimeter walls and fencing will be provided throughout the project site. These improvements will enhance the appearance of the site while protecting the adjacent properties.

10. That the traffic generating capacity and operation of the proposed 35-unit residential condominium development will not place a burden or demand upon other municipal improvements, services, or utilities as each dwelling unit will have direct access to Arma Street via a 28-foot wide driveway. In addition, two-car garages for each unit will be provided along with eleven guest parking spaces. The anticipated trip generation for this development is below measureable threshold of significance and therefore is not considered an adverse impact.
11. That adequate consideration for the protection of the environment has been satisfactorily demonstrated as no significant impact is anticipated and the development will be required to comply with the most current California Building Code, adherence to recommendation made in the soils report, submittal of a grading and drainage plan, and implementation of dust and noise control measures have been included as conditions of approval.
12. That adequate consideration has been given to assure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located and the peculiar suitability of such zone as the proposed development is maintained and consistent with the community's overall planning goals and programs through the conditions of approval.

SECTION 5. Furthermore, in accordance with Section 17.16.050 of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera at the public hearing held on March 21, 2016, recommends approval of Vesting Tentative Tract Map No. 74006 for the property located at 9036 Beverly Boulevard subject to the following conditions of approval:

1. The property shall be subdivided in accordance with Vesting Tentative Tract Map No. 74006 date stamped December 23, 2015, labeled Exhibit "A", and as modified by the City Council through the Conditions of Approval.
2. Applicant to abide by the City of Pico Rivera Public Works Department requirements identified as Exhibit "B", dated March 3, 2016 and attached hereto and incorporated by this reference.

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3. Applicant to abide by the Los Angeles County Fire Department Land Development Unit requirements identified as Exhibit "C", dated February 23, 2016, and attached hereto and incorporated by this reference.
4. Applicant to abide by the County of Sanitation Districts of Los Angeles requirements, identified as Exhibit "D", dated January 20, 2016 and attached hereto and incorporated by this reference.
5. Applicant to abide by the Pico Water District requirements, identified as Exhibit "E", dated January 21, 2016, and attached hereto and incorporated by this reference.
6. Applicant to comply with all requirements of the City of Pico Rivera Public Works Department – Building Division.
7. The development shall be in conformity with all applicable provisions of the Pico Rivera Municipal Code and shall conform to the requirements of the Subdivision Map Act and applicable conditions contained herein.
8. The landscaping shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a regular basis. Said condition shall also be stated within the Covenants, Conditions and Restrictions (CC&Rs) to ensure that the homeowners maintain their private yards.
9. The applicant shall provide a mylar copy of the recorded Tract Map to the Pico Rivera Public Works Department and the Planning Division prior to issuance of a building permit for the development.
10. The applicant shall provide lighting and walkways throughout the subdivision development.
11. A copy of the proposed CC&Rs to be submitted for City review and approval prior to final map submittal.
12. The applicant shall identify that all streets or driveways within the subdivision are private ways.
13. The applicant to provide easements as necessary for utility placement on private property. Such easements to be shown on the final map.
14. Applicant to submit full set of plans to the Pico Rivera Building Division for plan check review and obtain all required permits.
15. All structures, signage, pavement, etc. shall be demolished prior to any construction of a new development.

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16. Final Tract Map shall reflect all subsequent applicable changes that may result from approval of Vesting Tentative Tract Map and grant of Conditional Use Permit No. 727 ("Conditional Use Permit").
17. The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication. The amount of the fee shall be based upon the average fair market value for the City per Section 17.36.150 of the Pico Rivera Municipal Code. The applicant shall pay the park fees prior to issuance of the building permit.
18. Final Tract Map to be prepared in accordance with subdivision requirements of the Pico Rivera Municipal Code, the State Subdivision Map Act and applicable conditions contained herein.
19. Proof of recordation of the Final Map shall be submitted to the Community and Economic Development Department.
20. Applicant shall pay all fees associated with the Final Map plan check review.
21. Approval of Vesting Tentative Tract Map No. 74006 is subject to the concurrent approval of Conditional Use Permit. The applicant shall commence construction within 24 months of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date of recordation of Final Tract Map No. 74006.
22. Applicant shall comply with all conditions stipulated under Conditional Use Permit.
23. Failure to comply with all conditions of approval set forth herein may result in revocation of the Conditional Use Permit grant in accordance with Section 18.56.110 of the Zoning Ordinance.

SECTION 6. In the event that any portion of this Resolution is deemed invalid or is unenforceable, such provision shall be severable from the remainder and that the remainder of the Resolution shall be given full force and effect.

[SIGNATURES ON THE FOLLOWING PAGE]

APPROVED AND ADOPTED this 21st day of March, 2016 by members of the Planning Commission of the City of Pico Rivera, voting as follows:



Paul Gomez, Chairperson

ATTEST:



Benjamin A. Martinez, Secretary
Planning Commission
Community & Economic
Development Director

APPROVED AS TO FORM:



John W. Lam
City Attorney

AYES: Celiz, Elisaldez, Garcia, Gomez, Zermeno
NOES:
ABSENT:
ABSTAIN:

**CITY VENTURES 35-UNIT CONDO DEVELOPMENT - 9036 BEVERLY BOULEVARD
COMMUNITY CONCERNS AND RESPONSES
CITY COUNCIL PUBLIC HEARING MAY 10, 2016**

NO.	CONCERNS	RESPONSE
1	Density	<ul style="list-style-type: none"> ▪ Per the General Plan and Zoning Code, the site is allowed up to 48 homes (30 units per acre). Proposal is for 35 homes.
2	Privacy	<ul style="list-style-type: none"> ▪ Reduction in the number and size of windows on east facing elevations. ▪ Non-operable windows shall be opaque. ▪ Site plan revised to widen the landscape planter along the easterly property line for installation of trees and shrubs to screen views from project site looking east.
3	Insufficient On-Site Parking/ Impact to Street Parking on Layman Ave.	<ul style="list-style-type: none"> ▪ Site plan revised to increase on-site guest parking from 11 to 12. Per the Zoning Code, 4 guest parking spaces are required. ▪ Residents on Layman Ave. have expressed interest in establishing a Permit Parking Zone, which is possible through the Public Safety/Parking Enforcement Division.
4	Noise	<ul style="list-style-type: none"> ▪ There will be temporary increases to noise during the construction phase; however the applicant will be required to comply with standard construction noise control measures and construction will only be permitted between 7am-7pm. The dominant noise source in the project's vicinity is vehicular noise from Beverly and Rosemead Blvds.
5	Pollution	<ul style="list-style-type: none"> ▪ The applicant must meet the requirements of the South Coast Air Quality Management District and any other local, county, state and federal agencies during and post construction.
6	Traffic	<ul style="list-style-type: none"> ▪ The projected daily vehicle trips are approximately .2-percent of the current traffic on Rosemead Boulevard and .5-percent of the current traffic on Beverly Boulevard. ▪ The projected amount of 203 daily vehicle trips is less than the daily volume threshold identified in the Los Angeles County Department of Public Works Traffic Impact Analysis Guidelines which is less than 500 trips per day.
7	Public Safety/Crime	<ul style="list-style-type: none"> ▪ The project is for the development of for-sale condo units. Introducing new homeowners to what use to be a vacant lot will provide the opportunity to have regular day-to-day surveillance by simply having those new residents living on the property and observing what goes on around their property.
8	Decline in Property Values	<ul style="list-style-type: none"> ▪ There is no evidence that the project will decrease property values of surrounding homes. In consideration of staff's continuing efforts to improve the north side of Pico Rivera through commercial façade improvements and new developments, the argument could be made that property values will actually rise.
9	Not Compatible with Surroundings/ Building Height	<ul style="list-style-type: none"> ▪ The proposed development complies with the General Plan and Zoning Code regarding building height. ▪ Approx. 200-ft south from the project site is an existing 3-story development located at 9021 Beverly Rd. ▪ Surrounding cities have similar developments within relatively similar locations, such as the City of Bellflower (http://www.cityventures.com/bellflower/). ▪ The development will serve as a buffer between high use commercial and the single-family neighborhood.
10	Placement of Trash Cans	<ul style="list-style-type: none"> ▪ All future residents of the proposed development will maintain their own individual trash cans. Trash cans will be required to be kept within garages and will be placed on the westerly side of the driveway on trash pick-up days only. The trash cans will not be placed along the easterly property line.
11	Lack of School Facilities for Additional Children	<ul style="list-style-type: none"> ▪ The School District has indicated student enrollment has been decreasing. They are actually trying to encourage an increase in enrollment.
12	Driveway Location Adjacent to Driveway of 4433 Layman Ave.	<ul style="list-style-type: none"> ▪ A stop sign will be installed at the T-intersection for vehicles exiting the project site onto Arma Street.
13	Blocking Scenic Views	<ul style="list-style-type: none"> ▪ There are no protected scenic views within the project's vicinity. The applicant has revised the site plan to provide landscaping consisting of trees and hedges all along the easterly property line.

**CITY VENTURES 35-UNIT CONDO DEVELOPMENT - 9036 BEVERLY BOULEVARD
 VERBAL AND WRITTEN COMMUNICATIONS - TABLE OF CONTENTS
 CITY COUNCIL PUBLIC HEARING MAY 10, 2016**

NO.	SUBMITTAL DATE	NAME	FORMAT	DESCRIPTION
1	March 16, 2016	Gloria Saenz	Verbal	Obtained comments at Planning Counter.
2	March 17, 2016	Ricky Torres	Verbal	Obtained comments over the phone.
3	March 21, 2016	Gloria Saenz	Written	Submitted to staff at March 21, 2016 Planning Commission meeting.
4	April 7, 2016	Karie Martin	Written	Submitted to staff at April 7, 2016 Community Open House.
5	April 7, 2016	Fernando Hernandez	Written	Submitted to staff at April 7, 2016 Community Open House.
6	April 18, 2016	Phil Singerman	Written	Emailed to staff on April 18, 2016.
7	April 25, 2016	Various (Petition)	Written	Petition emailed to staff on April 25, 2016.
8	April 27, 2016	Anna Loia	Verbal	Obtained comments over the phone.
9	May 2, 2016	Pete Lara	Verbal	Obtained comments over the phone.
10	May 2, 2016	Susie Villa	Verbal	Obtained comments over the phone.
11	May 4, 2016	Gila Lopez	Written	Submitted to staff at May 4, 2016 Community Open House.
12	May 4, 2016	Pete Lara	Written	Submitted to staff at May 4, 2016 Community Open House.
13	May 4, 2016	Frankie Sandoval	Written	Submitted to staff at May 4, 2016 Community Open House.
14	May 4, 2016	Jacob Alvarez	Written	Submitted to staff at May 4, 2016 Community Open House.
15	May 4, 2016	No Name Provided	Written	Submitted to staff at May 4, 2016 Community Open House.
16	May 4, 2016	No Name Provided	Written	Submitted to staff at May 4, 2016 Community Open House.
17	May 4, 2016	No Name Provided	Written	Submitted to staff at May 4, 2016 Community Open House.

Date: Wednesday, March 16, 2016

Approximate Time: 2:00pm

Name: Gloria Saenz

Address: 4408 Layman Avenue
Pico Rivera, CA 90660

Phone: (562) 699-1631

Verbal Communication:

1. Parking – Future residents will not park in their garages, but will park within the open guest parking spaces and on the public street along Layman Avenue.
2. Traffic – Future residents will generate traffic to the project area.
3. Safety – The development will bring in more people to the area, which will cause an increase in crime.
4. Privacy – The units will be 3-stories tall. The privacy of the current residents located to the east of the project site and across Layman Avenue will be lost. The future condo residents will be able to look directly into the backyards and windows of the existing homes on Lindsey Avenue.

Notes: Gloria Saenz is planning to attend the Monday, March 21st Planning Commission meeting.

Date: Thursday, March 17, 2016

Approximate Time: 9:00am

Name: Ricky Torres

Address: 4402 Layman Avenue
Pico Rivera, CA 90660

Verbal Communication:

1. Ingress/Egress – Concerned that they may be an ingress/egress point from Beverly Blvd. I informed Mr. Torres that no ingress/egress would be provided through Beverly Blvd. All vehicles will access the site from Arma Street.
2. Parking: Potential impacts to on-street parking along Layman Avenue, which currently has a high number of vehicles parking on the street.

Notes: Ricky Torres is planning to attend the Monday, March 21st Planning Commission meeting.

March 21, 2016

Benjamin A Martinez

Community and Economic Development Director

Mr. Martinez

Received

MAR 21 2016

Planning Division

You are proposing a plan to jam 35 residential units in the back yard of 7, now existing, family homes.

Density and privacy issues are the major factor to all the residence on Layman Ave. between Old Beverly Road and Beverly Blvd. and especially the homes directly behind the proposed site and the homes facing this plan.

There would be seventy plus cars without an adequate parking plan. Two car garages plus eleven guest spaces is unrealistic for today's mobile needs.

The spillover of cars would park on Layman Ave. where we are already experiencing curb parking problems.

A thirty-two foot wide entrance and exit will cause unacceptable noise, pollution, added traffic and extreme annoyance.

This project stands to destroy our privacy.

A three story building built in back yards and overlooking front entrances of homes is a total and major invasion of privacy within our homes.

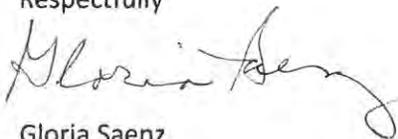
This proposal will also cause an increase in crime and a definite drop in property value.

By not taking into consideration the environment and conditions that now surround us you will be robbing us of a satisfaction and quality of life we now enjoy.

The strip mall that was implied would have less negative features.

We are home owners, tax payers and peaceful citizens of Pico Rivera and we deserve much better than what you are offering.

Respectfully



Gloria Saenz

4408 Layman Ave.

KARIE L. MARTIN, CSR

March 16, 2016

City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660
Attn: Benjamin A. Martinez

Received

APR 7 2016

Planning Division

Dear Mr. Martinez,

I am writing in response to your letter entitled "City of Pico Rivera Planning Commission Notice". As a homeowner, who will and has been continually affected by a few of the bad choices made in our area, I truly feel the need to speak out.

First I must address the fact that this letter, for the community, was not directed to the community, as it was only written in English and not in Spanish.

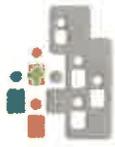
The second is the request to create a subdivision for the construction of a 35-unit residential condominium development in the space directly adjacent/behind our homes on Layman Avenue. As this project may be exempt from the Codes environmental review, it is not exempt from the Code of our personal, human rights. This proposed construction will be within feet of our homes and out children and animals who will be forced to inhale all the smoke and debris that will come from the construction.

In addition, if we are healthy enough to survive all of the noise and pollution, once these condos are built, we will be forced to deal with the parking that will no doubt spill on to our street and the adjoining streets.

On behalf of myself, my children, our animals, and our neighbors, I urge you to please reconsider such a detrimental decision of the building of these units.

Thank you for your time.


Karie L. Martin, CSR



City Ventures

9036 Beverly
Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. Building on back of my house still overview my back yard privacy... I will need some changes regarding the lawn close to my back wall that will be able to cover my back yard...
2. By building this project will close all the views around the area not only in the back yard but as well the front yard of my neighbor....
3. Main concerns are the ~~the~~ Privacy we all going to have in this residential area.... we don't have any apartments around saying that parking will be crazy we all note they will be parking outside they property!....
4. Parking spaces are not enough for this project please have that in mind....

Thank you for your input.
OPTIONAL INFORMATION

Name: Fernando Hernandez Phone: (323) 775 3509

Organization (if any): _____

Address: 4417 Layman Ave.

City: Rico Rivera State: CA Zip: 90660

Email Address (optional): fernandripa31@yahoo.com

NR Group, LLC
444 West Ocean Blvd #707
Long Beach, CA 90802
562-216-1561

Received
APR 18 2016
Planning Division

April 14, 2016

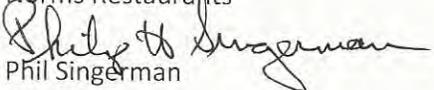
Benjamin A. Martinez
Director, Department of Community & Economic Development
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Subject: 9036 Beverly Boulevard –Marketing Efforts to Commercial Tenants/Developers

Dear Mr. Martinez,

The intent of this letter is to summarize the efforts that we took in an attempt sell the 1.61 acres that we own at 9063 Beverly Boulevard to a commercial operator/developer so that the land could be developed as a retail project. After receiving approvals to construct the Norm's Restaurant and a 20,000 square foot commercial center in 2013 my office diligently contacted all known retail operators (with a focus on grocery stores) in order to identify an anchor tenant for the commercial center. Wal-Mart ,drug stores and many other possible tenants were contacted. Unfortunately, our efforts were to no avail. In 2014 we hired CBRE to conduct a more exhaustive marketing effort to find a tenant/developer for the site. Again, CBRE was unable to find a viable tenant and/or commercial developer. After over 2 years of attempting to implement a commercial development at the site with no success, we accepted an offer to sell to a high quality residential developer, City Ventures. City Ventures is well respected in the development community and has won numerous awards for their innovative design. Shortly after City Ventures started working on the site, I participated in 2 Economic Development Ad Hoc Committee meetings. Based on the positive feedback from the members of the Economic Development Ad Hoc Committee, City Ventures moved forward with the 35 unit townhome project. I continue to support the City Ventures project and look forward to seeing it break ground. Please let me know if you have any questions regarding the history of this property.

Thank you.

NR Group, LLC
formerly
Norms Restaurants

Phil Singerman
President

April 20, 2016

David Armenta

Mayor of Pico Rivera, California

Mr. Mayor

Received

APR 25 2016

Planning Division

Enclosed are the signatures' of citizens opposing the 35 unit residential unit project at 9036 Beverly Blvd. We are prepared, if necessary, to petition more residents and do whatever is needed to stop this project. Everyone we spoke to was against the project and we did not find a single person who felt that a 35 unit project would be a benefit. They were disappointed that the strip mall, that had been implied, was not being addressed or that of a market.

Mr. Armenta, please assist us in this matter, demand city hall hear our voices and keep us informed.

Respectfully



Gloria Saenz

562 699 1631

4408 Layman Ave.

The Pico Rivera City Council and Planning Commission is in the process of allowing the Norm's Corporation to come into our neighborhood and destroy a culture we now enjoy. The Norm's Corporation has purchased the property behind their restaurant on Beverly and Rosemead. They plan on building a tree story, 35 unit residential buildings at 9036 Beverly Blvd., behind Layman Ave, overlooking our houses and yards. This will hurt our privacy, give us added traffic and parking problems, increase crime, and lower our property values. This will not benefit us; this will only benefit Norm's Corporation.

We, the undersigned, need our voices heard and demand that this project be stopped.

- 1 Ana Maria Borge 4500 Layman Ave P.R. 90660
- 2 Maria L. Frouse 4534 Layman Ave P.R. 90660
- 3 Ray Frouse 4524 Layman Ave P.R. 90660
- 4 Junk Law 4540 Layman Ave P.R. 90660
- 5 GREGORY T. BRABANDER 4546 LAYMAN AVE PICO RIVERA, CA 90660
- 6 Ruby Martinez 4552 Layman Ave. Pico Rivera, CA. 90660
- 7 Floria Macias 4552 Layman Ave. Pico Rivera, CA. 90660
- 8 Jorge Cornejo 4622 Rosemead BL Pico Rivera CA 90660
- 9 Yelada Gade 4578 Lindsey
- 10 Valbret Gade 4578 Lindsey
- 11 JOSE BOBADILLA 4570 LINDSEY AV PICO RIVERA CA 90660
- 12 PETE LARA 4552 LINDSEY AVE. P.R. 90660
- 13 Dely Villapando 4556 LINDSEY AVE P.R. 90660
- 14 Adam Cast. Vo 4530 Lindsey Ave. P.R. 90660
- 15 Ralph Salgado 4509 Lindsey Ave P.R. 90660
- 16 Guadalupe Vasquez 4502 Lindsey Ave P.R. 90660
- 17 Miguel Saltero 4502 Lindsey Ave P.R. 90660
- 18 Erica Martinez 4502 Lindsey Ave P.R. 90660
- 19 Rosa Elena Soltero 4502 Lindsey Ave P.R. 90660
- 20 Malibu Romeo 4422 Lindsey Ave P.R. 90660
- 21 ROBERT CHAVEZ 4408 Lindsey Pico Rivera 90660
- 22 Alex Sanchez 4407 Lindsey AVE PICO RIVERA 90660

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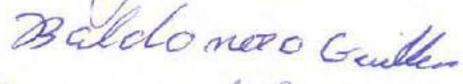
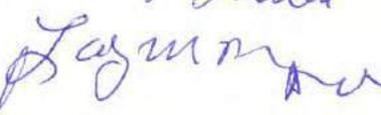
We, the undersigned, need our voices heard and demand that this project be stopped.

- 1 Rita Sandoval 4430 Layman Ave, P.R. 90660
- 2 Norma Estrada 4506 Layman Ave Pico Rivera 562-508-6608
- 3 Ju Nino 4412 Deland Ave Pico Rivera 562-695-6057
- 4 Arlene Nino 4412 Deland Ave Pico Rivera 562-695-6057
- 5 Edward Bonilla 4514 Deland Ave P.R. 90660
- 6 Robert Lightner 4550 DeLand Ave Pico Rivera 90660
- 7 Catherine Lightner 4550 DeLand Ave Pico Rivera 90660
- 8 Jan Lopez 4568 DeLand Ave Pico Rivera 1522)499 0660
- 9 Merry Perez 9235 BEVERLY RD, PICO RIVERA CA 90660
- 10 Emily G 9234 BEVERLY ROAD, PICO RIVERA, CA 90660
- 11 Betty Machado 4583 Deland Ave. Pico Rivera, CA 90660
- 12 Rosemary 4579 Layman Ave Pico Rivera 90660
- 13 Sparkie Sandoval 4430 LAYMAN AVE Pico Rivera 90660
- 14 Gloria Saenz Gloria Saenz 4408 Layman P.R.

- 15
- 16
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The Pico Rivera City Council and Planning Commission is in the process of allowing the Norm's Corporation to come into our neighborhood and destroy a culture we now enjoy. The Norm's Corporation has purchased the property behind their restaurant on Beverly and Rosemead. They plan on building a tree story, 35 unit residential buildings at 9036 Beverly Blvd., behind Layman Ave, overlooking our houses and yards. This will hurt our privacy, give us added traffic and parking problems, increase crime, and lower our property values. This will not benefit us; this will only benefit Norm's Corporation.

We, the undersigned, need our voices heard and demand that this project be stopped.

- 1 Maria LAguilar 4417 Layman Ave 
- 2 ALEJandra Saltero 4424 Layman ave. 
- 3 BALDOMERO 4423 LAYMAN AVE  Baldomero Guillen
- 4 maria Guadalupe Guillen 4423 Layman  Maria Guadalupe Guillen
- 5 GUA^{da}lupe Herrera 4511 Layman  Guadalupe Herrera
- 6 EDUARDO PEREZ  Eduardo Perez
- 7
- 8 Charles Streater  Charles Streater 4521 Layman Ave
- 9 Lorena Sanguz 4539 Siquizal ave

- 10
- 11
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La commission ayuntamiento de la ciudad de PicoRivera y la planificacion esta en el proceso de permitir que la corporacion Norm's entre en nuestro barrio y destrir una cultura que ahora disfrutamos. A corporacion Norm's ah adquirido la propiedad detras de su restaurante en Beverly y Rosemead. Planean la construccion de 35 unidades residencial de tres pisos. En 9036 Beverly Blvd., detras de Layman Ave con vistas a nuestros hogares y patios.

Perjudicaran nuestra privacidad, problemas de trafico y aparcamiento, mas deliquencia. Y bajar el valorde la propiedad. Esto no nos va a benificar; solo se beneficiarian a la Corporation de Norm's.

Los abajo firmantes necesitamos que oigan nuestras voces y exigimos que detengan este proyecto.

- 1 *Roberto Suarez* (562) 479-4654
- 2 *Jim Hernandez* (562) 321-8256
- 3 *Penela Gray* (562) 321-7671 Pico Rivera
- 4 *Ciri ju* 562) 762-2308
- 5 *Elias Ponce A* 562) 479-55-28
- 6 *Lladira Rodriguez* (562) 388-1305
- 7 *Honori Guerrero* 562 321 7671 Pico River
- 9 *Braulio Arriaga* 213 272 0323 Pico Rivera
- 10 *Carlos D E* 908 54-2219
- 11 *Antonio* 908 9005
- 12 *Rodriguez Dora* 4418- 2440000 P.R.
- 13 *Murillo Jose* 4418- 6740000 P.R.
- 14 *Erica Garcia* PICO RIVERA CALIF.
- 15 *[Signature]*
- 16
- 17
- 18
- 19

Date: Wednesday, April 27, 2016

Approximate Time: 10:45am

Name: Anna Loia

Address: 4345 Layman Avenue
Pico Rivera, CA 90660

Verbal Communication:

1. Traffic – Concerned that project will create more traffic in the adjacent neighborhood. Cars already drive fast through Layman Avenue, using it as a short cut to get to or from Rosemead Boulevard.

Notes: Anna Loia will try to attend the May 4th Community Open House and the May 10th City Council meeting.

Date: Monday, May 2, 2016
Approximate Time: 1:00pm
Name: Pete Lara
Address: 4552 Lindsey Avenue
Pico Rivera, CA 90660

Verbal Communication:

1. Density – Too many units. Would be okay with the project if only 20 units were proposed.
2. Parking – The development will not have enough parking, so more cars will park on the streets in the neighborhood.
3. Traffic – Concerned that project will create more traffic in the adjacent neighborhood. Direct vehicle access to Beverly Boulevard from Layman Avenue and Lindsey Avenue were removed and vehicles now have to access Beverly Boulevard from Deland Avenue or Beverly Road.
4. Building Height – There are no similar developments within the area, so the new development will be out of place.

Notes: I informed Mr. Pete Lara of the May 4th Community Open House and the May 10th City Council meeting. Mr. Lara will try to attend.

Date: Monday, May 2, 2016

Approximate Time: 3:05pm

Name: Susie Villa

Address: Lindsey Avenue

Pico Rivera, CA 90660

Verbal Communication:

1. Wants the project site to be developed with a commercial strip mall or a grocery store.
2. Density – The project site is too small for the proposed development.
3. Traffic – Concerned that project will create more traffic in the adjacent neighborhood when there is already a lot of traffic.
4. Privacy – The development will intrude on the privacy of adjacent residents.
5. Safety – Concerned that safety of children and pedestrians will be impacted by added traffic.

Notes: Susie Villa plans to attend the May 4th Community Open House and the May 10th City Council meeting.



City Ventures

9036 Beverly
Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. *I feel we already have too many condos
and apartments in this city - This creates more
traffic, pollution and congestion. You cannot
guarantee that the new owners won't rent it.*

2. _____

3. _____

4. _____

Thank you for your input.
OPTIONAL INFORMATION

Name: *Gila Lopez* Phone: _____

Organization (if any): *Women's Club Basket Comm.*

Address: *4346 S. Lindell Ave -*

City: *Los Angeles* State: _____ Zip: _____

Email Address (optional): _____



City Ventures

9036 Beverly
Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. WE DO NOT NEED MORE APARTMENTS OR HOMES IN THE AREA.
2. WE NEED A FOOD MARKET OR CRAFT STORE. WHAT HAPPEN TO A MARKET + HERE.
3. _____
4. _____

**Thank you for your input.
OPTIONAL INFORMATION**

Name: P. PETE LARA Phone: 562-777-4130

Organization (if any): _____

Address: 4552 LINDSEY AVE.

City: PICO RIVERA State: CALIF Zip: 90660

Email Address (optional): PETELARA357@YAHOO.COM



City Ventures

9036 Beverly Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. City venture has never reached out to the Spanish speaking community with any flyers addressing the issues in Spanish.
2. How can you only have one entrance and exit, which will stay open 24/7 allowing transients and others to just walk into the complex. How did the Fire department approve this. normally there is two entrances and exits for a 500K property
- 3.
- 4.

Thank you for your input.
OPTIONAL INFORMATION

Name: Frankie Sandoval Phone: 714 644 0643

Organization (if any): Resident

Address: 4430 Laxman ave

City: Pico Rivera State: CA Zip: 90660

Email Address (optional): _____



Visioning Exercise - North Pico Rivera

Community Open House Meeting | Wednesday, May 4, 2016

Please provide your comments:

Parking enforcement - Arma

→ Red curb in general area of Arma
as we approach Layman

→ Vagrants and tenters parking along Arma
→ Follow up with sheriff

→ No overnight party (i.e. 7pm to 7am)

→ Villavieja (LH)

JACOB (Jesse) ALVAREZ
(323) 637-9924
(4433 Layman Ave)

Optional

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

E-mail: _____



City Ventures

9036 Beverly Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. *Not impressed. . . . Sorry!!*
2. _____
3. _____
4. _____

**Thank you for your input.
OPTIONAL INFORMATION**

Name: _____ Phone: _____

Organization (if any): _____

Address: _____

City: _____ State: _____ Zip: _____

Email Address (optional): _____



City Ventures

9036 Beverly Neighborhood Meeting

Comments

Please use this page to submit your comments regarding the potential residential development of the 9036 Beverly property.

1. *Can access be provided off Beverly onto Layman as it was previously provided? City engineer question*
Stop signs @ Arma and Layman. Study should be performed to see if feasible.
2. _____
3. _____
4. _____

**Thank you for your input.
OPTIONAL INFORMATION**

Name: _____ Phone: _____

Organization (if any): _____

Address: _____

City: _____ State: _____ Zip: _____

Email Address (optional): _____



Visioning Exercise - North Pico Rivera

Community Open House Meeting | Wednesday, May 4, 2016

Please provide your comments:

WE NEED SHOPS &
 A CONVENIENT STORE (MARKET)
 IN THE AREA WHERE THESE
 3 STORY HOMES ~~ARE~~ PLAN TO
 BE HAPPEN. THESE MONSTERS
 WILL BLOCK MY VIEW OF EVENING
 SUNSETS AND ADD CONGESTION,
 TRAFFIC, ~~AND~~ PRIVACY COMPLETELY
 TAKEN AWAY. THESE TENANTS WOULD
 * COULD ~~BE~~ MONITOR OUR
 PRIVACY (LOOK EVERY MOVE).

Optional

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

E-mail: _____

Notice of Exemption

To: County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: Community & Economic Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Project Title: City Ventures 35 Residential Condominium Units Development

Project Location-Specific: 9036 Beverly Boulevard, Pico Rivera, CA (South side of Beverly Boulevard between Rosemead Boulevard on the west and Layman Avenue on the east)

Project Location-City: Pico Rivera **Project Location-County:** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The project applicant is requesting a Conditional Use Permit (No. 727) and a Vesting Tentative Tract Map (No. 74006) to allow the construction of a 35 residential condominium unit development at the property located at 9036 Beverly Boulevard, APN 8121-025-023, in the Commercial Planned Development (CPD) zoned district and the Mixed-Use Overlay (M-U Overlay) zone. The development will consist of three-storied residential condominium units featuring four different types of floor plans ranging in area from 1,191 square feet to 1,711 square feet with two to four bedrooms, two-and-one-half to four bathrooms, and an attached two-car garage. All floor plans will accommodate the living space, kitchen and dining rooms on the second floor, and bedrooms on the third floor; however depending on the floor plan type bedrooms will also be located on the first and second floors. The units shall feature stucco finishes in white and taupe with brick or stone veneer accents and concrete roof tiles in complementing colors. The development will provide eleven on-site guest parking spaces, common open space areas, drought-tolerant landscaping, and decorative block walls and fencing throughout the project site. Ingress and egress to the development shall be provided from Arma Street via a 28-foot wide driveway to be located along the site's southern property line, on the north side of Arma Street. An on-site private street shall provide resident vehicles with direct access to each unit's two-car garage and provide emergency access to the site. The beneficiaries of the project are the project applicant, the City and adjacent residents that currently reside adjacent to the project site, which has been vacant and undeveloped since 2008.

Name of Public Agency Approving Project: City of Pico Rivera

Name of Person or Agency Carrying Out Project: Christina Gallagher, Associate Planner

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec.21080 (b)(3); 15269(a));

Emergency Project (Sec 21080(b)(4); 15269 (b)(c));

X Categorical Exemption. State type and section number: CEQA Guidelines Section 15332 In-Fill Development Projects, Class 32 (a-e)

Statutory Exemptions. State code number:

Reasons why project is exempt: The project is consistent with Section 15332 based on the analysis provided within Attachment A, and its attachments (Attachments 1-6), and will not have any significant impacts. Attachments 1-6 and all other relevant material including project specifications are available to the public for review in the Community & Economic Development Department – Planning Division at City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Lead Agency Contact Person: Christina Gallagher, Associate Planner Telephone: 562-801-4332

If filled by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approve the project? Yes No

Signature:

Date:

Title: Community & Economic
Development Director

Signed by Lead Agency
 Signed by Applicant

Date received for filing by OPR:



March 8, 2016

Ms. Christina Gallagher, Associate Planner
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Justification for CEQA Categorical Exemption-TM76004/9036 Beverly Boulevard

Dear Ms. Gallagher

P3 services is pleased to submit the enclosed discussion to support the City's determination that the proposed development project at 9036 Beverly Boulevard is exempt from environmental review, under the provisions of a Class 15332 Categorical Exemption, as set forth in Article 19 of the California Environmental Quality Act Guidelines.

We appreciate the opportunity to work with the City of Pico Rivera. Please call me at 949.413.2036, if you have any questions or would like to discuss revisions to this material.

Respectfully,

A handwritten signature in black ink, appearing to read 'Randy A. Nichols', is written over a light blue circular stamp.

Randy A. Nichols, LEED GA

Principal Consultant, p3 services

PROJECT DESCRIPTION

City Ventures Construction, Inc. is proposing development of 35 three-story townhomes and associated site improvements on a 1.62 acre site located at 9036 Beverly Boulevard, in the City of Pico Rivera, in southeastern Los Angeles County, California.

The subject site is currently vacant with remnants from past land uses, i.e. surface pavement, along with ruderal vegetation and bare ground. The immediately preceding land use was a commercial building that was occupied by various retail businesses between 1960 and the mid-2000s, when the structure was demolished. Agricultural uses occurred on site and surrounding lands during the early 20th century. Beverly Boulevard borders the site on the northern side. A neighborhood of seven single family homes borders the site on the eastern side; the rear lot lines and detached garages are adjacent to the Project site. Arma Street borders the site on the southern side. A fully operational Norm's restaurant and a small, multi-tenant commercial center borders the site on the western side; the commercial center faces Rosemead Boulevard and Norm's faces both Beverly Boulevard and Rosemead Boulevard.

This property is zoned by the City of Pico Rivera as Commercial Planned Development, with a Mixed Use Overlay that permits residential uses subject to approval of a Conditional Use Permit. It is designated in the City's General Plan Land Use Element for Mixed Use development. The purpose of the Mixed Use land use category, as defined in the General Plan, is to:

*provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. The specific mix of uses and development density are to be appropriate to the site's location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. The Mixed Use designation provides flexibility to develop stand-alone residential or commercial or a combination of both. Within the **Mixed Use** designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate.¹*

Residential densities of up to 30 units per acre are allowed by both the land use policies and zoning regulations. Development of 35 attached, for-sale single family homes on the 1.62 acre property represents a density of 21.6 units per acre, and the proposed site plan and building characteristics are consistent with the City's General Plan land use policies and zoning standards. Home sizes would range from approximately 1,191 square feet to approximately 1,711 square feet, with a maximum height of 39 feet. Vehicular access would be provided via a single drive approach from Arma Street, located at the southeastern corner of the site. Townhomes would be oriented along four interior drives, in blocks of 6-8 attached units each. Each home would have private outdoor, ground level open space and rooftop solar-powered electricity systems. Homes would also be connected to the existing Southern California

¹ City of Pico Rivera General Plan, Land Use Element, Table 3-2, page 3-12. Adopted October 28, 2014.

Edison electrical grid. There would be no natural gas service. Along the eastern side of the Project Site, where there are adjoining single family homes, three design options are proposed:

- Option 1: protect existing wall in place and paint;
- Option 2: with approval from all easterly adjacent residential property, Project developer to rebuild wall up to 8-ft in height;
- Option 3: if approval from all easterly adjacent residential property owners is not obtained, build a wall up to a max. 8-ft in height next to the existing wall, but completely within the project site.

A landscaped walkway area of meandering widths would be constructed along the western side, as a buffer against the adjacent commercial uses. Water, sewer and storm drain connections would be made to the City's existing facilities located in Arma Street.

City approvals of a Tentative Tract Map (to create a condominium subdivision) and a Conditional Use Permit (to define the full design and operational features of the development plan) are required to authorize this project to proceed.

Construction is tentatively estimated to begin with site clearance/site preparation and grading work in October 2016. Building construction would commence in approximately March 2017 and would proceed in accordance with the pace of sales activity, which may result in more than one phase of development. Full occupancy of all homes is anticipated to occur by March 2018, based on the Applicant's current forecasts.

ENVIRONMENTAL REVIEW UNDER CEQA

Section 21084 of the California Public Resources Code requires the CEQA Guidelines to identify classes of projects which have been determined not to have a significant impact on the environment and are therefore exempt from the provisions of CEQA. Article 19 of the CEQA Guidelines list a number of classes of projects which have been determined to be exempt. One such classification is for projects located on infill sites, as set forth in Section 15332 of the Guidelines. This is commonly known as the "Class 32" exemption. The five conditions set forth to qualify for this exemption are as follows:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- e) The site can be adequately served by all required utilities and public services.

An assessment of the proposed project with respect to each of these five conditions noted is provided on the following pages.

A. Planning and Zoning Consistency

As noted in the project description earlier, the proposed project has been determined to be consistent with the Mixed Use land use policies of the Pico River General Plan and with the development standards for the Commercial Planned Development/Mixed Use Overlay zoning regulations that apply to the subject property. Project approvals include a Tentative Tract Map to create a condominium subdivision to enable sale and use of the proposed townhomes, and a Conditional Use Permit, to ensure that the full design and operational features of the project are defined and in compliance with the applicable zoning standards. These approvals are quasi-judicial, not legislative, and do not involve policy-level actions related to some inconsistency with the governing planning and zoning standards.

B. Site Size and Location

As noted in the project description section, the subject site is 1.62 acres in total area, well below the 5 acre maximum established for an Infill Exemption under Section 15332 of the State CEQA Guidelines. It is a vacant, previously developed site, in a completely urbanized area within the City of Pico Rivera, surrounded by a variety of developed land uses and two major streets. All forms of urban infrastructure, i.e. streets, water, sewer, storm drainage, telephone, and electricity facilities, exist in the immediate vicinity. This is a classic “urban infill” site.

C. Habitat Value

Any vegetation that might have supported various forms of native plants and wildlife species was removed several decades ago, when this site and surroundings were originally converted into farmland and other agricultural uses. Agricultural activities ceased by the early 1950s and a commercial building was built on site in 1960. This was occupied by different uses until the early 2000s. The building was demolished sometime between 2005 and 2009.² The project site is now covered by pavement remnants and ground-level ruderal vegetation, along with bare ground. There is no habitat to support any kinds of rare, threatened or endangered plants or wildlife species and in this fully urbanized area, and this site does not provide any other kinds of habitat values, such as food sources or water, that could support migrating birds or fish. Given these conditions, there is no recognizable habitat value associated with this site.

D. Traffic, Noise, Air Quality or Water Quality Effects

Traffic. A quantitative assessment of this project’s traffic generation and distribution patterns was prepared by Kimley-Horn, in accordance with guidance provided by City staff.³ This assessment determined that the proposed project would generate approximately 203 daily trips, with approximately 16 morning peak hour trips (3 inbound and 13 outbound) and approximately 18 afternoon peak hour trips (12 inbound and 6 outbound).

² References to past land uses and time periods are from *Phase I Environmental Site Assessment for 9036 Beverly Boulevard, Pico Rivera, California*, prepared by Stantec. November 17, 2015. (Copy on file with Pico Rivera Planning Department).

³ Kimley Horn, *Traffic Letter for the Proposed Residential Development at 9036 Beverly Boulevard in the City of Pico Rivera*. March 4, 2016. A copy of this letter is on file with the City of Pico Rivera Engineering Department and is provided as Attachment 6 to this report.

Project trip distribution and assignment assumptions were developed taking into account the proposed site use, and the routes to and from surrounding uses. It is anticipated that the majority of drivers will use Rosemead Boulevard and Beverly Boulevard to travel to local and regional destinations. Due to raised medians along Rosemead Boulevard and Beverly Boulevard, ingress and egress vehicles will require different paths to access the site. For instance, a vehicle destined for Rosemead Boulevard to the north would be able to make a right-turn movement onto Rosemead Boulevard from Arma Street. However, a vehicle destined for Rosemead Boulevard to the south would need to travel through the neighborhood to the closest traffic signal at Layman Avenue and Beverly Road.

Based on these assumptions, the project will contribute a low volume of traffic to the existing street system. Some outbound trips are expected to travel through the adjacent neighborhood due to medians along Beverly Boulevard and Rosemead Boulevard. The remaining trips would utilize Arma Street to access Rosemead Boulevard. The project is estimated to add 3 or fewer peak hour trips to Layman Avenue and no more than 20 trips on a daily basis.

The estimated project-generated trip volumes would not result in significant congestion impacts on the local street network and would not result in significant levels of traffic through the adjoining neighborhood, along Layman Avenue. Traffic impacts associated with this project would be less than significant, and no mitigation measures are required.

Noise. The proposed project would generate temporary increases in local noise levels on an intermittent basis during the construction phases and then over the long-term, mainly by vehicular traffic by residents, their visitors, trash pick-up trucks, vendors, etc. Construction noise levels would range, depending on the type of machinery and size of the construction zone, and would have the most impact on any persons that might be present within the adjacent homes located along the eastern boundary of the project site. Implementation of routine construction control measures, as described below, would mitigate temporary construction noise impacts to less than significant levels. Roadway noise levels along Arma Street, Beverly Boulevard and Rosemead Boulevard would be most directly affected by project-related vehicular traffic, but the small increment of traffic from this project on those roadways would result in a negligible change in roadway noise levels.

Routine construction methods, materials and machinery would be employed to prepare and grade the site, install site improvements, construct buildings, make interior and exterior finishes, etc. No pile driving or other methods involving significant ground vibration or extremely high noise levels would be required. Temporary construction noise impacts would occur only during the daylight hours of 7:00 AM to 7:00 PM, in accordance with the restrictions set forth in Policy 11.3 of the General Plan and Section 18.42.050 of the Pico Rivera Municipal Code. In addition, all construction activities must implement standard construction control measures defined in General Plan Policy 11.3-1, as follows:

- Require proposed developments adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.

- Require that construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- Require that haul truck deliveries be subject to the same hours specified for construction. Additionally, the construction-related noise mitigation plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

With the standard construction noise control measures noted above and the limitations on work hours, construction-related noise impacts on surrounding land uses would not be significant.

Policy 11.1-1 of the Pico Rivera General Plan establishes guidance on the siting of new land uses with respect to exterior noise exposure, as a method of ensuring compatibility of new land uses with environmental noise exposure. For new residential uses, exposure to exterior noise levels above 65 dBA is generally discouraged, unless the project is designed to incorporate effective noise attenuation features that reduce that exterior exposure to a maximum of 65 dBA and interior exposure to a maximum of 45 dBA.

The dominant noise source in the vicinity of the Project site is vehicular noise along Beverly Boulevard and Rosemead Boulevard. Those roadways each generate traffic noise levels that exceed 65 dBA throughout most of the Project site.⁴ Arma Street is not identified in the General Plan EIR as a significant vehicular noise source. The proposed homes would all have a private, ground level patio, for limited outdoor activities. No other outdoor activity areas are proposed that would expose residents to surrounding traffic noise. All homes will be constructed with dual-paned windows and sufficient wall and roof insulation to ensure that noise levels within all interior living spaces do not exceed 45 dBA. As such, the Project would be consistent with the City's noise/land use compatibility standards and the impact of exterior noise exposure would be less than significant.

Air Quality. The proposed project would generate temporary increases in local air pollutant levels on an intermittent basis during the construction phases, and then over the long-term -- mainly by vehicular emissions from traffic generated by residents, their visitors, trash pick-up trucks, vendors, etc. Other sources of increased air pollutants would be generated as a result of energy consumption (at distant power plants), emissions from landscape maintenance machinery. Energy-related emissions at distant power plants would be reduced by the on-site generation of electricity from rooftop solar panels to be installed on every home. Construction period and operational emissions for this project have been calculated with the CalEEMod program, developed by the California Air Resources Board to aid in assessment of air quality and greenhouse gas impacts based on empirical research of pollution profiles for various types of land use, construction activities, and traffic characteristics. The results of the emissions calculations were then compared with the South Coast Air Quality Management District's CEQA thresholds for criteria pollutants.

⁴ Pico Rivera General Plan Update, Draft Program EIR, Table 3.6-4. July 2014.

As shown in Table 1, the project-related emissions during construction would be well below the applicable regional thresholds for mass emissions recommended by SCAQMD. Regional air quality impacts during construction, therefore, would be less than significant.

The Project's construction period emissions were also evaluated relative to SCAQMD's screening thresholds for localized concentrations of pollutants that could affect adjacent land uses. This analysis determined that the temporary construction emissions of Carbon Monoxide, Nitrogen Oxides (NOx) and particulate matter (PM_{2.5} and PM₁₀) would all be well below the concentration levels identified by SCAQMD as potentially significant.⁵

Table 1
Project's Estimated Construction Emissions of Criteria Air Pollutants and SCAQMD Thresholds

Source	ROG	NOx	CO	SO ₂	PM ₁₀ Dust	PM ₁₀ Exhaust	PM ₁₀ Total	PM _{2.5} Dust	PM _{2.5} Exhaust	PM _{2.5} Total
Demolition										
Off Road Diesel	2.91	28.26	21.50	0.02	0.27	1.74	2.01	0.04	1.63	1.67
On Road Diesel	0.11	1.77	1.41	0.00	0.11	0.03	0.13	0.03	0.02	0.05
Worker Trips	0.06	0.08	0.90	0.00	0.15	0.00	0.15	0.04	0.00	0.04
Demolition Totals	3.08	30.11	23.81	0.02	0.53	1.77	2.29	0.11	1.65	1.76
Site Preparation										
Off Road Diesel	2.44	25.77	16.51	0.02	1.74	1.40	2.57	0.60	1.29	1.88
Worker Trips	0.04	0.05	0.56	0.00	0.09	0.00	0.09	0.02	0.00	0.02
Site Preparation Totals	2.48	25.82	17.07	0.02	1.83	1.40	2.66	0.62	1.29	1.90
Grading										
Off Road Diesel	1.99	21.04	13.67	0.01	1.00	1.14	2.14	0.51	1.05	1.56
On Road Diesel	0.13	2.03	1.61	0.01	0.12	0.03	0.15	0.03	0.03	0.06
Worker Trips	0.04	0.05	0.56	0.00	0.09	0.00	0.09	0.02	0.00	0.02
Grading Totals	2.16	23.12	15.84	0.02	1.21	1.17	2.38	0.56	1.08	1.64
Building Construction²										
Off Road Diesel	3.29	20.55	14.71	0.02	0.00	1.37	1.37	0.00	1.32	1.32
Vendor Trips	0.04	0.36	0.50	0.00	0.03	0.01	0.03	0.01	0.01	0.01
Worker Trips	0.12	0.16	1.73	0.00	0.28	0.00	0.28	0.07	0.00	0.08
Building Totals	3.45	21.07	16.94	0.02	0.31	1.38	1.68	0.08	1.33	1.41
Asphalt Paving										
Off Road Diesel	1.19	12.10	9.03	0.01	0.00	0.73	0.73	0.00	0.68	0.68
Worker Trips	0.05	0.07	0.82	0.00	0.15	0.00	0.15	0.04	0.00	0.04
Asphalt Totals	1.24	12.17	9.85	0.01	0.15	0.73	0.88	0.04	0.68	0.72
Coating										
Off-Gas	41.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	0.33	2.19	1.87	0.00	0.00	0.17	0.17	0.00	0.17	0.17
Worker Trips	0.02	0.03	0.31	0.00	0.06	0.00	0.06	0.01	0.00	0.02
Coating Totals	41.75	2.22	2.18	0.00	0.06	0.17	0.23	0.01	0.17	0.19
Daily Threshold ³	75	100	550	150	→	→	150	→	→	55
Exceeds Threshold?	No	No	No	No			No			No

⁵ Please refer to "Pico Rivera Residential Project Air Quality and Greenhouse Gas Emissions Calculations" by Synectecology, December 24, 2015, in Attachment A.

¹ The CalEEMod model projects summer and winter emissions and the higher of the two values is included in the table.

² Building construction overlaps 2016 and 2017, with 2016 emissions being slightly higher. Because these thresholds are based on the highest days, the 2016 data are presented in the table. The 2017 data are considered in the projection of greenhouse gas emissions that are based on annual emissions levels.

³ Daily Threshold applies to the total for any phase of construction.

Source: Synectecology, "Pico Rivera Residential Project Air Quality and Greenhouse Gas Calculations." December 24, 2015. See. A copy is on file with City of Pico Rivera Planning Division and it is provided as Attachment 1 to this report.

Please note that the calculations of construction estimates assume implementation of routine, mandatory construction control measures adopted by SCAQMD for all construction projects in the South Coast Air Basin, as follows:

- Adherence to SCAQMD Rule 403, which sets requirements for dust control associated with grading and construction activities.
- Adherence to SCAQMD Rules 431.1 and 431.2, which require the use of low sulfur fuel for stationary construction equipment.
- Adherence to SCAQMD Rule 1108, which sets limitations on Reactive Organic Gases (ROG) content in asphalt.
- Adherence to SCAQMD Rule 1113, which sets limitations on ROG content in architectural coatings.
- Adherence to SCAQMD Rule 1143, which sets limitations on ROG content in consumer paint thinners and multipurpose solvents.

Table 2 identifies the estimated daily levels of air pollutants that would be generated over the long-term operating life of the completed Project. As shown therein, the levels would be well below the SCAQMD thresholds and the Project's long-term air quality impact would be less than significant.

Table 2
Long-Term Project Emissions of Criteria Pollutants and SCAQMD Thresholds

Source	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	0.95	2.83	10.85	0.03	1.86	0.52
Structural Maintenance	0.11	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.05	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.09	0.03	2.92	0.00	0.02	0.02
Operational Total	2.20	2.86	13.77	0.03	1.88	0.54
Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Synectecology, "Pico Rivera Residential Project Air Quality and Greenhouse Gas Calculations." December 24, 2015. A copy is on file with City of Pico Rivera Planning Division, and it is provided as Attachment 1 to this report.

Calculations of the Project's greenhouse gas emissions (GHGs) during construction and over the long-term operating life were also performed with CalEEMod. The results determined that combined mobile, area source, energy, waste, and water conveyance-related GHGs would generate 416.93 million tons (Mtons) of CO₂e on an annual basis. When the construction emissions are amortized over 30 years and added to this value, the total (i.e., 425.65 Mtons of CO₂e) is well below the SCAQMD's suggested threshold of 3,000 Mtons per year.⁶

Water Quality. In its present condition, approximately 38% of the site is covered by impervious surfaces, primarily asphalt remnants from a former parking lot. Runoff in the form of sheet flow drains toward the curb and gutter along Arma Street. Given the undeveloped conditions, it is presumed that there is a low level of water pollutants that may occur in site runoff, such as some sediment from bare ground areas, and possibly trash and debris. There might also be some other pollutants associated with the occasional trucking and vehicle storage that occurs on site. The site is not within a designated flood hazard zone.

With the proposed development plan, the amount of impervious surfaces (buildings and rooftops, street and driveway pavement, outdoor patio pavement) would increase to approximately 85%; the remainder would be in landscape areas. With the increase in site coverage by impervious surfaces, the volume and rate of runoff during rainstorms would increase. With regular vehicular traffic along the internal streets, there is a potential for water pollutants from tire residues and various liquid chemicals from the engine, lubrication, braking, heating and cooling systems. Other potential water pollutant sources include trash and debris, pet wastes, and buildup of atmospheric particulates on rooftops and pavement surfaces. If developed site runoff is not controlled with measures to remove and reduce potential water pollutants prior to discharge off-site, there could be adverse water quality impacts to downstream receiving waters that receive discharges from the City's storm drain system.

Since the Project would create more than 5,000 square feet of impervious surfaces, it is classified as a *Priority Project* in accordance with the Los Angeles Region NPDES Permit No. CAS004001, Order No. R4-2012-0175. Further, since this project involves grading of more than one acre, it is also subject to compliance with the provisions of the statewide NPDES General Construction Permit. This Project would comply with these regulations through submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), in accordance with the City's Low Impact Development Ordinance, the City's Green Streets Policy, and the Los Angeles Regional Water Quality Control Board NPDES MS4 Permit. This will include Site Design BMPs, Source Control BMPs, and Treatment Control BMPs. These BMPs (Best Management Practices) will be designed in accordance with the Los Angeles County Department of Public Works' Low Impact Development Standards Manual. Post-construction structural and/or treatment BMPs will be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile, 24-hour rain event or 0.75-inch, 24-hour rain event, whichever is greater.

⁶ Please refer to "Pico Rivera Residential Project Air Quality and Greenhouse Gas Emissions Calculations" by Synectecology, December 24, 2015, in Attachment 1.

The primary structural water quality control mechanism proposed is an underground bio-filtration unit within the northern access drive that would receive runoff from throughout the site's drainage network, where it would be filtered with a vertical wetlands technology comprised of an engineered mixed planting media that filters stormwater runoff through a natural process. This system was selected due to its effectiveness in treating the primary pollutant of concern, ease of maintenance, and its relatively small footprint. The treated stormwater would then be discharged into underground detention tanks where the filtered runoff would be released through perforated pipe to surrounding soils in a controlled manner, and released at the rate of 10-year storm flows through a parkway culvert, out to the Arma Street drainage system.

The proposed storm drainage network, bio-filtration unit, and detention/infiltration facilities have been designed to provide the required level of water quality treatment mandated by the Countywide SUSMP, and to capture and release stormflows to the levels mandated by the County's Hydrology and Hydraulics Manuals. Compliance with these governing standards will ensure that runoff from the developed site does not result in significant water quality impacts or any other significant impacts associated with site runoff. Please refer to the Preliminary Low Impact Development Report submitted by the Project Applicant for additional details on the proposed storm drainage system and water quality control features.⁷

A Homeowners Association (HOA) will be responsible for ensuring regular and proper maintenance of all structural elements of the site's drainage network and water quality mechanisms. In addition, the HOA will be responsible for regular cleaning of internal streets and drives, maintenance of landscaped and paved common areas, and litter control, to reduce potential pollutants that could be carried by site runoff. The HOA will also be responsible for educating homeowners on best management practices to prevent release of waste materials such as pet droppings and liquid household chemical products that could adversely affect water quality of site runoff.

E. Adequacy of Utilities and Public Services

Public Services. Development of 35 townhomes on the vacant, former commercial site, would result in an increased demand for municipal services that support such residential land uses, including police and fire protection, public schools, and local and regional parks and other recreation facilities. In Pico Rivera, these services are provided by the following entities:

Fire Protection Service: Los Angeles County Fire Department (LACFD) operates three fire stations to serve Pico Rivera residents, businesses and visitors. The nearest fire station to the Project site is Station 40, located approximately $\frac{3}{4}$ of a mile to the southeast, at 4864 Durfee Avenue. It is staffed with a three-person engine company and a two-person paramedic squad, with five firefighters per shift. According to the 2014 General Plan Update EIR, fire protection services throughout Pico Rivera were more than sufficient to maintain an average emergency response time of four minutes and 40 seconds for first arrival units, a performance level that is higher than the maximum five minute response

⁷ C&V Consulting, "Preliminary Low Impact Development Plan for Pico Rivera 1/TTM74006/9036 Beverly Boulevard, Pico Rivera, CA." December 2015. (Attachment 3 to this Notice of Exemption)

standard. LACFD and City staff review each new development proposal to ensure that it meets all building safety standards related to fire prevention and access by fire trucks and ambulances, and that there is sufficient water supply and pressure to meet fire suppression needs.

Police Protection Service: Los Angeles County Sheriff's Department (LACSD) provides a full range of police protection services throughout the city, from their Pico Rivera Station located approximately 2.4 miles to the south, at 6631 Passons Boulevard. That station is staffed with 107 sworn deputies and 37 civilians and equipped with 62 fleet assets, i.e., patrol cars, unmarked vehicles, motorcycles, trucks, and vans. According to the 2014 General Plan Update EIR, responses to emergency calls averaged 4.5 minutes, with an 8.5 minute average for priority calls and 23.7 minutes for routine calls. The overall staffing ratio was 1.68 per 1,000 residents; this exceeds the City's 1993 General Plan standard of at least 1 per 1,000.

Public Schools: El Rancho Unified School District (ERUSD) provides elementary, middle and high school services for most of the city; Montebello Unified School District also serves a small area. North Ranchito Elementary and Durfee Elementary are the closest elementary schools; each is located less than one-half mile from the Project site. North Park Middle School is also nearby, located approximately .19 mile east of the Project site. Ruben Salazar and El Rancho High Schools are both located in the central part of the City, a couple of miles to the south of the Project site. According to the 2014 General Plan EIR, each of these schools and the entire ERUSD had considerable available excess capacity to accommodate higher enrollments from new development or redevelopment.

Parks and Recreation: The City of Pico Rivera maintains 102 acres of mini-parks, neighborhood parks, and community parks. This equated to approximately 1.6 acres of parkland per 1,000 residents in 2014, exceeding the City's standard of one acre per 1,000 residents. Outdoor play fields at local school sites may also be available as public recreation resources. Other, larger public recreation facilities close to Pico Rivera include the 120-acre Sports Arena/Bicentennial Park Campground, 698 acres of the Rio Hondo and San Gabriel Spreading Grounds, and the 1,492 acre Whittier Narrows Recreation Area.

Impact Analysis for Public Services

The level of demand for police and fire protection services associated with this project would be minor and would not require construction of any new facilities to house additional staff, vehicles or equipment to maintain desired levels of service. The Project site is within 2.4 miles of the centrally-located Sheriff Station and within 3/4 mile of Fire Station 40. Response times to the Project site would be well within the City's performance standards for Sheriff and fire stations. Compliance with building and safety standards for building design and emergency vehicle access, and connection to the City's water system, will ensure that the proposed Project provides sufficient safeguards relative to structural fires and emergency medical response situations. The additional property taxes generated by the completed Project would be partially allocated toward supporting Sheriff and Fire Department services; this would offset the Project's minor, incremental effect on the demand for these services.

Based on the findings of the 2014 General Plan EIR, there is more than ample capacity to accommodate the additional students, at all levels, that may occupy the proposed 35 townhomes over the long-term.

No new school facilities or expansions to existing ones would be required to accommodate students who may live on site; thus this Project would not result in environmental impacts involving construction of school facilities. Pursuant to California Senate Bill 50, payment of the mandatory development impact fees to the ERUSD will sufficiently offset the Project's increased demand on local public school campuses and no mitigation measures are required.

If three persons were to occupy every one of the proposed townhomes, that would represent an on-site population of 105 people, an increase of 0.16% above the City's estimated January 1, 2015 population of 64,182.⁸ This would reduce the city-wide ratio of City parkland acres to 1,000 residents from 1.589 to 1.586, still well above the target of 1 acre per 1,000 established in the 1993 General Plan. Nonetheless, in accordance with General Plan Policy 10.7-3 and Title 17 *Subdivisions, Article II, Park Land Dedication or In-Lieu Fees, Chapter 17.36, Fees, Deposits and Bonds*, within the Pico Rivera Municipal Code, this Project would be required to pay a parkland dedication "in-lieu" fee equivalent to the value of purchasing an amount of parkland equal to a ratio of 3 acres per 1,000 persons (total 0.31 acres for this project with an estimate of 105 residents at buildout). This fee could be allocated toward a variety of existing park improvements and enhancements, and may also be used to purchase additional parkland at such time as the City has sufficient resources to acquire a viable site for parkland purposes. As such, this Project would have a less than significant impact on the City's parkland resources.

Utilities. Development of 35 townhomes on this vacant urban infill site would require connections to the City's water, sewer, and storm drainage facilities, and would also incrementally increase the volumes of municipal solid wastes generated and collected in Pico Rivera and transported for disposal to any of several regional landfills. The Project's impacts relative to each of these utility systems is evaluated below.

Retail water service in Pico Rivera is provided by the Pico Rivera Water Authority (PRWA) and the Pico Water District (PWD). Both of these purveyors obtain all of their water supplies from local groundwater resources within the Central Basin. Water is delivered throughout Pico Rivera through approximately 150 miles of local water pipelines that are maintained by the City of Pico Rivera. The Project site is within the service area of PWD. The nearest water line is within the adjacent section of Arma Street. The 2014 General Plan Update EIR indicates that the Urban Water Management Plan prepared for PRWA project water supply shortfalls by 2033. Water supply shortfalls are also projected for PWD, for every year through 2035, except 2020. For both districts, the shortfalls would be made up through purchase of additional water supply entitlements, increased water conservation efforts and increased usage of recycled water supplies. Both water purveyors would also implement water shortage contingency plans, when necessary, to address severe temporary water shortages. Single family residential land uses are projected to remain the largest water consumers.

The 2014 General Plan Update EIR concluded that over the long-term, the modest level of increased growth anticipated by the updated General Plan could result in an exceedance of the annual groundwater pumping allocations from the Central Basin by PRWA and PWA, and there could be a water

⁸ California Department of Finance, Demographic Research Unit, E-1 2015 City Population Rankings

supply shortfall within the City's planning area. General Plan EIR Mitigation Measure GRW-1 was adopted to reduce this potential impact to less than significant, as follows:

MM GRW-1: The City shall not approve development beyond anticipated 2025 growth projections until securing additional water supplies or demonstrating in the UWMPs or project-specific Water Supply Assessment that water supply amounts are available to meet existing and project water demand.

With a 2015 citywide population of 64,182 and a projected year 2035 population of 68,831, the average annual growth over the next 20 years would be 232 persons/year.⁹ This project would house a total of roughly 105 people, at three persons per household. If all of the homes were to be occupied in the same year, that 105 people would represent 45% of one year of average annual growth anticipated in the updated General Plan and thus would **not** result in an exceedance of the projected 2025 population. In accordance with General Plan Policy 8.4-10, and the current standards of the California Green Building Standards Code, the Project will be designed to incorporate water conservation techniques into plumbing fixtures, drought-tolerant landscaping materials, efficient irrigation systems, low-impact drainage facilities that retain stormwater discharges within pervious/filtered areas, etc. The project's impacts on citywide water supplies would thus be less than significant.

The Applicant would be required to verify that there is adequate capacity in the Arma Street water line to provide the required volume and pressure to meet the project's domestic and fire flow requirements. If it is not, the waterline would be upgraded as needed, involving temporary and minor construction impacts within the affected street segment.

Wastewater collection and treatment throughout Pico Rivera, including the Project site and vicinity, is provided by the Los Angeles County Sanitation Districts (LACSD). LACSD maintains a regional collection system comprised mainly of larger "trunk" lines that receive wastewater from local sewer systems, and conveys the regional flows into their various wastewater treatment plants. Wastewater generated in Pico Rivera is conveyed for treatment into the Los Coyotes Water Reclamation Plant located in Cerritos. This plant has a treatment capacity of 37.5 million gallons/day (mgd) and in 2014, treated approximately 21.2 mgd. According to the 2014 General Plan Update EIR, the LACSD wastewater treatment system is projected to have sufficient capacity to continue to treat increasing volumes of wastewater from the Pico Rivera service area, over the next 20 years.¹⁰ Individual development projects are required to pay a connection fee to LACSD to help offset the incremental costs of expanding, maintaining, and upgrading the regional wastewater collection and treatment system over time. As such, the proposed Project would have a less than significant impact on the LACSD wastewater collection and treatment system.

The City of Pico Rivera maintains the local collection sewers found in the local street system. The proposed Project would connect to the existing 8-inch VCP sewer in the adjacent segment of Arma Street. Pursuant to General Plan Policy 6.5-4, the Applicant will be required to verify that this sewer has

⁹ Pico Rivera General Plan Update 2014 Draft EIR, Table 3.1-2.

¹⁰ Ibid. Page 3.10-21.

sufficient capacity to handle the additional wastewater flows from 35 new townhomes on the Project site. If not, the sewer would be upgraded as needed, involving temporary and minor construction impacts within the affected street segment.

Runoff from the currently vacant site sheet flows to the street drainage system in Arma Street. The proposed Project is designed to maintain this pattern of flow and to regulate stormwater discharges to ensure that the volumes and rates are at or below current levels that flow to the curb and gutter along Arma Street. No new or upgraded storm drainage facilities would be required within the City's street drainage system.¹¹

Based on an average citywide per capita solid waste generation rate of 12.23 pounds/person/day, the Project would generate roughly 1,284 pounds (0.64 ton) of municipal solid wastes/day, or roughly 234 tons per year.¹² This waste stream would be collected by the City's contracted solid waste collection contractor and transported for disposal at one or more of the regional trash recycling and landfill facilities operated by Los Angeles County Sanitation District. The County's regional landfill system that handles wastes from the Pico Rivera has an estimated 100-years of remaining capacity; therefore, the 2014 General Plan EIR determined that buildout of the General Plan over the next 20 years would not have a significant effect on the County's solid waste disposal system.¹³ During the Project's construction phases, construction wastes must be recycled in accordance with the current standards of the California Green Building Standards Code. Like other single family residential land uses in Pico Rivera, this Project would be required to provide trash receptacles for all homes on site and to participate in municipal solid waste reduction, reuse and recycling programs. This Project would have less than significant impacts on solid waste disposal programs and facilities and would not conflict with any regulations governing municipal solid waste disposal.

CONCLUSION REGARDING ENVIRONMENTAL EFFECTS

As demonstrated by the preceding analysis, no significant environmental impacts are anticipated as a result of this project and all five of the conditions necessary to support a finding that this urban infill project is exempt from further review under Section 15332 of the State CEQA Guidelines are satisfied.

ATTACHMENTS:

- 1: Air Quality and Greenhouse Gas Calculations and Impact Assessment
- 2: Preliminary Hydrology Report
- 3: Preliminary Low Impact Development Report
- 4: Phase I Environmental Site Assessment
- 5: Vesting Tentative Tract Map No. 76004
- 6: Traffic Letter

¹¹ Please refer to the preliminary Hydrology and Low Impact Development Reports prepared for this project (see Attachments 2 and 3), on file with the City of Pico Rivera Planning and Engineering Divisions, for additional information on the proposed on-site drainage system design parameters and features and the discharges to Arma Street.

¹² Per capita generation rate identified in the Pico Rivera General Plan Update 2014 Draft EIR, Table 3.10-14.

¹³ Pico Rivera General Plan Update 2014 Draft EIR, page 3.10-24.

**COMPLETING “ENCLOSURE 7”
(CATEGORICAL EXEMPTION) ARE
ATTACHMENTS 1-6 (ATTACHMENTS
WITHIN ATTACHMENT A). THESE
DOCUMENTS AND ALL OTHER
RELEVANT MATERIALS INCLUDING
PROJECT SPECIFICATIONS ARE
AVAILABLE FOR REVIEW IN THE
CITY CLERK’S OFFICE**

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FRITTS FORD
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VIN# 144315 \$12,995
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FORD FUSION '11
VIN# 292367 \$13,985
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see more at socialdrivestentsale.com

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#321150 \$12,999
FAIRVIEW FORD
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FORD FUSION SE '15
(115701) \$16,988
TOYOTA OF GLENDORA
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GMC 2012 GMC CANYON
\$19,495 (120841) (310) 378-0211
Martin CHEVROLET.COM

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Legal Notice	Legal Notice	Legal Notice	Legal Notice
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**CITY OF PICO RIVERA CITY COUNCIL
NOTICE OF PUBLIC HEARING FOR
CONDITIONAL USE PERMIT NO. 727 AND
VESTING TENTATIVE TRACT MAP NO. 74006**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera City Council to consider the approval of the following: Conditional Use Permit No. 727 and Vesting Tentative Tract Map No. 74006, a request to create a subdivision for the construction of a 35-unit residential condominium development at 9036 Beverly Boulevard (Assessor Parcel Number 8121-025-023) within the Commercial Planned Development (CPD) zoned district and the Mixed-Use Overlay (M-U Overlay) zone. The City Council shall be the final decision making body with respect to the above referenced permit and zoning actions.

WHEN: Tuesday, May 10, 2016 - 6:00 p.m.
WHERE: City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660
MAIL: PO Box 1016 **TELEPHONE:** (562) 801-4332

Pursuant to the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. Written comments may also be submitted to the City of Pico Rivera Community & Economic Development Department from the date of this notice until May 10, 2016 before 5:00 p.m. Copies of all relevant material including project specifications are available to the public for review in the Community & Economic Development Department-Planning Division at City Hall, 6615 Passons Boulevard, Pico Rivera, California.

If you challenge the consideration of adoption of the proposed applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

Anna M. Jerome
City Clerk
Hrg: May 10, 2016, 6:00 p.m.
CUP No. 727 and VTTM No. 74006

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna Jerome at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.



ATTACHMENT "A"

Publish: April 30, 2016 Whittier Daily News Ad #798145

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California
• E-Z install
Therapy Spa
assisted Living
sales tax
in One Day!
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Tuesday, April 26, 2016

A Regular Meeting of the City Council was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Mayor Armenta called the meeting to order at 6:00 p.m. on behalf of the City Council.

PRESENT: Archuleta, Camacho, Salcido, Tercero, Armenta

ABSENT: None

COMMISSIONERS PRESENT:

Paul Gomez, Planning Commission

Joseph Palombi, Parks & Recreation Commission

INVOCATION: Mayor Pro Tempore Archuleta

PLEDGE OF ALLEGIANCE: Resident Zita Rodriguez

SPECIAL PRESENTATIONS:

- Proclamation proclaiming Bone Marrow Awareness Month

PUBLIC HEARING(S):

City Council:

1. **Continued Public Hearing – Conditional Use Permit Modification No. 275.3, Zone Reclassification No. 321, and Zone Code Amendment No. 177 for the Property Located at 4525 Rosemead Boulevard (5272-029-011 and 5272-030-026).** (1300)

Mayor Armenta opened the public hearing and noted that he received one written communication providing public testimony in opposition of the project.

Community and Economic Development Director Martinez provided a brief PowerPoint presentation that included the proposed development, community concerns, conditions of approval, South Coast Air Quality Management District (SCAQMD) requirements and a noise study.

Deputy Director Gonzalez provided City Council with a list of residents' concerns and detailed the steps which addressed each of those concerns.

Oral Communications:

The following residents addressed the City Council to speak in opposition to the project and voiced their concerns for health conditions related to air quality emissions:

- Maria Roybal:
- Isabel Rodriguez
- Abel Rodriguez
- James Roybal

Nick Inzunza, Developer:

- Addressed the City Council to speak in favor of the project and improvements the project will make to the community and current air quality emissions.

Council members discussed the concerns of the speakers' and the due diligence reports provided by City staff.

Mayor Armenta closed the public hearing.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to: 1) Adopt Resolution No. 6846 approving Conditional Use Permit Modification No. 257.3; 2) Adopt Resolutions No. 6847 and 6848 approving Zone Code Amendment No. 177 and Zone Reclassification No. 321; and 3) Introduce Ordinances No. 1098 and 1099 amending the Pico Rivera Municipal Code (Zone Code Amendment No. 177 and Zone Reclassification No. 321). Motion carries by the following roll call vote:

Resolution No. 6846 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION NO. 257.3 TO CONSTRUCT A 7,308 SQUARE FOOT AUTO REPAIR SHOP TO BE LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

Resolution No. 6847 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN AMENDMENT TO TABLE 18.04.040, LAND USE CHART TO THE PICO RIVERA ZONING ORDINANCE DESIGNATED HEREIN AS ZONE CODE AMENDMENT NO. 177

Resolution No. 6848 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN ORDINANCE FOR A ZONE RECLASSIFICATION FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) HEREIN AS ZONE RECLASSIFICATION NO. 321

Ordinance No. 1098 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177 **(FIRST READING AND INTRODUCTION)**

Ordinance No. 1099 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321 **(FIRST READING AND INTRODUCTION)**

AYES: Archuleta, Camacho, Armenta

NOES: Salcido, Tercero

PUBLIC COMMENTS:

Chris Gabourel:

- Addressed the City Council regarding healthy communities.

Zita Rodriguez:

- Addressed the City Council regarding code enforcement of banners on Whittier and Rosemead Boulevards.

Mayor Armenta asked staff to look at different areas in the City in regard to banner code violations.

Ruben Alvarez, Executive Director of Chamber of Commerce:

- Addressed the City Council to introduce himself as the new Executive Director of the Chamber of Commerce.

Virginia Aguirre:

- Addressed the City Council to state that she would be attending the meetings again.

Ricardo and Martha Vargas:

- Addressed the City Council regarding house shaking due to truck traffic.

Lauren Talbott, Pico Rivera Library Manager:

- Addressed the City Council regarding upcoming library events.

CONSENT CALENDAR:

City Council:

2. Minutes:

- Approved City Council meeting of March 22, 2016
- Received and filed Sister City Commission meeting of January 19, 2016

3. Approved 16th Warrant Register of the 2015-2016 Fiscal Year. (700)

Check Numbers: 270930-271342

Special Check Numbers: None

4. Second Reading and Adoption of Ordinance No. 1097 Amending Title 8 of the Pico Rivera Municipal Code Reclassifying the Zoning of Property Located at 8421 Telegraph Road (Assessor Parcel No. 6368-018-022) Designated as Zone Reclassification No. 322. (1300)

1. Adopted Ordinance No. 1097 amending the zoning classification of parcel 8421 Telegraph Road from General-Commercial (C-G) to Commercial Planned Development (CPD).

Ordinance No. 1097 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 8421 TELEGRAPH ROAD (ASSESSOR PARCEL NO. 6368-018-022) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 322 **(SECOND READING AND ADOPTION)**

5. Adoption of Updated HOME–Approved Owner-Occupied Rehabilitation (OOR) Program Guidelines for the City’s Home Program. (1600)

1. Adopted Resolution No. 6849 accepting the updated HOME-Approved Owner-Occupied Rehabilitation (OOR) Program Guidelines, as approved by the Department of Housing and Community Development.

Resolution No. 6849 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ACCEPTING THE HOME-APPROVED OWNER-OCCUPIED REHABILITATION (OOR) PROGRAM GUIDELINES FOR THE CITY’S HOME REHABILITATION LOAN PROGRAM

6. Bond Refinancing Overview and Presentation of Refinancing Team. (700)

This item was pulled from the Consent Calendar for further discussion and clarification.

7. Treasurer’s Report – March 31, 2016. (700)

Recommendation:

1. Receive and file Quarterly Treasurer’s Report for the quarter ending March 31, 2016.

8. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)

This item was pulled from the Consent Calendar for further discussion and clarification.

9. Annual Sidewalk Improvements (CIP No. 21330) – Notice of Completion. (500)

1. Accepted the work completed for the Annual Sidewalk Improvements Project (CIP No. 21330) constructed by FS Construction and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
2. Approved the Final Total Project Budget and authorize the City Manager to release the retention payment and all other monies due to FS Construction following the mandatory waiting period from the date the Notice of Completion is recorded.

10. Roadway Improvements Citywide (CIP No. 21333, Federal Project No. B-15-MC-06-0526) – Notice of Completion. (500)

1. Accepted the work as completed for the Roadway Improvements Citywide Project (CIP No. 21333, Federal Project No. B-15-MC-06-0526) constructed by Palp, Inc. dba Excel Paving Company and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder;
2. Find that the Changes in Work for the project have no significant effect on the environment and approved the changes and increased construction contract amount of \$37,252. The final contract amount with Palp, Inc. dba Excel Paving Company increases from \$267,314 to \$304,566;
3. Approved the Final Total Project Budget and authorized the City Manager to release the retention payment and all other monies due to Palp, Inc. dba Excel Paving Company following the mandatory waiting period from the date the Notice of Completion is recorded; and
4. Amended the Fiscal Year 2015-16 Transportation Development Act (TDA) Budget (Fund 050) by increasing appropriations by \$18,989 for CIP No. 21333.

11. Sewer Manhole Roach Control Services – Contract Amendment No. 1 with Golden Bell Products. (500)

1. Authorized the City Manager to execute Amendment No. 1 to Contract Services Agreement No. 15-1569 with Golden Bell Products in an amount not-to-exceed \$28,000 to provide sewer manhole roach control services, in a form approved by the City Attorney.

Agreement No. 15-1569-1

Water Authority:

12. Minutes:

- Approved Water Authority meeting March 8, 2016

13. Vehicle Replacements – Purchase of Four Trucks for the Pico Rivera Water Authority. (700)

1. Authorized the purchase of a Ford F-150 truck in the amount of \$31,120 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 102811-NAF;
2. Authorized the purchase of a Ford F-350 chassis with utility truck body in the amount of \$48,226 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 1028-11-NAF;
3. Authorized the purchase of Ford F-650 chassis with dump truck body in the amount of \$73,071 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 1028-11-NAF;
4. Authorized the purchase of a Ford F-550 chassis with utility truck body in the amount of \$75,909 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 102811-NAF; and
5. Authorized the Executive Director to execute all documents related to the purchase of the recommended equipment.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to approve Consent Calendar Items 2, 3, 4, 5, 7, 9, 10, 11, 12 and 13. Motion carries by the following roll call vote:

AYES: Archuleta, Camacho, Salcido, Tercero, Armenta
NOES: None

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

City Council:

6. Bond Refinancing Overview and Presentation of Refinancing Team. (700)

Councilmember Salcido asked for staff to provide an explanation of the issues. City Manager Bobadilla explained that the City is taking advantage of the lower interest rate resulting in savings to the City and the different refinancing issues with the tax allocation bond.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to receive and file the overview of the plan to refinance the City's various bond issues and approve

the team that will be assisting the City in the refinancing efforts, with a focus on the 2009 Lease Revenue Bonds (Measure P bonds). Motion carries by the following roll call vote:

AYES: Archuleta, Camacho, Salcido, Tercero, Armenta
NOES: None

8. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)

Council members discussed the funding and a form of repayment utilizing the lease. In conclusion, it was decided to use the revenue from the lease facility to replenish the Economic Development Administration (EDA) funds over a 10 year period of time in equal payments as available or sooner.

Motion by Councilmember Tercero, seconded by Councilmember Salcido to: 1) Authorize the City Manager to execute a Master Retainer Agreement with Geosyntec Consultants, in a form approved by the City Attorney, for a not-to-exceed aggregate amount of \$300,000 and for a term of three (3) years with two optional one-year extensions; 2) Authorize the City Manager to execute a Master Retainer Agreement with Cordoba Corporation, in a form approved by the City Attorney, for a not-to-exceed aggregate amount of \$200,000 and for a term of three (3) years with two optional one-year extensions; 3) Authorize the City Manager to execute a Letter of Engagement for Task No. 1 under the Master Retainer Agreement with Geosyntec for engineering services related to a flood analysis for a not-to-exceed fee of \$149,010; 4) Authorize the City Manager to execute a Letter of Engagement Task No. 1 under the Master Retainer Agreement with Cordoba Corporation for engineering services related to an access and traffic circulation study for a not-to-exceed fee of \$37,514; and 5) Appropriate \$500,000 from the Economic Development Fund for this project with the revenue from the lease facility to be used to replenish the EDA funds over a 10 year period of time as available or sooner in equal payments.

Agreement No. 16-1668

Agreement No. 16-1669

AYES: Archuleta, Camacho, Salcido, Tercero
NOES: Armenta

Water Authority: None.

REGULAR AGENDA: None.

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

NEW BUSINESS:

Councilmember Tercero asked when the Townhome development on Whittier and Beverly Boulevards will come before City Council. City Manager Bobadilla stated that it should be on the next City Council Agenda meeting.

Mayor Armenta reported on his visit to China in regards to seeking a Sister City partnership.

OLD BUSINESS:

Councilmember Salcido stated that he is pleased with the Pedestrian Bridge on Rosemead Boulevard.

Mayor Pro Tem Archuleta asked for an update on the construction taking place on Telegraph Road and Rosemead Boulevard. Public Works Director Enriquez stated that there has been a slight delay in the schedule but the project should be completed by the end of June 2016. Councilmember Camacho commented on the City of Downey being the lead agency and the cause of the delay in the project as being burdened by Downey.

CLOSED SESSION:

Recessed into Closed Session at 7:45 p.m.

FOUR MEMBERS OF THE CITY COUNCIL WERE PRESENT – MAYOR PRO TEM ARCHULETA WAS ABSENT

Reconvened from Closed Session at 8:30 p.m.

FOUR MEMBERS OF THE CITY COUNCIL WERE PRESENT – MAYOR PRO TEM ARCHULETA WAS ABSENT

City Council:

a. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

Pursuant to Government Code Section 54957

City Attorney Cardinale stated that there was no final action taken and nothing further to report.

b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9 subdivision (d) paragraph (4)

Consideration of Initiation of Litigation – One matter

City Attorney Cardinale stated that there was no final action taken and nothing further to report.

ADJOURNMENT:

Mayor Armenta adjourned the City Council meeting at 8:31 p.m. There being no objection it was so ordered.

AYES: Camacho, Salcido, Tercero, Armenta

NOES: None

ABSENT: Archuleta

David W. Armenta, Mayor

ATTEST:

Anna M. Jerome, City Clerk

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated April 26, 2016 and approved by the City Council on May 10, 2016.

Anna M. Jerome, City Clerk

17th WARRANT REGISTER OF THE 2015-2016 FISCAL YEAR

MEETING DATE: 05/10/16

TOTAL REGISTER AMOUNT: \$969,698.64

CHECK NUMBERS: 271343-271589

SPECIAL CHECK NUMBERS:

REGULAR CHECK TOTAL: \$969,698.64

SPECIAL CHECK TOTAL:

TOTAL REGISTER AMOUNT: \$969,698.64

PAYROLL REGISTER P/P 04/01/16 - 04/15/16

Pay Date: 04/21/16

VOID ACH CKS

-

VOID CKS

-

Scrap:

402814

402816

402870

SPECIAL CKS

402815 34,827.49

34,827.49

CKS

402817-402869 44,893.39

44,893.39

ACH

402871 - 403087 285,713.31

285,713.31

TOTAL 365,434.19

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 11993 1ST JON INC 1 1ST JON INC. WAP 271422 04/21/16 91.00

Claim# General Description
 353382 MONTHLY PORTABLE RESTROOM RENTAL FOR COMMUNITY GARDENS FROM 03/22/16-04/18/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
			A-38529	03/22/16	91.00			0.00	91.00
GL Distribution				Gross Amount Description					
010-4360-44500-00000000				91.00					

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 12044 ADVANCED AVANT-GARDE CORPORATION A WAP 271423 04/21/16 1,915.00

Claim# General Description
 353292 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
33496	0		3947	04/08/16	1,915.00			0.00	1,915.00
GL Distribution				Gross Amount Description					
210-7300-44500-00021333				1,915.00					
PO Liquidation				Amount					
210-7300-44500-00021333				1,915.00					

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 4437 AMERICAN EMBLEMATIC, LLC 1 AMERICAN EMBLEMATIC WAP 271424 04/21/16 47.85

Claim# General Description
 353291 SHIRT WITH CITY LOGO

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
			8527-16	04/08/16	47.85			0.00	47.85
GL Distribution				Gross Amount Description					
010-8000-44100-00000000				47.85					

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 5489 ARAMARK 1 ARAMARK WAP 271425 04/21/16 211.55

Claim# General Description
 353421 SUPPLIES FOR SENIOR CENTER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
			1367538	04/07/16	211.55			0.00	211.55
GL Distribution				Gross Amount Description					
010-8220-44500-00000000				211.55					

Payment History. Bank WAP Payment Dates 04/21/2016 to 04/21/2016 Check/ACH#'s 0 to 999999 Payment Type ALL

Vend#	Vendor Name	Remi t#	Payee	Bank Check#	Chk Date	Check Amount	Sep
12407	ATKINS NORTH AMERICA, INC.		FORMERL	WAP 271426	04/21/16	5,800.00	

Claim# General Description
353434 PROFESSIONAL SERVICES RENDERED FOR JANUARY 2016 CIP #21313

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33387	0		1832427	02/23/16	970.00		0.00	970.00
GL Distribution				Gross Amount Description				
210-7300-44500-00021313				970.00				
PO Liquidation				Amount				
210-7300-44500-00021313				970.00				

Claim# General Description
353435 PROFESSIONAL SERVICES RENDERED FOR JANUARY 2016 CIP #21275 & #21297

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33411	0		1832426	02/23/16	4,830.00		0.00	4,830.00
GL Distribution				Gross Amount Description				
210-7300-44500-00021275				1,010.40				
550-7340-44500-00021297				3,819.60				
PO Liquidation				Amount				
210-7300-44500-00021275				1,010.40				
550-7340-44500-00021297				3,819.60				

Vend#	Vendor Name	Remi t#	Payee	Bank Check#	Chk Date	Check Amount	Sep
15572	CALIFORNIA CONTRACT CITIES ASSOCIA	11	CALIFORNIA CONTRACT CITIES ASSOC	WAP 271427	04/21/16	39.75	

Claim# General Description
353293 CITY MANAGER MEETING ON 03/24/16 ATTENDED BY G. CAMACHO

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1801	03/24/16	39.75		0.00	39.75
GL Distribution				Gross Amount Description				
010-0200-44800-00000000				39.75				

Vend#	Vendor Name	Remi t#	Payee	Bank Check#	Chk Date	Check Amount	Sep
15555	CALPERS LONG-TERM CARE PROGRAM			WAP 271428	04/21/16	65.07	

Claim# General Description
353393 PERS LONG TERM CARE P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516	04/21/16	65.07		0.00	65.07
GL Distribution				Gross Amount Description				
010-0000-20825-00000000				65.07				

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 5971 CDW GOVERNMENT, INC. WAP 271429 04/21/16 27.15

Claim# General Description
 353298 MEMORY CARDS FOR NIO CAMERAS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 CPH5024 03/31/16 27.15 0.00 27.15
 GL Distribution Gross Amount Description
 010-3200-42200-00000000 27.15

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 648 CENTRAL BASIN MUNICIPAL WATER DIST WAP 271430 04/21/16 837.06

Claim# General Description
 353377 RECYCLED WATER FOR 02/2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 RIV-MAR16 04/13/16 837.06 0.00 837.06
 GL Distribution Gross Amount Description
 010-4350-44200-00000000 837.06
 550-4920-44100-00000000 0.00

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 1592 CENTRAL BASIN WATER ASSOCIATION WAP 271431 04/21/16 25.00

Claim# General Description
 353294 MEMBERSHIP MEETING ON 05/12/16 FOR G. GOMEZ

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 041216 04/12/16 25.00 0.00 25.00
 GL Distribution Gross Amount Description
 550-4900-44800-00000000 25.00

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 13463 CHILD SUPPORT ENFORCEMENT DIVISION WAP 271432 04/21/16 200.00

Claim# General Description
 353400 EMPLOYEE DEDUCTION P/E 04/21/16

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 041516-VH 04/21/16 200.00 0.00 200.00
 GL Distribution Gross Amount Description
 010-0000-20816-00000000 200.00

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 2361 CITY OF SANTA FE SPRINGS PO BOX 21 WAP 271433 04/21/16 8,802.86

Claim# General Description
 353431 TRAFFIC SIGNAL MAINTENANCE FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33328	0		6854	03/10/16	8,802.86		0.00	8,802.86
GL Distribution				Gross Amount	Description			
010-4200-44655-00000000					8,802.86			
PO Liquidation				Amount				
010-4200-44655-00000000					8,802.86			

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 13855 CLEANSOURCE, INC. 5 SUPPLYWORKS WAP 271434 04/21/16 581.34

Claim# General Description
 353299 CITY HALL JANITORIAL SUPPLIES

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			361063183	03/08/16	517.41		0.00	517.41
GL Distribution				Gross Amount	Description			
010-4000-44100-00000000					517.41			

Claim# General Description
 353300 JANITORIAL SUPPLIES

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			361559347	03/14/16	55.26		0.00	55.26
GL Distribution				Gross Amount	Description			
010-4000-44100-00000000					55.26			

Claim# General Description
 353301 PARK MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			361814171	03/16/16	717.17		0.00	717.17
GL Distribution				Gross Amount	Description			
010-4350-43400-00000000					717.17			

Claim# General Description
 353303 CREDIT ON RETURNED MERCHANDISE

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			362283749	03/22/16	-708.50		0.00	-708.50
GL Distribution				Gross Amount	Description			
010-4350-43400-00000000					-708.50			

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 18472 JASON CONNER WAP 271435 04/21/16 300.00

Claim# General Description
 353385 DEPOSIT REFUND FOR TUP #16-08 FOR 8500 WASHINGTON

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1100154	03/15/16	300.00		0.00	300.00
GL Distribution								
990-0000-29119-00000000				300.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 5761 SEIU LOCAL 721 - COPE ATTN: CONTRO 1 SEIU LOCAL 721 - COPE ATTN: ACCOU WAP 271436 04/21/16 70.00

Claim# General Description
 353387 COPE CONTRIBUTION P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516	04/21/16	70.00		0.00	70.00
GL Distribution								
010-0000-20826-00000000				70.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17140 NEFTALI CORTEZ DBA NATIONWIDE COST WAP 271437 04/21/16 4,324.00

Claim# General Description
 353420 REGISTRATION OF FORECLOSURED PROPERTY FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33339	0		#PR M28-A	04/08/16	4,324.00		0.00	4,324.00
GL Distribution								
010-3200-44400-00000000				4,324.00				
PO Liquidation				Amount				
010-3200-44400-00000000				4,324.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 13174 COSBY OIL COMPANY 1 COSBY OIL COMPANY, INC. WAP 271438 04/21/16 6,056.41

Claim# General Description
 353374 FUEL FOR CITY VEHICLES FROM 03/11/16-03/20/16 AND 03/21/16-03/31/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			CL61016	03/20/16	2,584.74		0.00	2,584.74
			CL61458	03/31/16	3,471.67		0.00	3,471.67
GL Distribution								
010-4370-43100-00000000				4,845.13				
550-4920-43100-00000000				1,211.28				

Payment History. Bank WAP Payment Dates 04/21/2016 to 04/21/2016 Check/ACH#'s 0 to 999999 Payment Type ALL

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 18218 DE LAGE LANDEN FINANCIAL SERVICES, 1 DE LAGE LANDEN FINANCIAL SERVICES WAP 271439 04/21/16 4,453.63

Claim# General Description
 353306 CONTRACT FOR CITYWIDE COPIERS FOR 03/2016 AND 04/2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33509	0		49669885	04/09/16	4,453.63		0.00	4,453.63
GL Distribution				Gross Amount Description				
010-0900-42400-00000000					4,453.63			
PO Liquidation				Amount				
010-0900-42400-00000000					4,453.63			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17564 GUZ F MELITON DIEGOS AUTO REPAIR 1 DIEGOS AUTO REPAIR WAP 271440 04/21/16 375.75

Claim# General Description
 353436 SMOG TEST FOR UNITS #101, #105, #228, #242, #245, #265, #269, #274, #285

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	0		17697	04/12/16	41.75		0.00	41.75
			17701	04/12/16	41.75		0.00	41.75
			17712	04/13/16	41.75		0.00	41.75
			17705	04/13/16	41.75		0.00	41.75
			17707	04/13/16	41.75		0.00	41.75
			17713	04/13/16	41.75		0.00	41.75
			17708	04/13/16	41.75		0.00	41.75
			17704	04/13/16	41.75		0.00	41.75
			17719	04/14/16	41.75		0.00	41.75
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					375.75			
PO Liquidation				Amount				
010-4370-43100-00000000					375.75			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 2467 DISCOUNT SCHOOL SUPPLY FILE #73847 3 DISCOUNT SCHOOL SUPPLY WAP 271441 04/21/16 1,399.12

Claim# General Description
 353305 STEM CLUB SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33448	0		W25033300101	03/30/16	1,399.12		0.00	1,399.12
GL Distribution				Gross Amount Description				
690-8105-44100-00000000					1,399.12			
PO Liquidation				Amount				
690-8105-44100-00000000					1,399.12			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17439 DOWNSTREAM SERVICES, INC. WAP 271442 04/21/16 6,785.00

Claim# General Description
 353307 SEWER LIFT STATION MAINTENANCE AND MONITORING (BILLING #7)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33383	0		100492	02/28/16	6,785.00		0.00	6,785.00
GL Distribution					Gross Amount Description			
019-6310-44500-00000000					6,785.00			
PO Liquidation					Amount			
019-6310-44500-00000000					6,785.00			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 18486 ELEVEN WESTERN BUILDERS, INC. WAP 271443 04/21/16 10,000.00

Claim# General Description
 353432 WASTE MANAGEMENT REFUND FOR 8500 WASHINGTON

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1057267	08/10/15	10,000.00		0.00	10,000.00
GL Distribution					Gross Amount Description			
990-0000-29848-00000000					10,000.00			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17712 FAST 5 PICO RIVERA 5, LLC WAP 271444 04/21/16 113.40

Claim# General Description
 353383 CITY VEHICLE CAR WASHERS FOR NOV 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			466	12/02/15	113.40		0.00	113.40
GL Distribution					Gross Amount Description			
010-4370-43100-00000000					113.40			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 16523 DILMA LEONOR FERNANDEZ WAP 271445 04/21/16 189.00

Claim# General Description
 353430 CONTRACT INSTRUCTOR FOR COURSE #11301

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			11301	04/14/16	189.00		0.00	189.00
GL Distribution					Gross Amount Description			
010-8107-44510-00000000					189.00			

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 15584 FRANCHISE TAX BOARD WAP 271446 04/21/16 214.61

Claim# General Description
 353398 EMPLOYEE DEDUCTION P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516-VH	04/21/16	62.61		0.00	62.61
			041516-LP	04/21/16	50.00		0.00	50.00
			041516-SS	04/21/16	102.00		0.00	102.00
GL Distribution				Gross Amount Description				
010-0000-20816-00000000				214.61				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 9129 RUBY GALLEGOS WAP 271447 04/21/16 800.00

Claim# General Description
 353418 ADVANCE FOR REACH RECITAL COSTUMES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041816	04/18/16	800.00		0.00	800.00
GL Distribution				Gross Amount Description				
690-8105-44100-00000000				800.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17404 GENERAL BUILDING MANAGEMENT COMPAN WAP 271448 04/21/16 4,782.00

Claim# General Description
 353308 JANITORIAL SERVICES FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33315 0 15652	03/30/16	4,782.00		0.00	4,782.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				4,782.00				
PO Liquidation				Amount				
010-4340-44500-00000000				4,782.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 18118 BERNICE GILBERT 1 BERNICE GILBERT WAP 271449 04/21/16 40.00

Claim# General Description
 353445 REFUND FOR COURSE #9857 (Reinstated from claim# 348740)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1069392.002	05/30/15	40.00		0.00	40.00
GL Distribution				Gross Amount Description				
010-0000-20101-00000000				40.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
11317	GLADWELL GOVERNMENTAL SERVICES			WAP	271450	04/21/16	1,500.00	

Claim# General Description
353441 RECORDS RETENTION SCHEDULE UPDATE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33518	C		3435	04/16/16	1,500.00		0.00	1,500.00
GL Distribution				Gross Amount	Description			
010-0300-44500-00000000				1,500.00				
PO Li quidation				Amount				
010-0300-44500-00000000				1,500.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15712	GOLFLINKS CONSULTING	2	GOLFLINKS CONSULTING	WAP	271451	04/21/16	13,477.00	

Claim# General Description
353447 1ST QUARTER SALES TAX PAYMENT REIMBURSEMENT (CY 2016/JAN-MAR 2016)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			042116	04/21/16	13,477.00		0.00	13,477.00
GL Distribution				Gross Amount	Description			
570-0000-20200-00000000				13,477.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17727	GLORIA SYLVIA HURTADO			WAP	271452	04/21/16	96.00	

Claim# General Description
353428 CONTRACT INSTRUCTOR FOR COURSE #10521

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10521	03/23/16	96.00		0.00	96.00
GL Distribution				Gross Amount	Description			
010-8107-44510-00000000				96.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18131	I COPY, INC. DBA IBE DIGITAL			WAP	271453	04/21/16	16.35	

Claim# General Description
353310 TONER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33510	0		37724A1	04/12/16	16.35		0.00	16.35
GL Distribution				Gross Amount	Description			
010-0900-42400-00000000				16.35				
PO Li quidation				Amount				
010-0900-42400-00000000				16.35				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 178 INDUSTRIAL PIPE & STEEL COMPANY WAP 271454 04/21/16 295.57

Claim# General Description
 353311 SHOP STOCK SUPPLIES

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 128451 03/22/16 295.57 0.00 295.57
 GL Distribution Gross Amount Description
 010-4370-43100-00000000 295.57

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1854 LOS ANGELES COUNTY METROPOLITAN TR 6 REGIONAL TAP SERVICE CENTER WAP 271455 04/21/16 190.00

Claim# General Description
 353425 BUS PASSES FOR MARCH 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 6001912 03/31/16 190.00 0.00 190.00
 GL Distribution Gross Amount Description
 090-0410-44500-00009127 190.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 901769 LEGAL AID SOCIETY OF ORANGE COUNTY WAP 271456 04/21/16 445.50

Claim# General Description
 353312 SOCIAL SERVICES FROM JANUARY-MARCH 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33402 0 040616 04/06/16 445.50 0.00 445.50
 GL Distribution Gross Amount Description
 630-5400-44500-00006336 445.50
 PO Liquidation Amount
 630-5400-44500-00006336 445.50

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15551 LEVYING OFFICER LA COUNTY SHERIFF' 6 LOS ANGELES COUNTY SHERIFF'S DEPT WAP 271457 04/21/16 548.36

Claim# General Description
 353388 EMPLOYEE DEDUCTION P/E 04/15/16

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 041516-ZC 04/21/16 548.36 0.00 548.36
 GL Distribution Gross Amount Description
 010-0000-20816-00000000 548.36

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
911680	LONGO TOYOTA	1	TOYOTA FINANCIAL SERVICES	WAP	271458	04/21/16	1,278.48	

Claim# General Description
353440 CITY VEHICLE LEASE PAYMENTS FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33159	0		010277KS121-04	04/07/16	214.87		0.00	214.87
			010277KS088-04	04/07/16	204.13		0.00	204.13
			010277KS078-04	04/07/16	214.87		0.00	214.87
			010277KR976-04	04/07/16	214.87		0.00	214.87
			010277KR965-04	04/07/16	214.87		0.00	214.87
			010277KS124-04	04/07/16	214.87		0.00	214.87

GL Distribution	Gross Amount	Description
200-4370-47300-00000000	1,278.48	
PO Liability	Amount	
200-4370-47300-00000000	1,278.48	

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
896	LOS ANGELES SPARKS	2	LA SPARKS	WAP	271459	04/21/16	1,040.00	

Claim# General Description
353313 CAMP FIELD TRIP ON 06/21/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2016-21NVOICE	03/23/16	1,040.00		0.00	1,040.00

GL Distribution	Gross Amount	Description
010-8101-44100-00000000	1,040.00	

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18365	MA RAIN GUTTERS INC			WAP	271460	04/21/16	1,518.00	

Claim# General Description
353426 INSTALLED RAIN GUTTERS AT CITY HALL WEST

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33471	C		PR001	04/11/16	1,518.00		0.00	1,518.00

GL Distribution	Gross Amount	Description
010-4340-43400-00000000	1,518.00	
PO Liability	Amount	
010-4340-43400-00000000	1,518.00	

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
14475	THERESA J. MERCURIO			WAP	271461	04/21/16	210.00	

Claim# General Description
353429 CONTRACT INSTRUCTOR FOR COURSE #10692

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10692	04/11/16	210.00		0.00	210.00

GL Distribution	Gross Amount	Description
010-8107-44510-00000000	210.00	

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 18455 KIM NUNLEY WAP 271462 04/21/16 100.00

Claim# General Description
 353384 DEPOSIT REFUND FOR PAP #16-004 FOR 8500 WASHINGTON

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1104775	04/11/16	100.00		0.00	100.00
GL Distribution					Gross Amount Description			
990-0000-29119-00000000					100.00			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17496 RAFAEL ORNELAS HERNANDEZ GRUPO ORN WAP 271463 04/21/16 375.00

Claim# General Description
 353336 LIVE BAND FOR DANCE AT SENIOR CENTER ON 04/27/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			4_27_16	04/07/16	375.00		0.00	375.00
GL Distribution					Gross Amount Description			
010-8220-45280-00000000					375.00			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 15542 OROMI LL LUMBER, INC WAP 271464 04/21/16 511.90

Claim# General Description
 353335 TOOL REPLACEMENT FOR CITY HALL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			195766	03/24/16	152.58		0.00	152.58
GL Distribution					Gross Amount Description			
010-4340-43400-00000000					152.58			

Claim# General Description
 353337 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			195855	03/29/16	60.91		0.00	60.91
GL Distribution					Gross Amount Description			
010-4340-43400-00000000					60.91			

Claim# General Description
 353338 BUILDING MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			195957	04/04/16	114.92		0.00	114.92
GL Distribution					Gross Amount Description			
010-4340-43400-00000000					114.92			

Claim# General Description
 353339 TOOL FOR CITY HALL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
CCS.AP								

Accounts Payable Release 8.2.1 N*APR700 By Georgina Maldonado (gmaldonado)

196079 04/12/16 54.49 0.00 54.49
 GL Distribution Gross Amount Description
 010-4340-44100-00000000 54.49

Claim# General Description
 353340 TOOLS FOR FACILITIES

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33294 0 34056 04/08/16 300.00 0.00 300.00
 GL Distribution Gross Amount Description
 010-4340-43400-00000000 300.00
 PO Liquidation Amount
 010-0900-41501-00000000 300.00

Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 6084 PARS WAP 271465 04/21/16 300.00

Claim# General Description
 353423 PARS TRUST ADMINISTRATION FEES FOR FEBRUARY 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33294 0 34056 04/08/16 300.00 0.00 300.00
 GL Distribution Gross Amount Description
 010-0900-41501-00000000 300.00
 PO Liquidation Amount
 010-0900-41501-00000000 300.00

Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 10784 POSTMASTER - WHITTIER POST OFFICE WAP 271466 04/21/16 10,916.67

Claim# General Description
 353433 POSTAGE FOR WATER BILLS-PERMIT #259 FOR APRIL 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 040116 04/01/16 2,916.67 0.00 2,916.67
 GL Distribution Gross Amount Description
 550-4930-42100-00000000 2,916.67

Claim# General Description
 353444 POSTAGE FOR LOCKBOX CHANGE OF ADDRESS WATER POSTCARDS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 042116 04/21/16 8,000.00 0.00 8,000.00
 GL Distribution Gross Amount Description
 550-4930-42100-00000000 8,000.00

Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12228 PRMPCEA PR MGRS PROFSNL & CONFID E WAP 271467 04/21/16 546.00

Claim# General Description
 353414 MID-MGMT, PROFNL& CONFIDL EMPL ASSOC DUES, AND SERV FEE-PAYER P/E 04/15/16

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 041516 04/21/16 546.00 0.00 546.00
 GL Distribution Gross Amount Description
 010-0000-20812-00000000 546.00

CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Georgina Mal donado (gmal donado)

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 4239 SALGADO TIRE SERVICE WAP 271468 04/21/16 70.00

Claim# General Description
 353341 TIRE REPAIR FOR TRAILER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9656	03/31/16	10.00		0.00	10.00
GL Distribution				Gross Amount Description				
010-4370-43100-00000000				10.00				

Claim# General Description
 353342 TIRE REAPIR FOR UNIT #213

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8690	04/04/16	60.00		0.00	60.00
GL Distribution				Gross Amount Description				
010-4370-43100-00000000				60.00				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 555 SOUTHEAST AREA SOCIAL SERVICES FUN WAP 271469 04/21/16 8,583.75

Claim# General Description
 353347 SOCIAL SERVICES FOR JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040916	04/09/16	8,583.75		0.00	8,583.75
GL Distribution				Gross Amount Description				
630-5400-44500-00006330				8,583.75				
PO Li quidation				Amount				
630-5400-44500-00006330				8,583.75				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 57 SEIU LOCAL 721 CTW, CLC ATTN: CONT 1 SEIU LOCAL 721 CTW, CLC ATTN: ACC WAP 271470 04/21/16 1,804.79

Claim# General Description
 353401 UNION DUES DIRECTORS, FT, PT & NON MEMBER FEE PAYER P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516	04/21/16	1,804.79		0.00	1,804.79
GL Distribution				Gross Amount Description				
010-0000-20812-00000000				1,804.79				

Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17791 THE SHERWIN-WILLIAMS CO WAP 271471 04/21/16 4,508.26

Claim# General Description
 353443 GRAFFITI AND FACILITIES PAINT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			6321-8	02/10/16	52.80		0.00	52.80
			1567-1	02/23/16	25.03		0.00	25.03
			1720-6	02/29/16	106.26		0.00	106.26

CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Georgina Maldonado (gmal donado)

6495-0	03/17/16	842.60	0.00	842.60
2479-8	03/24/16	45.65	0.00	45.65
6504-9	03/18/16	10.43	0.00	10.43
6503-1	03/18/16	83.14	0.00	83.14
2073-9	03/10/16	175.67	0.00	175.67
1747-9	03/01/16	842.60	0.00	842.60
1430-2	02/18/16	412.50	0.00	412.50
1440-1	02/18/16	412.50	0.00	412.50
1265-2	02/11/16	825.00	0.00	825.00
1062-3	02/04/16	674.08	0.00	674.08

GL Distribution	Gross Amount	Description
010-4340-43430-00000000	1,026.69	
010-4200-44640-00000000	1,572.76	
010-4200-44660-00000000	1,908.81	

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
5349	L & M FOOTWEAR DBA SHOETERIA			WAP	271472	04/21/16		447.79	

Claim# General Description
353344 SAFETY SHOES FOR T.GUTIERREZ

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount	Used	Net	Amount
			97153	04/08/16	150.00			0.00		150.00
GL Distribution				Gross Amount	Description					
010-4360-44930-00000000				150.00						

Claim# General Description
353345 SAFETY SHOES FOR J.BARRERAS

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount	Used	Net	Amount
			97141	04/08/16	147.79			0.00		147.79
GL Distribution				Gross Amount	Description					
010-4360-44930-00000000				147.79						

Claim# General Description
353346 SAFETY SHOES FOR F.MORENO

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount	Used	Net	Amount
			97270	04/09/16	150.00			0.00		150.00
GL Distribution				Gross Amount	Description					
010-4200-44930-00000000				150.00						

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
14927	LUZ SILVA			WAP	271473	04/21/16		456.00	

Claim# General Description
353427 CONTRACT INSTRUCTOR FOR COURSE #10629

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount	Used	Net	Amount
			10629	04/14/16	456.00			0.00		456.00
GL Distribution				Gross Amount	Description					
010-8107-44510-00000000				456.00						

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
357	SMART & FINAL IRIS COMPANY	1	SMART & FINAL	WAP	271474	04/21/16	634.12	

Claim# General Description
 353375 SUPPLIES FOR REACH, APRIL COFFEE, COOKING ACTIVITY AND MEETINGS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			150399	04/13/16	188.82		0.00	188.82
			152316	04/15/16	348.95		0.00	348.95
			151505	04/14/16	41.88		0.00	41.88
			149557	04/12/16	54.47		0.00	54.47
GL Distribution				Gross Amount	Description			
690-8105-44100-00000000				188.82				
010-8220-44100-00000000				348.95				
010-8101-44100-00000000				41.88				
010-0200-44100-00000000				54.47				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
369	SO CALIF GAS COMPANY			WAP	271475	04/21/16	2,694.45	

Claim# General Description
 353316 GAS SVC-4632 ORANGE (MEX AMER SR CTZ) 03/03/16-04/01/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			09240701004-040516	04/05/16	48.82		0.00	48.82
GL Distribution								
010-4350-44200-00000000					48.82			

Claim# General Description
 353317 GAS SVC - ORANGE ST/RIO HONDO PARK 03/04/16-04/01/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0861698294-040516	04/05/16	41.02		0.00	41.02
GL Distribution								
010-4350-44200-00000000					41.02			

Claim# General Description
 353318 GAS SVC - 5016 PASSONS BLVD 03/02/16-03/31/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			14907817648-040416	04/04/16	53.62		0.00	53.62
GL Distribution								
010-4350-44200-00000000					53.62			

Claim# General Description
 353320 GAS SVC - 6016 ROSEMEAD SMITH PK POOL 03/03/16-04/01/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155067600-040516	04/05/16	266.61		0.00	266.61
GL Distribution								
010-4350-44200-00000000					266.61			

Claim# General Description
 353321 GAS SVC-6016 ROSEMEAD SMITH PARK 03/03/16-04/01/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1134067649-040516	04/05/16	101.31		0.00	101.31
GL Distribution								
010-4350-44200-00000000					101.31			

Claim# General Description
 353322 GAS SVC - 6615 PASSONS CITY HALL 03/02/16-03/31/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0252067200-040416	04/04/16	416.11		0.00	416.11
GL Distribution								
010-4200-44200-00000000					416.11			

Claim# General Description
 353323 GAS SVC - 6767 PASSONS REC CNTR 03/02/16-03/31/16
 CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Georgina Mal donado (gmal donado)

Payment History. Bank WAP Payment Dates 04/21/2016 to 04/21/2016 Check/ACH#'s 0 to 999999 Payment Type ALL

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4200-44200-00000000 06930672008-040416	04/04/16	289.87			0.00	289.87
GL Distribution	Gross Amount	Description				
010-4200-44200-00000000	289.87					

Claim# General Description
353324 GAS SVC - 8751 COFFMAN RIO VISTA PK 03/01/16-03/30/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4350-44200-00000000 01890678004-040116	04/01/16	70.93			0.00	70.93
GL Distribution	Gross Amount	Description				
010-4350-44200-00000000	70.93					

Claim# General Description
353325 GAS SVC - VETERANS MEMORIAL FLAME FOR 03/03/16-04/01/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4200-44200-00000000 10295430853-040516	04/05/16	527.84			0.00	527.84
GL Distribution	Gross Amount	Description				
010-4200-44200-00000000	527.84					

Claim# General Description
353326 GAS SVC - 9122 WASHINGTON BLVD (HISTORICAL SOCIETY) 03/03/16-04/01/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4350-44200-00000000 1323066950-040516	04/05/16	50.17			0.00	50.17
GL Distribution	Gross Amount	Description				
010-4350-44200-00000000	50.17					

Claim# General Description
353327 GAS SVC - 9200 MINES SR CTR 03/03/16-04/01/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4350-44200-00000000 17220675007-040516	04/05/16	114.21			0.00	114.21
GL Distribution	Gross Amount	Description				
010-4350-44200-00000000	114.21					

Claim# General Description
353328 GAS SVC - 9528 BEVERLY BLVD 03/02/16-03/31/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4350-44200-00000000 15320716739-040416	04/04/16	167.75			0.00	167.75
GL Distribution	Gross Amount	Description				
010-4350-44200-00000000	167.75					

Claim# General Description
353329 GAS SVC - 9530 SHADE LANE RIVERA PK 03/11/16-04/11/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount	Used	Net Amount
010-4350-44200-00000000 15120631005-041316	04/13/16	147.82			0.00	147.82
GL Distribution	Gross Amount	Description				
010-4350-44200-00000000	147.82					

Claim# General Description
 353376 GAS SVC - 9633 BEVERLY RD CITY YARD 11/01/15-04/01/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			03560718003-041116	04/11/16	398.37		0.00	398.37
GL Distribution				Gross Amount Description				
010-4200-44200-00000000				398.37				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
1866	SOUTHERN CALI FORNIA ALCOHOL AND DR			WAP 271476	04/21/16	500.00	

Claim# General Description
 353348 SOCIAL SERVICES FOR JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33391	0		033116	04/13/16	500.00		0.00	500.00
GL Distribution				Gross Amount Description				
010-0270-46600-00000000				500.00				
PO Liquidation				Amount				
010-0270-46600-00000000				500.00				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
12039	SPECIALIZED ELEVATOR CORPORATION			WAP 271477	04/21/16	301.60	

Claim# General Description
 353349 MONTHLY ELEVATOR MAINTENANCE SERVICE FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			56505	04/01/16	301.60		0.00	301.60
GL Distribution				Gross Amount Description				
010-4340-44100-00000000				301.60				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
17869	STANLEY STEEMER OF LA COUNTY INC.			WAP 271478	04/21/16	1,640.00	

Claim# General Description
 353362 CARPET CLEANING AT PICO PARK

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			745389	03/08/16	385.00		0.00	385.00
GL Distribution				Gross Amount Description				
010-4340-44100-00000000				385.00				

Claim# General Description
 353363 CARPET CLEANING AT PICO PARK

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			745388	03/08/16	385.00		0.00	385.00
GL Distribution				Gross Amount Description				
010-4340-44100-00000000				385.00				

Claim# General Description
 353424 TILE & GROUT CLEANING AT SMITH PARK SNACK BAR

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			745390	03/02/16	870.00		0.00	870.00
GL Distribution			Gross Amount Description					
010-4340-44100-00000000			870.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
10877	STATE DISBURSEMENT UNIT			WAP	271479	04/21/16	633.98	

Claim# General Description
353390 EMPLOYEE DEDUCTION P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516-CA	04/21/16	82.90		0.00	82.90
			041516-MG	04/21/16	264.46		0.00	264.46
			041516-LM	04/21/16	241.00		0.00	241.00
			041516-SR	04/21/16	45.62		0.00	45.62
GL Distribution			Gross Amount Description					
010-0000-20816-00000000			551.08					
010-0000-20816-00000000			82.90					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15582	STATE OF CALIFORNIA DEPT OF JUSTIC			WAP	271480	04/21/16	768.00	

Claim# General Description
353364 FINGERPRINTING SERVICE FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33295 0 157928	04/06/16	768.00		0.00	768.00
GL Distribution			Gross Amount Description					
010-0350-44500-00000000			768.00					
PO Liquidation			Amount					
010-0350-44500-00000000			768.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
6690	SWRCB ACCOUNTING OFFICE ATTN: AFRS	4	SWRCB ACCOUNTING OFFICE ATTN: DRI	WAP	271481	04/21/16	8,647.56	

Claim# General Description
353365 LARGE WATER SYSTEM FEES FROM 07/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			LW-1005840	04/04/16	8,647.56		0.00	8,647.56
GL Distribution			Gross Amount Description					
550-4920-44100-00000000			8,647.56					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15810	THE SAUCE CREATIVE SERVICES SERGIO			WAP	271482	04/21/16	1,717.00	

Claim# General Description
353439 1"DIESTRUCK PIN "HONORING OUR OWN"

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2315	04/12/16	1,717.00		0.00	1,717.00
GL Distribution			Gross Amount Description					
010-8102-44500-00000000			1,717.00					

CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Georgina Malonado (gmalonado)

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 11027 TIME WARNER CABLE 1 TIME WARNER CABLE WAP 271483 04/21/16 509.28

Claim# General Description
 353379 CABLE INTERNET CONNECTION AT CITY HALL (PUBLIC INFO) - 04/16/16-05/15/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040416	04/04/16	99.41		0.00	99.41
GL Distribution								
010-0820-44300-00000000					99.41			

Claim# General Description
 353380 CABLE INTERNET CONNECTION FOR 03/08/16-05/15/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040416	04/04/16	1.09		0.00	1.09
			032516	03/25/16	11.00		0.00	11.00
			040116	04/01/16	252.52		0.00	252.52
GL Distribution								
010-3230-44920-00000000					1.09			
010-3230-44920-00000000					11.00			
010-3230-44920-00000000					252.52			

Claim# General Description
 353381 CABLE INTERNET CONNECTION AT RIO HONDO PARK 04/05/16-05/04/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			032616	03/26/16	145.26		0.00	145.26
GL Distribution								
010-0820-44300-00000000					145.26			

 Vend# Vendor Name Remi t# Payee Bank Check# Chk Date Check Amount Sep
 17558 TRIMMING LAND CO., INC. WAP 271484 04/21/16 2,190.00

Claim# General Description
 353366 TREE TRIMMING SERVICE ON 02/02/16 & 03/31/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33331	0		3182	04/01/16	2,190.00		0.00	2,190.00
GL Distribution								
010-4200-44500-00000000					2,190.00			
PO Liquidation								
010-4200-44500-00000000					2,190.00			

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
6173	UNITED STATES TREASURY IRS / ACS S	4	U S TREASURY INTERNAL REVENUE SER	WAP	271485	04/21/16		200.00	

Claim# General Description
353403 EMPLOYEE DEDUCTION P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516-PG	04/21/16	50.00		0.00	50.00
			041516-SS	04/21/16	150.00		0.00	150.00
GL Distribution				Gross Amount	Description			
010-0000-20816-00000000				200.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18473	MARTHA A. VERDUZCO			WAP	271486	04/21/16		100.00	

Claim# General Description
353386 DEPOSIT REFUND FOR PAP #16-002 FOR 8824 WASHINGTON

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1091563	02/02/16	100.00		0.00	100.00
GL Distribution				Gross Amount	Description			
990-0000-29119-00000000				100.00				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
152	VERIZON CALI FORNIA	5	VERIZON BUSINESS	WAP	271487	04/21/16		112.87	

Claim# General Description
353288 LONG DISTANCE BILLING FOR STATEMENT ENDING 04/10/2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			68204938	04/10/16	112.87		0.00	112.87
GL Distribution				Gross Amount	Description			
010-0900-44300-00000000				112.87				

Vend#	Vendor Name	Remi t#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
9655	VERIZON WI RELESS	1	VERIZON WI RELESS	WAP	271488	04/21/16		2,357.92	Y

Claim# General Description
353302 COMMUNICATION SVCS FOR 02/22/16-03/21/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9762533741	03/21/16	2,357.92		0.00	2,357.92
GL Distribution				Gross Amount	Description			
010-0900-44300-00000000				2,264.71				
690-8105-44300-00000000				93.21				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18293	GILBERTO GABRIEL VILLALOBOS			WAP	271489	04/21/16		500.00	

Claim# General Description
353415 EMPLOYEE DEDUCTION P/E 04/15/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516-CG	04/21/16	500.00		0.00	500.00
GL Distribution				Gross Amount	Description			
010-0000-20816-00000000				500.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
558	WEBSTER L. L. C. WEBSTERS BEE'S REMO			WAP	271490	04/21/16		750.00	

Claim# General Description
353367 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8845	02/29/16	125.00		0.00	125.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				125.00				

Claim# General Description
353368 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8853	03/10/16	125.00		0.00	125.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				125.00				

Claim# General Description
353369 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8860	03/16/16	125.00		0.00	125.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				125.00				

Claim# General Description
353370 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8878	03/22/16	125.00		0.00	125.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				125.00				

Claim# General Description
353371 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8893	04/04/16	125.00		0.00	125.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				125.00				

Claim# General Description
353372 BEE REMOVAL SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8899	04/05/16	125.00		0.00	125.00
GL Distribution				Gross Amount Description				
010-4200-44500-00000000				125.00				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
9697	CANDICE VALDEPENA WEST	2	CANDICE WEST	WAP 271491	04/21/16	800.00	

Claim# General Description
353419 ADVANCE FOR REACH RECITAL COSTUMES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041816	04/18/16	800.00		0.00	800.00
GL Distribution				Gross Amount Description				
690-8105-44100-00000000				800.00				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
418	WESTERN WATER WORKS	1	WESTERN WATER WORKS SUPPLY CO.	WAP 271492	04/21/16	146.84	

Claim# General Description
353373 WATER DIVISION REPAIR PARTS & SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33489	0		414432-00	04/06/16	146.84		0.00	146.84
GL Distribution				Gross Amount Description				
550-4920-44100-00000000				146.84				
PO Liquidation				Amount				
550-4920-44100-00000000				146.84				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
16441	FIESTA COOPERATIVE INC ADMINISTRAT			WAP 271493	04/21/16	26,467.88	

Claim# General Description
353437 DIAL-A-RIDE TAXI SERVICE FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33371	0		327697	12/31/15	8,600.24		0.00	8,600.24
GL Distribution				Gross Amount Description				
090-0410-44500-00009123				8,600.24				
PO Liquidation				Amount				
090-0410-44500-00009123				8,600.24				

Claim# General Description
353438 DIAL-A-RIDE TAXI SERVICE FOR JANUARY AND FEBRUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33371	0		328192	01/31/16	8,299.72		0.00	8,299.72
GL Distribution				Gross Amount Description				
090-0410-44500-00009123				9,567.92				
				17,867.64				

Payment History. Bank WAP Payment Dates 04/21/2016 to 04/21/2016 Check/ACH#'s 0 to 999999 Payment Type ALL

PO Liquidation Amount
090-0410-44500-00009123 17,867.64

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
1266	NATIONWIDE ENVIRONMENTAL SERVICES	1	NATIONWIDE ENVIRONMENTAL SERVICES	WAP 271494	04/21/16	51,328.75	

Claim# General Description
353314 GRAFFITI ABATEMENT SERVICES FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33318	0		27396	03/31/16	5,696.80		0.00	5,696.80
GL Distribution				Gross Amount Description				
010-4200-44640-00000000				5,696.80				
PO Liquidation				Amount				
010-4200-44640-00000000				5,696.80				

Claim# General Description
353315 BUS STOP/STREET SWEEPING SERVICE FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33318	0		27462	04/15/16	45,631.95		0.00	45,631.95
GL Distribution				Gross Amount Description				
010-4200-44500-00000000				35,721.60				
090-0410-44500-00009128				9,910.35				
PO Liquidation				Amount				
010-4200-44500-00000000				35,721.60				
090-0410-44500-00009128				9,910.35				

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
8725	SEQUEL CONTRACTORS, INC			WAP 271495	04/21/16	438,340.67	

Claim# General Description
353343 PROFESSIONAL SERVICES RENDERED THROUGH 03/31/16 CIP #21246

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33330	0		482-6	03/15/16	438,340.67		0.00	438,340.67
GL Distribution				Gross Amount Description				
210-7300-44500-00021246				438,340.67				
PO Liquidation				Amount				
210-7300-44500-00021246				438,340.67				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
360	SO CALIF EDISON COMPANY ATTN: MILL	5	SOUTHERN CALIFORNIA EDISON	WAP	271496	04/21/16	71,722.58	

Claim# General Description
353295 ELEC. SVC. - VARIOUS LOCATIONS BILL DATED 03/23/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3003442085/032316	03/23/16	164.45		0.00	164.45
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					164.45			

Claim# General Description
353296 ELECTRIC SVC - VARIOUS LOCATIONS BILLING DATED 03/25/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			032916	03/29/16	471.56		0.00	471.56
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					331.07			
590-8430-44200-00000000					140.49			

Claim# General Description
353297 ELECTRIC SERVICE FOR PARKS

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			032316	03/23/16	4,140.74		0.00	4,140.74
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					4,140.74			

Claim# General Description
353319 ELECTRIC SVC - AL NATIVIDAD CENTER BILL DATED 04/05/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3014476922-040516	04/05/16	336.25		0.00	336.25
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					336.25			

Claim# General Description
353330 ELEC SVC - 9530 SHADE LN RIVERA PARK 04/05/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3008697259-040516	04/05/16	2,121.94		0.00	2,121.94
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					2,121.94			

Claim# General Description
353331 ELEC SVC - STREET LIGHT ASSESSMENT DISTRICT 04/08/16

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040816	04/08/16	53,928.01		0.00	53,928.01
GL Distribution					Gross Amount Description			
545-2000-44200-00000000					53,928.01			

Claim# General Description
CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Georgina Maldonado (gmaldonado)

353332 ELECTRIC SVC BILL DATED 04/08/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040816	04/08/16	1,268.47		0.00	1,268.47
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					1,268.47			

Claim# General Description

353333 ELECTRIC SVC - VARIOUS LOCATIONS BILLING DATED 04/12/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041216	04/12/16	2,239.48		0.00	2,239.48
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					2,145.49			
590-4920-44200-00000000					93.99			

Claim# General Description

353334 ELECTRIC SERVICE FOR PARKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040516	04/05/16	7,051.68		0.00	7,051.68
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					7,051.68			

Vend#	Vendor Name	Remit#	Payee	Bank Check#	Chk Date	Check Amount	Sep
393	SOUTHLAND TRANSIT, INC			WAP 271497	04/21/16	28,266.46	

Claim# General Description

353422 DIAL-A-RIDE SERVICE FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33369	0		#PR MARCH-16	04/06/16	28,266.46		0.00	28,266.46
GL Distribution					Gross Amount Description			
090-0410-44500-00009123					28,266.46			
PO Liquidation					Amount			
090-0410-44500-00009123					28,266.46			

Paid Checks:
 Check Count 76
 Check Total 749,111.93
 PO Li qui dati on Total 600,288.04
 Backup Wi thholding Total 0.00

Paid by ACH:
 ACH Count 0
 ACH Total 0.00
 PO Li qui dati on Total 0.00
 Backup Wi thholding Total 0.00

Total Payments:
 Payment Count 76
 Payment Total 749,111.93
 PO Li qui dati on Total 600,288.04
 Backup Wi thholding Total 0.00

Void Checks:
 Check Count 0
 Check Total 0.00
 PO Li qui dati on Total 0.00
 Backup Wi thholding Total 0.00

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18102	2014-3 IH BORROWER L.P.			WAP	271499	04/28/16	53.13	

Claim# General Description
 353576 DEPOSIT REFUND Reinstated from claim# 348578 (REPLACE CK #268695)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5261	09/02/15	53.13		0.00	53.13
GL Distribution					Gross Amount Description			
550-0000-12100-00000000					53.13			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17982	ANA MARIA DOMINGUEZ DBA A.M. PLUMB			WAP	271500	04/28/16	771.76	

Claim# General Description
 353497 SPRAY PAINT FOR ALL PARK FACILITIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1141	04/06/16	76.08		0.00	76.08
GL Distribution					Gross Amount Description			
010-4340-43430-00000000					76.08			

Claim# General Description
 353498 PLUMBING REPAIRS AT SMITH PARK CONCESSION STAND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1140	04/06/16	98.09		0.00	98.09
GL Distribution					Gross Amount Description			
010-4340-43440-00000000					98.09			

Claim# General Description
 353499 FACILITY STOCK SUPPLIES FOR UNIT #259

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1154	04/12/16	91.02		0.00	91.02
GL Distribution					Gross Amount Description			
010-4340-43400-00000000					91.02			

Claim# General Description
 353500 SUPPLIES FOR RIVERA PARK FACILITY

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1153	04/12/16	185.27		0.00	185.27
GL Distribution					Gross Amount Description			
010-4340-43400-00000000					185.27			

Claim# General Description
 353501 PLUMBING SUPPLIES FOR RIVERA PARK

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1159	04/15/16	116.60		0.00	116.60
GL Distribution					Gross Amount Description			
010-4340-43440-00000000					116.60			

Claim# General Description
 353502 TOILETS FOR ALL PARKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1158	04/15/16	204.70		0.00	204.70
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					204.70			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
16448	ABM BUILDING SOLUTIONS, LLC	1	ABM BUILDING SOLUTIONS, LLC	WAP	271501	04/28/16	8,504.00	

Claim# General Description
 353503 HVAC MAINTENANCE FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33317	O		072529	04/12/16	8,504.00		0.00	8,504.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000					8,504.00			
PO Liquidation				Amount				
010-4340-44500-00000000					8,504.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18392	ALLIANCE RESOURCE GROUP STAFFING C			WAP	271502	04/28/16	3,141.60	

Claim# General Description
 353450 TEMPORARY STAFF EXECUTIVE ASSISTANT FOR FINANCE FROM 04/04/16-04/10/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33490	O		9756	04/10/16	1,421.20		0.00	1,421.20
GL Distribution				Gross Amount Description				
010-0800-44500-00000000					1,421.20			
PO Liquidation				Amount				
010-0800-44500-00000000					1,421.20			

Claim# General Description
 353451 TEMPORARY STAFF EXECUTIVE ASSISTANT FOR FINANCE FROM 04/11/16-04/17/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33490	O		9792	04/17/16	1,720.40		0.00	1,720.40
GL Distribution				Gross Amount Description				
010-0800-44500-00000000					1,720.40			
PO Liquidation				Amount				
010-0800-44500-00000000					1,720.40			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18487 CARLOS ANGULO DELIA ANGULO WAP 271503 04/28/16 7.27

Claim# General Description
 353442 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5389 04/20/16 7.27 0.00 7.27
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 7.27

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 5489 ARAMARK 2 ARAMARK UNIFORM SERVICES WAP 271504 04/28/16 659.68

Claim# General Description
 353504 UNIFORM RENTALS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 531450476 04/07/16 329.39 0.00 329.39
 GL Distribution Gross Amount Description
 010-4200-44500-00000000 263.51
 550-4920-44500-00000000 65.88

Claim# General Description
 353505 UNIFORM RENTALS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 531467645 04/14/16 330.29 0.00 330.29
 GL Distribution Gross Amount Description
 010-4200-44500-00000000 264.23
 550-4920-44500-00000000 66.06

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17724 DENISSE ARCE DBA H & A FURNITURE S WAP 271505 04/28/16 8,646.00

Claim# General Description
 353475 WORKSTATIONS FOR FINANCE DEPARTMENT CIP #21192

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33324 0 250 03/30/16 8,646.00 0.00 8,646.00
 GL Distribution Gross Amount Description
 210-7320-44500-00021192 8,646.00
 PO Liquidation Amount
 210-7320-44500-00021192 8,646.00

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
651	DAVID W. ARMENTA	2	DAVID ARMENTA	WAP	271506	04/28/16	853.38	

Claim# General Description
 353452 REIMBURSEMENT FOR EXPENSES INCURRED AT ERUSD STUDENT CARNEGIE HALL PERFORMANCE ON 04/03/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041416	04/14/16	853.38		0.00	853.38
GL Distribution				Gross Amount Description				
010-0200-44800-00000000					853.38			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17653	ATKINSON, ANDELSON, LOYA, RUUD & R			WAP	271507	04/28/16	5,282.02	

Claim# General Description
 353453 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33310	O		495497	03/31/16	5,282.02		0.00	5,282.02
GL Distribution				Gross Amount Description				
010-0350-44400-00000000					5,282.02			
PO Liquidation					Amount			
010-0350-44400-00000000					5,282.02			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
6145	AUTO ZONE	1	AUTOZONE INC	WAP	271508	04/28/16	1,269.17	

Claim# General Description
 353456 VEHICLE AND EQUIPMENT PARTS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5219950994	02/29/16	150.00		0.00	150.00
			5219951068	02/29/16	98.04		0.00	98.04
			5219953904	03/02/16	-173.24		0.00	-173.24
			5219954417	03/02/16	-20.80		0.00	-20.80
			5219954418	03/02/16	21.68		0.00	21.68
			5219964492	03/07/16	20.00		0.00	20.00
			5219964826	03/07/16	318.12		0.00	318.12
			5219978394	03/14/16	333.10		0.00	333.10
			5219979525	03/15/16	187.96		0.00	187.96
			5219983304	03/17/16	32.82		0.00	32.82
			5219985973	03/18/16	138.00		0.00	138.00
			5219991821	03/21/16	73.05		0.00	73.05
			5219994434	03/22/16	29.54		0.00	29.54
			5219996197	03/23/16	67.45		0.00	67.45
			5219996562	03/23/16	11.45		0.00	11.45
			5219971444	03/11/16	-18.00		0.00	-18.00
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					1,481.21			
010-4920-43100-00000000					-194.04			
550-4920-43100-00000000					-18.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17109 BARNEY'S BLENDS, INC WAP 271510* 04/28/16 788.30

Claim# General Description
 353506 INFIELD MIX FOR ALL BALL FIELDS AND PARKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1862	04/06/16	788.30		0.00	788.30
GL Distribution				Gross Amount Description				
010-4360-44100-00000000					788.30			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 45 BISHOP COMPANY 1 BISHOP COMPANY WAP 271511 04/28/16 640.44

Claim# General Description
 353507 TOOLS FOR PARK CREWS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			402999	02/25/16	409.73		0.00	409.73
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					409.73			

Claim# General Description
 353508 TOOLS AND SUPPLIES FOR TREE MAINTENANCE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			405160	04/15/16	230.71		0.00	230.71
GL Distribution				Gross Amount Description				
010-4200-44635-00000000					230.71			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18476 REGIDOR BOLUS LETHIA BOLUS WAP 271512 04/28/16 34.87

Claim# General Description
 353352 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5379	04/15/16	34.87		0.00	34.87
GL Distribution				Gross Amount Description				
550-0000-12100-00000000					34.87			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1878 BROADWAY LOCK AND KEY WAP 271513 04/28/16 285.74

Claim# General Description
 353509 LOCKS FOR ALL BUILDINGS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			54787	02/22/16	285.74		0.00	285.74
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					285.74			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 13236 CALIFORNIA BUILDING STANDARDS COMM WAP 271514 04/28/16 379.00

Claim# General Description
 353512 1ST QTR 2016 BUILDING STANDARD ADMINISTRATION REVOLVING FUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			042616	04/26/16	379.00		0.00	379.00
GL Distribution				Gross Amount Description				
990-0000-29983-00000000				379.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 7085 CALPLY WAP 271515 04/28/16 82.28

Claim# General Description
 353513 CITY HALL PROJECT T BAR CEILING

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			407151343	04/07/16	82.28		0.00	82.28
GL Distribution				Gross Amount Description				
010-4340-44100-00000000				82.28				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2526 CAPC, INC WAP 271516 04/28/16 500.00

Claim# General Description
 353459 SOCIAL SERVICES FROM JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041516	04/15/16	500.00		0.00	500.00
GL Distribution				Gross Amount Description				
010-0270-46600-00000000				500.00				
PO Liquidation				Amount				
010-0270-46600-00000000				500.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18479 JOE CARILLO WAP 271517 04/28/16 49.66

Claim# General Description
 353355 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5382	04/15/16	49.66		0.00	49.66
GL Distribution				Gross Amount Description				
550-0000-12100-00000000				49.66				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12829 ENDICOTT COMM., INC DBA CENTRAL VO 2 CENTRAL VOICE A DIVISION OF ENDIC WAP 271518 04/28/16 135.45

Claim# General Description
 353516 WATER DIVISION AFTER HOURS ANSWERING SERVICE FOR FEBRUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			160210198	02/20/16	86.45		0.00	86.45
GL Distribution					Gross Amount Description			
550-4920-44100-00000000					86.45			

Claim# General Description
 353517 PUBLIC WORKS AFTER HOURS ANSWERING SERVICE FOR FEBRUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			160210157	02/20/16	49.00		0.00	49.00
GL Distribution					Gross Amount Description			
010-4200-44500-00000000					49.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17652 CHARLES ABBOTT ASSOCIATES INC WAP 271519 04/28/16 207.00

Claim# General Description
 353510 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016 CIP #29239

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			55621	03/31/16	207.00		0.00	207.00
GL Distribution					Gross Amount Description			
010-4010-37610-00029239					207.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18490 CHERRY FESTIVAL ASSOCIATION WAP 271520 04/28/16 221.00

Claim# General Description
 353518 TICKETS FOR BEAUMONT CHERRY FESTIVAL ON 06/05/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			605-2016	04/14/16	221.00		0.00	221.00
GL Distribution					Gross Amount Description			
010-8290-44100-00000000					221.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1068 CLINICAL LABORATORY OF SAN BERNARD WAP 271521 04/28/16 715.00

Claim# General Description
 353519 WATER SAMPLE TESTING FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			949336	04/08/16	715.00		0.00	715.00
GL Distribution					Gross Amount Description			
550-4920-44500-00000000					715.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
910394	C.M.R.T.A. C/O PAM GILLIS	7	CMRTA c/o CITY OF MENLO PARK	WAP	271522	04/28/16		110.00	

Claim# General Description
 353462 CMRTA MEMBERSHIP FROM 01/01/16-12/31/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			213-2016	04/18/16	110.00		0.00	110.00
GL Distribution				Gross Amount Description				
010-0800-42600-00000000				110.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
6582	LUIS COBIAN SR.			WAP	271523	04/28/16		865.20	

Claim# General Description
 353463 CONTRACT INSTRUCTOR FOR COURSES FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10669	04/18/16	231.60		0.00	231.60
			10698	04/18/16	114.00		0.00	114.00
			10663	04/18/16	111.00		0.00	111.00
			10666	04/18/16	225.00		0.00	225.00
			10695	04/18/16	183.60		0.00	183.60
GL Distribution				Gross Amount Description				
010-8107-44510-00000000				865.20				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
17069	COLANTUONO,HIGHSMITH & WHATLEY, PC	1	COLANTUONO,HIGHSMITH & WHATLEY,PC	WAP	271524	04/28/16		369.50	

Claim# General Description
 353464 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33088	O		30747	04/06/16	369.50		0.00	369.50
GL Distribution				Gross Amount Description				
550-4920-46910-00000000				369.50				
PO Liquidation				Amount				
550-4920-46910-00000000				369.50				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
2363	SAMIR M KHOURY DBA COORY ENGINEERI	1	SAMIR M. KHOURY DBA COORY ENGINEE	WAP	271525	04/28/16		1,530.00	

Claim# General Description
 353521 PROFESSIONAL SERVICES RENDERED FOR DECEMBER 2015 CIP #29235

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			7683	02/08/16	1,530.00		0.00	1,530.00
GL Distribution				Gross Amount Description				
010-4010-37610-00029235				1,530.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15956 CPACINC.COM WAP 271526 04/28/16 536.58

Claim# General Description
 353515 JABRA PRO MONO AND DUO HEADSETS

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
SI-1279081	04/07/16	536.58		0.00	536.58
GL Distribution	Gross Amount Description				
010-0820-42200-00000000		536.58			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2664 C P R S WAP 271527 04/28/16 295.00

Claim# General Description
 353460 2016 ANNUAL MEMBERSHIP RENEWAL FOR C.MANOR

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
116125-16	12/16/15	150.00		0.00	150.00
GL Distribution	Gross Amount Description				
010-8000-42600-00000000		150.00			

Claim# General Description
 353461 2016 ANNUAL MEMBERSHIP RENEWAL FOR A.MORAN

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
104787-16	04/02/16	145.00		0.00	145.00
GL Distribution	Gross Amount Description				
010-8000-42600-00000000		145.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 499 CROCKER SIGNS & SCREEN PRINTING WAP 271528 04/28/16 237.52

Claim# General Description
 353465 RESTROOM SIGNS FOR SMITH PARK

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
50789	04/12/16	96.91		0.00	96.91
GL Distribution	Gross Amount Description				
010-4340-43400-00000000		96.91			

Claim# General Description
 353523 SIGNS FOR CITY HALL

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
50770	03/24/16	140.61		0.00	140.61
GL Distribution	Gross Amount Description				
010-4340-43400-00000000		140.61			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 8972 CYPRESS LOCK & KEY 1 CYPRESS LOCK AND SAFE WAP 271529 04/28/16 284.05

Claim# General Description
 353524 KEYS FOR CITY YARD TRAILERS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			19132	01/20/16	284.05		0.00	284.05
GL Distribution				Gross Amount Description				
010-4340-44100-00000000					284.05			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17855 DAPEER, ROSENBLIT & LITVAK, LLP 1 DAPEER,ROSENBLIT & LITVAK, LLP WAP 271530 04/28/16 2,407.50

Claim# General Description
 353525 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			11182	03/31/16	2,407.50		0.00	2,407.50
GL Distribution				Gross Amount Description				
010-0700-44500-00000000					2,407.50			
PO Liquidation				Amount				
010-0700-44500-00000000					2,407.50			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18177 DEL MECHANICAL, LLC 6 DEPARTMENT OF PUBLIC HEALTH WAP 271531 04/28/16 564.92

Claim# General Description
 353466 ICE MACHINE REPAIR AT CITY YARD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			32907	02/03/16	564.92		0.00	564.92
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					564.92			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1228 DEPARTMENT OF HEALTH SERVICES DRIN 6 DEPARTMENT OF PUBLIC HEALTH WAP 271532 04/28/16 372.00

Claim# General Description
 353522 FY 2015-2016 BACKFLOW PREVENTION ASSEMBLY INVOICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			AR0241182	03/16/16	372.00		0.00	372.00
GL Distribution				Gross Amount Description				
550-4920-44100-00000000					372.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2826 DEPT OF CONSERVATION DIV OF ADMIN WAP 271533 04/28/16 892.99

Claim# General Description
 353511 1ST QTR S.M.I.P. FEES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			042616	04/26/16	892.99		0.00	892.99
GL Distribution				Gross Amount Description				
990-0000-29205-00000000					892.99			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2515 DERIAN/PARTY WAREHOUSE WAP 271534 04/28/16 58.46

Claim# General Description
 353467 SENIOR CENTER EVENT SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041116	04/11/16	58.46		0.00	58.46
GL Distribution				Gross Amount Description				
010-8220-45280-00000000					58.46			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17564 GUZ F MELITON DIEGOS AUTO REPAIR 1 DIEGOS AUTO REPAIR WAP 271535 04/28/16 10,114.31

Claim# General Description
 353468 REPAIRS TO VALVE TRUCK FOR WATER DEPARTMENT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17519	03/14/16	2,544.21		0.00	2,544.21
GL Distribution				Gross Amount Description				
550-4920-43100-00000000					2,544.21			
PO Liquidation					Amount			
550-4920-43100-00000000					2,544.21			

Claim# General Description
 353469 VARIOUS REPAIRS FOR UNIT #272

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17633	04/04/16	2,237.87		0.00	2,237.87
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					2,237.87			
PO Liquidation					Amount			
010-4370-43100-00000000					2,237.87			

Claim# General Description
 353470 VARIOUS REPAIRS FOR UNIT #244

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17632	04/04/16	2,749.53		0.00	2,749.53
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					2,749.53			
PO Liquidation					Amount			
010-4370-43100-00000000					2,749.53			

Claim# General Description
 353526 SMOG TEST FOR UNIT #229

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17721	04/14/16	41.75		0.00	41.75
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					41.75			
PO Liquidation					Amount			
010-4370-43100-00000000					41.75			

Claim# General Description
 353527 PARTS FOR UNIT #100

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17714	04/14/16	666.54		0.00	666.54
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					666.54			
PO Liquidation					Amount			
010-4370-43100-00000000					666.54			

Claim# General Description
353528 PARTS FOR UNIT #238

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17729	04/15/16	264.66		0.00	264.66
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					264.66			
PO Liquidation					Amount			
010-4370-43100-00000000					264.66			

Claim# General Description
353529 SMOG TEST FOR UNIT #100

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17724	04/15/16	41.75		0.00	41.75
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					41.75			
PO Liquidation					Amount			
010-4370-43100-00000000					41.75			

Claim# General Description
353530 SMOG TEST FOR UNIT #238

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17728	04/15/16	41.75		0.00	41.75
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					41.75			
PO Liquidation					Amount			
010-4370-43100-00000000					41.75			

Claim# General Description
353531 PARTS FOR UNIT #218

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17730	04/16/16	295.05		0.00	295.05
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					295.05			
PO Liquidation					Amount			
010-4370-43100-00000000					295.05			

Claim# General Description
353532 BRAKES FOR UNIT #229

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336	O		17722	04/16/16	1,105.95		0.00	1,105.95
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					1,105.95			
PO Liquidation					Amount			
010-4370-43100-00000000					1,105.95			

Claim# General Description
353533 SMOG TEST FOR UNIT #218

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
CCS.AP								

Accounts Payable Release 8.2.1 N*APR700
By Gloria Candelaria (gcandelaria)

Payment History. Bank WAP Payment Dates 04/28/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

33336 O	17735	04/16/16	41.75	0.00	41.75
GL Distribution		Gross Amount	Description		
010-4370-43100-00000000			41.75		
PO Liquidation		Amount			
010-4370-43100-00000000			41.75		

Claim# General Description
353534 SMOG TEST FOR UNIT #292

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336 O 17740	04/18/16	41.75		0.00	41.75
GL Distribution		Gross Amount	Description		
010-4370-43100-00000000			41.75		
PO Liquidation		Amount			
010-4370-43100-00000000			41.75		

Claim# General Description
353535 SMOG TEST FOR UNIT #293

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33336 O 17739	04/18/16	41.75		0.00	41.75
GL Distribution		Gross Amount	Description		
010-4370-43100-00000000			41.75		
PO Liquidation		Amount			
010-4370-43100-00000000			41.75		

Vend# Vendor Name	Remit# Payee	Bank Check#	Chk Date	Check Amount	Sep
16664 DIVISION OF THE STATE ARCHITECT AT		WAP 271536	04/28/16	197.70	

Claim# General Description
353471 SB 1186 STATE FEE FROM 01/01/16-03/31/16

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
	04/19/16	197.70		0.00	197.70
GL Distribution		Gross Amount	Description		
010-4033-42230-00000000			197.70		

Vend# Vendor Name	Remit# Payee	Bank Check#	Chk Date	Check Amount	Sep
18482 EAGLE VISTA EQUITIES, LLC GREGORY		WAP 271537	04/28/16	12.04	

Claim# General Description
353358 DEPOSIT REFUND

PO# Stat Contract# Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
	04/15/16	12.04		0.00	12.04
GL Distribution		Gross Amount	Description		
550-0000-12100-00000000			12.04		

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15578 EWING IRRIGATION PRODUCTS WAP 271538 04/28/16 367.69

Claim# General Description
 353536 VALVES FOR WATER DIVISION

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 1263061 04/15/16 367.69 0.00 367.69
 GL Distribution Gross Amount Description
 550-4920-44100-00000000 367.69

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18475 GLORIA GARCIA LILY A. GARCIA WAP 271539 04/28/16 56.87

Claim# General Description
 353351 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5378 04/15/16 56.87 0.00 56.87
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 56.87

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 501 GILMORE LIQUID AIR COMPANY WAP 271540 04/28/16 84.22

Claim# General Description
 353538 OXYGEN FOR WELDING TOOLS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 0060607 04/18/16 84.22 0.00 84.22
 GL Distribution Gross Amount Description
 550-4920-44100-00000000 84.22

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18485 DAVID GODINEZ BERTHA GODINEZ WAP 271541 04/28/16 30.81

Claim# General Description
 353361 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5388 04/15/16 30.81 0.00 30.81
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 30.81

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
8354	GOLDEN STATE OVERNIGHT	1	GOLDEN STATE OVERNIGHT	WAP	271542	04/28/16	39.27	

Claim# General Description
353472 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3044930	03/31/16	33.22		0.00	33.22
GL Distribution				Gross Amount Description				
010-4010-42100-00000000					8.47			
010-4010-42100-00000000					6.05			
550-4900-44100-00000000					6.05			
010-4010-42100-00000000					6.05			
210-7300-44500-00021276					6.60			

Claim# General Description
353473 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3044930CD	03/31/16	6.05		0.00	6.05
GL Distribution				Gross Amount Description				
010-3100-44100-00000000					6.05			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
10931	GRAFFITI TRACKER, INC.	3	GRAFFITI TRACKER	WAP	271543	04/28/16	1,500.00	

Claim# General Description
353474 GRAFFITI TRACKING SERVICES FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33308	O		3001	04/25/16	1,500.00		0.00	1,500.00
GL Distribution				Gross Amount Description				
010-3230-44500-00000000					1,500.00			
PO Liquidation				Amount				
010-3230-44500-00000000					1,500.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18491	LUIS GUERRERO AND APOLINARIA GUERR			WAP	271544	04/28/16	8,975.00	

Claim# General Description
353539 SETTLEMENT AND RELEASE OF LIABILITY AGREEMENT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041916	04/19/16	8,975.00		0.00	8,975.00
GL Distribution				Gross Amount Description				
010-6300-44100-00000000					8,975.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18484 GW SAN DIEGO PROPERTIES, LLC WAP 271545 04/28/16 20.16

Claim# General Description
 353360 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5387 04/15/16 20.16 0.00 20.16
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 20.16

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12303 HORIZON NURSERY WAP 271546 04/28/16 124.26

Claim# General Description
 353540 PLANTS FOR MEDIAN ISLANDS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 2406 04/14/16 124.26 0.00 124.26
 GL Distribution Gross Amount Description
 010-4200-44645-00000000 124.26

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 9857 JAS PACIFIC, INC WAP 271547 04/28/16 21,495.00

Claim# General Description
 353476 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33321 O BI12149 04/05/16 17,449.00 0.00 17,449.00
 GL Distribution Gross Amount Description
 010-4033-44500-00000000 17,449.00
 PO Liquidation Amount
 010-4033-44500-00000000 17,449.00

Claim# General Description
 353477 PROFESSIONAL SERVICES RENDERED FOR MARCH 2016

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33321 O PC4576 04/05/16 4,046.00 0.00 4,046.00
 GL Distribution Gross Amount Description
 010-4033-44500-00000000 4,046.00
 PO Liquidation Amount
 010-4033-44500-00000000 4,046.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 16661 JCL BARRICADE COMPANY 1 JCL TRAFFIC WAP 271548 04/28/16 68.13

Claim# General Description
 353541 STREET NAME SIGN FOR SPRINGLAND DR

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 84605 03/25/16 68.13 0.00 68.13
 GL Distribution Gross Amount Description
 010-4200-44650-00000000 68.13

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15978 KOA CORP./ CBM CONSULTING INC. 1 KOA CORPORATION WAP 271549 04/28/16 20,334.82

Claim# General Description
 353542 PROFESSIONAL SERVICES RENDERED FROM 02/17/16-04/03/16 CIP #21305

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33491 O JB51237X2 04/11/16 20,334.82 0.00 20,334.82
 GL Distribution Gross Amount Description
 210-7300-44500-00021305 20,334.82
 PO Liquidation Amount
 210-7300-44500-00021305 20,334.82

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 207 L A COUNTY SHERIFFS DEPARTMENT 1 KOA CORPORATION WAP 271550 04/28/16 2,108.03

Claim# General Description
 353478 PRV-SRTS-NI PROGRAM FROM 03/01/16-03/25/16

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 163760NH 04/20/16 2,108.03 0.00 2,108.03
 GL Distribution Gross Amount Description
 210-7300-44500-00021262 2,108.03

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18483 STEVE LEITNER 1 KOA CORPORATION WAP 271551 04/28/16 47.80

Claim# General Description
 353359 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5386 04/15/16 47.80 0.00 47.80
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 47.80

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 6851 LOWE'S WAP 271552 04/28/16 1,231.28

Claim# General Description
 353455 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			910119	03/02/16	62.66		0.00	62.66
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					62.66			

Claim# General Description
 353457 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			981239	03/07/16	332.18		0.00	332.18
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					332.18			

Claim# General Description
 353458 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			981238	03/07/16	332.18		0.00	332.18
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					332.18			

Claim# General Description
 353490 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			902562	03/07/16	90.37		0.00	90.37
GL Distribution				Gross Amount Description				
010-4340-43400-00000000					90.37			

Claim# General Description
 353491 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			902577	03/14/16	59.51		0.00	59.51
GL Distribution				Gross Amount Description				
010-4370-43100-00000000					59.51			

Claim# General Description
 353492 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			902969	03/16/16	220.39		0.00	220.39
GL Distribution				Gross Amount Description				
010-4340-43420-00000000					220.39			

Claim# General Description
 353493 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			902116	03/17/16	37.32		0.00	37.32
GL Distribution				Gross Amount	Description			
010-4340-43400-00000000				37.32				

Claim# General Description
353494 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			902395	03/19/16	59.63		0.00	59.63
GL Distribution				Gross Amount	Description			
010-4340-43430-00000000				59.63				

Claim# General Description
353495 MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			903555	03/29/16	37.04		0.00	37.04
GL Distribution				Gross Amount	Description			
010-4340-43400-00000000				37.04				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
1838	M S FLOWERS			WAP	271553	04/28/16		174.40	

Claim# General Description
353479 WREATH FOR MEMORIAL DAY EVENT ON 05/30/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			371899	04/18/16	174.40		0.00	174.40
GL Distribution				Gross Amount	Description			
010-8102-44100-00000000				174.40				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18470	MANUEL MARQUEZ			WAP	271554	04/28/16		750.00	

Claim# General Description
353449 RE-LOCATION OF GAS METER AT 9407 STEPHENS ST CIP #21333

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			033016	03/30/16	750.00		0.00	750.00
GL Distribution				Gross Amount	Description			
210-7300-44500-00021333				750.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15547 MCNEILL SOUND & SECURITY SYSTEMS 2 SSD SYSTEMS WAP 271555 04/28/16 357.00

Claim# General Description
 353543 SECURITY SERVICE ON 04/11/16 AT RIVERA PARK

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			411242	04/14/16	119.00		0.00	119.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				119.00				

Claim# General Description
 353544 SECURITY SERVICE ON 04/11/16 AT RIVERA PARK AUDITORIUM

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			411243	04/14/16	119.00		0.00	119.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				119.00				

Claim# General Description
 353545 SECURITY SERVICE ON 04/11/16 AT PICO PARK MUSEUM

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			411244	04/14/16	119.00		0.00	119.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				119.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 10510 MWAWE WAP 271556 04/28/16 610.82

Claim# General Description
 353546 WIRELESS ROUTERS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			IN3944623	03/29/16	610.82		0.00	610.82
GL Distribution				Gross Amount Description				
010-0820-42200-00000000				610.82				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18478 ANGELICA NAVARRO RAYMOND BLANCO WAP 271557 04/28/16 22.80

Claim# General Description
 353354 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5381	04/15/16	22.80		0.00	22.80
GL Distribution				Gross Amount Description				
550-0000-12100-00000000				22.80				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12972 NETWORK INNOVATION ASSOCIATES 2 NETWORK INNOVATIONS ASSOCIATES IN WAP 271558 04/28/16 417.00

Claim# General Description
 353480 E.O.C. SATELLITE SERVICES FOR MAY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			12873	04/05/16	417.00		0.00	417.00
GL Distribution				Gross Amount Description				
010-3230-44920-00000000					417.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 907320 PDQ EQUIPMENT RENTAL CENTER WAP 271559 04/28/16 1,072.80

Claim# General Description
 353482 EQUIPMENT RENTAL FOR EASTER EVENT ON 03/19/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			495277	04/06/16	984.80		0.00	984.80
GL Distribution				Gross Amount Description				
010-8102-44500-00000000					984.80			

Claim# General Description
 353547 EQUIPMENT RENTALS ON 04/14/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			502947	04/14/16	88.00		0.00	88.00
GL Distribution				Gross Amount Description				
010-4200-44645-00000000					88.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1089 PETTY CASH PARKS & REC - YOLANDA M WAP 271560 04/28/16 326.29

Claim# General Description
 353483 REPLENISH PETTY CASH

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041816	04/18/16	326.29		0.00	326.29
GL Distribution				Gross Amount Description				
010-8220-45280-00000000					27.20			
010-8220-44100-00000000					5.00			
010-8102-44500-00000000					47.88			
010-8230-44100-00000000					39.22			
010-8220-42200-00000000					39.05			
010-8101-42200-00000000					33.06			
010-8102-44500-00000000					4.54			
010-8000-43200-00000000					12.10			
010-8102-44100-00000000					36.48			
010-8220-45280-00000000					35.80			
010-8102-43500-00000000					25.17			
010-8000-42200-00000000					20.79			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
9921	PETTY CASH REACH PROGRAM - STEPHAN			WAP	271561	04/28/16		540.72	

Claim# General Description
353548 REPLENISH REACH PETTY CASH

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			041816	04/18/16	540.72		0.00	540.72
GL Distribution				Gross Amount Description				
690-8105-42200-00000000					540.72			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
17250	PGI - PACIFIC GRAPHICS, INC			WAP	271562	04/28/16		9,668.16	

Claim# General Description
353481 PR PARKS & RECREATION GUIDE FOR SPRING 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33329	O		35191	03/09/16	9,668.16		0.00	9,668.16
GL Distribution				Gross Amount Description				
010-8230-42300-00000000					9,668.16			
PO Liquidation					Amount			
010-8230-42300-00000000					9,668.16			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
7564	PHOENIX GROUP INFORMATION SERVICES			WAP	271563	04/28/16		2,836.64	

Claim# General Description
353484 TICKET PROCESSING SERVICE FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33332	O		032016155	04/13/16	2,836.64		0.00	2,836.64
GL Distribution				Gross Amount Description				
010-3235-44500-00000000					2,836.64			
PO Liquidation					Amount			
010-3235-44500-00000000					2,836.64			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
1334	RED WING SHOE STORE WHITTIER MARKE			WAP	271564	04/28/16		150.00	

Claim# General Description
353549 SAFETY SHOES FOR A.RODRIGUEZ

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8240000002993	04/14/16	150.00		0.00	150.00
GL Distribution				Gross Amount Description				
550-4920-44930-00000000					150.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
4239	SALGADO TIRE SERVICE			WAP	271565	04/28/16		514.00	

Claim# General Description
353550 TIRES FOR UNIT #214

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			09732	04/06/16	146.00		0.00	146.00
GL Distribution				Gross Amount	Description			
010-4370-43100-00000000				146.00				

Claim# General Description
353551 TIRES FOR UNIT #259

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			09840	04/13/16	358.00		0.00	358.00
GL Distribution				Gross Amount	Description			
010-4370-43100-00000000				358.00				

Claim# General Description
353552 TIRE REPAIR FOR UNIT #240

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			09895	04/18/16	10.00		0.00	10.00
GL Distribution				Gross Amount	Description			
010-4370-43100-00000000				10.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
1690	SAN GABRIEL VALLEY PUBLISHING CO	11	SO CAL NEWS CIRCULATION	WAP	271566	04/28/16		106.91	

Claim# General Description
353488 CITY CLERK YEARLY SUBSCRIPTION FOR 52 WEEKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			900070135-16	04/04/16	106.91		0.00	106.91
GL Distribution				Gross Amount	Description			
010-0300-42600-00000000				106.91				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
9755	SOUTHERN CALIFORNIA HOUSING RIGHTS			WAP	271567	04/28/16		3,000.00	

Claim# General Description
353485 SOCIAL SERVICES FROM JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33399	0		041316	04/03/16	3,000.00		0.00	3,000.00
GL Distribution				Gross Amount	Description			
630-5400-44500-00006370				3,000.00				
PO Liquidation				Amount				
630-5400-44500-00006370				3,000.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18480 SEQUEL CONTRACTORS INC WAP 271568 04/28/16 658.38

Claim# General Description
 353356 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5383	04/15/16	658.38		0.00	658.38
GL Distribution				Gross Amount Description				
550-0000-12100-00000000					658.38			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 5349 L & M FOOTWEAR DBA SHOETERIA WAP 271569 04/28/16 890.31

Claim# General Description
 353553 SAFETY SHOES FOR VARIOUS CITY PERSONNEL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			97138	04/08/16	443.18		0.00	443.18
GL Distribution				Gross Amount Description				
550-4920-44930-00000000					149.99			
010-4200-44930-00000000					293.19			

Claim# General Description
 353554 SAFETY SHOES FOR J.MARTINEZ AND M.CUELLAR

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			97505	04/14/16	297.13		0.00	297.13
GL Distribution				Gross Amount Description				
010-4200-44930-00000000					297.13			

Claim# General Description
 353555 SAFETY SHOES FOR S.RODRIGUEZ

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			97854	04/16/16	150.00		0.00	150.00
GL Distribution				Gross Amount Description				
010-4200-44930-00000000					150.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 11110 SHRED-IT 1 SHRED-IT USA WAP 271570 04/28/16 918.84

Claim# General Description
 353556 JUNE 2015-LUNDAHL RECORDS DESTRUCTION

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9410319933	04/20/16	553.80		0.00	553.80
GL Distribution				Gross Amount Description				
010-0300-44500-00000000				553.80				

Claim# General Description
 353557 MONTHLY SHREDDING SERVICE FOR OCTOBER 2015 AND CREDIT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9407813930	10/10/15	110.00		0.00	110.00
			9410319925	04/20/16	-82.50		0.00	-82.50
GL Distribution				Gross Amount Description				
010-0300-44500-00000000				110.00				
010-0300-44500-00000000				-82.50				

Claim# General Description
 353558 MONTHLY SHREDDING SERVICE FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9408604805	12/11/15	114.40		0.00	114.40
GL Distribution				Gross Amount Description				
010-0300-44500-00000000				114.40				

Claim# General Description
 353559 MONTHLY SHREDDING SERVICE FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9408947100	01/08/16	117.70		0.00	117.70
GL Distribution				Gross Amount Description				
010-0300-44500-00000000				117.70				

Claim# General Description
 353560 MONTHLY SHREDDING SERVICE FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9410180553	04/08/16	105.44		0.00	105.44
GL Distribution				Gross Amount Description				
010-0300-44500-00000000				105.44				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
2534	SOUTHERN CALIFORNIA REHABILITATION			WAP	271571	04/28/16		833.25	

Claim# General Description
 353561 SOCIAL SERVICES FROM JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33405	O		3-2016	04/21/16	833.25		0.00	833.25
GL Distribution				Gross Amount	Description			
630-5400-44500-00006397					833.25			
PO Liquidation					Amount			
630-5400-44500-00006397					833.25			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
17633	SUPERIOR COURT OF CA, COUNTY OF LA			WAP	271572	04/28/16		15,454.00	

Claim# General Description
 353486 SURCHARGE FOR PARKING VIOLATIONS FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33333	O		03/2016	04/05/16	15,454.00		0.00	15,454.00
GL Distribution				Gross Amount	Description			
010-3235-44540-00000000					15,454.00			
PO Liquidation					Amount			
010-3235-44540-00000000					15,454.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
17734	THE COMPLIANCE GUYS, LLC			WAP	271573	04/28/16		400.00	

Claim# General Description
 353564 UNDERGROUND FUEL TANK INSPECTION FOR MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9170-J	03/15/16	200.00		0.00	200.00
GL Distribution				Gross Amount	Description			
010-4370-44100-00000000					160.00			
550-4900-44100-00000000					40.00			

Claim# General Description
 353565 UNDERGROUND FUEL TANK INSPECTION FOR APRIL 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9273-J	04/19/16	200.00		0.00	200.00
GL Distribution				Gross Amount	Description			
010-4370-44100-00000000					160.00			
550-4920-44100-00000000					40.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18144 THR CALIFORNIA, LLC WAP 271574 04/28/16 17.30

Claim# General Description
 353577 DEPOSIT REFUND Reinstated from claim# 349004 (REPLACE CK #269086)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5269	10/12/15	17.30		0.00	17.30
GL Distribution					Gross Amount Description			
550-0000-12100-00000000					17.30			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17688 TKE ENGINEERING INC WAP 271575 04/28/16 307.50

Claim# General Description
 353563 PROFESSIONAL SERVICES RENDERED FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2016-71	04/01/16	307.50		0.00	307.50
GL Distribution					Gross Amount Description			
010-4010-44500-00000000					307.50			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18477 TRANS WESTERN CHEMICALS INC WAP 271576 04/28/16 7.61

Claim# General Description
 353353 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5380	04/15/16	7.61		0.00	7.61
GL Distribution					Gross Amount Description			
550-0000-12100-00000000					7.61			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15207 TRIANGLE SPORTS,INC. WAP 271577 04/28/16 3,016.58

Claim# General Description
 353487 SPRING FOOTBALL UNIFORMS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			32641	04/15/16	3,016.58		0.00	3,016.58
GL Distribution					Gross Amount Description			
010-8103-44100-00000000					3,016.58			
PO Liquidation					Amount			
010-8103-44100-00000000					3,016.58			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17558	TRIMMING LAND CO., INC.			WAP	271578	04/28/16	5,361.00	

Claim# General Description
 353566 TREE TRIMMING SERVICE FROM 03/28/16-04/08/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33331	0		3208	04/19/16	5,361.00		0.00	5,361.00
GL Distribution			Gross Amount Description					
010-4200-44500-00000000			5,361.00					
PO Liquidation			Amount					
010-4200-44500-00000000			5,361.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
16324	TYCO INTEGRATED SECURITY LLC KEYST	1	TYCO INTEGRATED SECURITY LLC	WAP	271579	04/28/16	698.24	

Claim# General Description
 353567 SECURITY SERVICE FROM 05/01/16-07/31/16 FOR PUMPING PLANTS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			26321621	04/09/16	698.24		0.00	698.24
GL Distribution			Gross Amount Description					
550-4920-44100-00000000			698.24					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15557	U.S. POSTAL SERVICE CMRS-TMS ACCT#			WAP	271580	04/28/16	2,400.00	

Claim# General Description
 353454 POSTAGE FOR MAIL METER FOR 04/2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			040116	04/01/16	2,400.00		0.00	2,400.00
GL Distribution			Gross Amount Description					
010-0900-42100-00000000			2,400.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15535	US BANK CORPORATE TRUST SERVICES	5	U.S. BANK CORPORATE PAYMENT SYSTE	WAP	271581	04/28/16	14,935.45	

Claim# General Description
 353496 MONTHLY CREDIT CARD STATEMENT FOR BILLING ENDING 03/28/2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			032816	03/28/16	14,935.45		0.00	14,935.45
GL Distribution			Gross Amount Description					
210-7320-44500-00021192			848.10					
550-4920-44800-00000000			450.00					
010-4000-44800-00000000			11.91					
010-4000-44800-00000000			446.90					
010-4000-44800-00000000			27.00					
010-4200-44800-00000000			58.00					
010-4200-44800-00000000			90.00					
010-3200-44100-00000000			98.94					
010-3100-44900-00000000			410.40					

Payment History. Bank WAP Payment Dates 04/28/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

010-3100-44900-00000000	410.40
010-0350-44810-00000000	77.33
010-0400-46700-00000000	125.00
010-0200-44100-00000000	30.79
010-0200-44800-00000000	1,725.00
010-0200-42600-00000000	50.00
010-0200-42600-00000000	50.00
010-0200-44800-00000000	570.00
010-0200-44800-00000000	570.00
010-3100-44800-00000000	570.00
010-0200-44100-00000000	7.80
010-0200-44100-00000000	47.19
010-0200-44100-00000000	168.51
010-0200-44100-00000000	96.68
010-0100-42600-00000000	50.00
010-0100-42600-00000000	100.00
010-0200-44100-00000000	133.94
010-0220-44100-00000000	223.01
010-0100-42700-00000000	100.00
010-0220-44100-00000000	750.70
010-0200-44100-00000000	316.22
010-0200-44800-00000000	158.79
010-0200-44800-00000000	158.79
010-0350-44900-00000000	49.68
010-0350-44100-00000000	20.33
010-0350-44100-00000000	11.27
010-0350-44100-00000000	7.70
010-0350-44100-00000000	64.75
010-0350-44100-00000000	-12.74
010-0350-44100-00000000	11.45
010-0350-44900-00000000	9.24
010-0350-44900-00000000	75.00
010-0350-44900-00000000	75.00
010-0800-44900-00000000	150.00
690-8105-44800-00000000	1,755.90
010-8000-42400-00000000	849.50
010-8000-43500-00000000	817.52
010-8000-43500-00000000	216.11
010-8290-44100-00000000	468.00
010-8290-44100-00000000	100.00
010-8108-44100-00000000	212.50
010-8000-44100-00000000	119.14
010-0350-42700-00000000	375.45
010-0350-42700-00000000	498.80
010-0350-42700-00000000	99.50
010-0200-44100-00000000	29.95

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18474 JOHN VALDIVIA WAP 271583* 04/28/16 9.67

Claim# General Description
 353350 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5377 04/15/16 9.67 0.00 9.67
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 9.67

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18489 COREY VILLA WAP 271584 04/28/16 113.00

Claim# General Description
 353568 REFUND FOR PARKING CITE #355124839

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 355124839 09/02/14 113.00 0.00 113.00
 GL Distribution Gross Amount Description
 010-0000-36000-00000000 113.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 829 WEST COAST SAND & GRAVEL, INC WAP 271585 04/28/16 549.21

Claim# General Description
 353569 CRUSHED AGGREGATE BASE

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 1123019 04/14/16 549.21 0.00 549.21
 GL Distribution Gross Amount Description
 010-4200-44100-00000000 549.21

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 418 WESTERN WATER WORKS 1 WESTERN WATER WORKS SUPPLY CO. WAP 271586 04/28/16 946.84

Claim# General Description
 353570 SUPPLIES FOR WATER MAIN SERVICE

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33489 O 398952-03 04/14/16 850.04 0.00 850.04
 GL Distribution Gross Amount Description
 550-4920-44100-00000000 850.04
 PO Liquidation Amount
 550-4920-44100-00000000 850.04

Claim# General Description
 353571 SUPPLIES FOR WATER MAIN SERVICE

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33489 O 415707-00 04/19/16 96.80 0.00 96.80
 GL Distribution Gross Amount Description
 550-4920-44100-00000000 96.80

PO Liquidation Amount
550-4920-44100-00000000 96.80

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
900770	WOMEN'S & CHILDREN'S CRISIS CENTER			WAP	271587	04/28/16	2,227.00	

Claim# General Description
353489 SOCIAL SERVICES FROM JANUARY-MARCH 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33403	O		041816	04/18/16	2,227.00		0.00	2,227.00
GL Distribution					Gross Amount Description			
630-5400-44500-00006399					2,227.00			
PO Liquidation					Amount			
630-5400-44500-00006399					2,227.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
429	ZUMAR INDUSTRIES	2	ZUMAR INDUSTRIES INC	WAP	271588	04/28/16	2,580.03	

Claim# General Description
353572 GLASSHEAD FOR LEGENDS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0163571	02/29/16	490.50		0.00	490.50
GL Distribution					Gross Amount Description			
010-4200-44650-00000000					490.50			

Claim# General Description
353573 HARDWARE FOR SIGNS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0163667	03/07/16	541.73		0.00	541.73
GL Distribution					Gross Amount Description			
010-4200-44650-00000000					541.73			

Claim# General Description
353574 HARDWARE FOR SIGNS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0163867	03/21/16	632.20		0.00	632.20
GL Distribution					Gross Amount Description			
010-4200-44650-00000000					632.20			

Claim# General Description
353575 SIGNS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0163868	03/21/16	915.60		0.00	915.60
GL Distribution					Gross Amount Description			
010-4200-44650-00000000					915.60			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18406	COMMERCIAL AQUATIC SERVICES, INC.			WAP	271589	04/28/16	39,157.10	

Claim# General Description
 353520 PROGRESS PAYMENT #1 SMITH PARK POOL RENOVATION PROJECT CIP #21307

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33540	O		116-1292	04/15/16	39,157.10		0.00	39,157.10
GL Distribution				Gross Amount Description				
210-7310-44500-00021307					39,157.10			
PO Liquidation				Amount				
210-7310-44500-00021307					39,157.10			

Paid Checks:
Check Count 89
Check Total 220,586.71
PO Liquidation Total 164,795.32
Backup Withholding Total 0.00

Paid by ACH:
ACH Count 0
ACH Total 0.00
PO Liquidation Total 0.00
Backup Withholding Total 0.00

Total Payments:
Payment Count 89
Payment Total 220,586.71
PO Liquidation Total 164,795.32
Backup Withholding Total 0.00

Void Checks:
Check Count 0
Check Total 0.00
PO Liquidation Total 0.00
Backup Withholding Total 0.00

Void Checks

Bank	Code	Check#	Check Dt	Stmt Dt	Check Amount	Vendor	Void Amount	Void Date
WAP		271343	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271344	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271345	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271346	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271347	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271348	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271349	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271350	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271351	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271352	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271353	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271354	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271355	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271356	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271357	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271358	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271359	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271360	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271361	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271362	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271363	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271364	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271365	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271366	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271367	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271368	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271369	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271370	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271371	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271372	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271373	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271374	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271375	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271376	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271377	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271378	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271379	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271380	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271381	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271382	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271383	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271384	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271385	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271386	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271387	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271388	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271389	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271390	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271391	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271392	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271393	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271394	04/21/16	VOID	0.00		0.00	04/21/16
WAP		271395	04/21/16	VOID	0.00		0.00	04/21/16

Void Checks

Bank Code	Check#	Check Dt	Stmt Dt	Check Amount	Vendor	Void Amount	Void Date
WAP	271396	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271397	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271398	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271399	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271400	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271401	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271402	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271403	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271404	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271405	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271406	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271407	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271408	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271409	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271410	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271411	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271412	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271413	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271414	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271415	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271416	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271417	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271418	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271419	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271420	04/21/16	VOID	0.00		0.00	04/21/16
WAP	271421	04/21/16	VOID	0.00		0.00	04/21/16

** Grand Total 0.00 0.00

79 records listed

Void Checks

Bank Code	Check#	Check Dt	Stmt Dt	Check Amount	Vendor	Void Amount	Void Date
WAP	271498	04/28/16	VOID	0.00		0.00	04/28/16
WAP	271509	04/28/16	VOID	0.00	6145	0.00	04/28/16
WAP	271582	04/28/16	VOID	0.00	15535	0.00	04/28/16

** Grand Total				0.00		0.00	
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3 records listed



To: Mayor and City Council

From: City Manager

Meeting Date: May 10, 2016

Subject: SECOND READING – ADOPTION OF ORDINANCE NO. 1098 AND ORDINANCE NO. 1099 TO ALLOW AUTO REPAIR UNDER THE COMMERCIAL PLANNED DEVELOPMENT ZONE AND RECLASSIFYING THE ZONING OF THE PROPERTY AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) DESIGNATED AS ZONE CODE AMENDMENT NO. 177 AND ZONE RECLASSIFICATION NO. 321

Recommendation:

Adopt Ordinance No. 1098 and Ordinance No. 1099 to allow auto repair under the Commercial Planned Development Zone and amending the zoning classification of parcel 4525 Rosemead Boulevard from Single-Family (S-F) and General-Commercial (C-G) to Commercial Planned Development (CPD).

Fiscal Impact:

The recommended City Council action does not have a fiscal impact.

Discussion:

At the City Council public hearing of April 26, 2016, the City Council introduced an ordinance amending Table 18.40.040, *Land Use Chart*, of Title 18 of the Pico Rivera Municipal Code, allowing auto repair as a land use under the Commercial Planned Development (CPD) Zone. The City Council also introduced the zoning reclassification of the property located at 4525 Rosemead Boulevard (Parcel No. 5272-029-011) from Single-Family (S-F) and General-Commercial (C-G) to Commercial Planned Development (CPD). The change in zoning to Commercial Planned Development (CPD) allows flexible development standards that are approved through the conditional use permit process. Conditional Use Permit (CUP) Modification No. 257.3 was approved by the City Council during the same City Council public hearing. The CUP approved allowed for the development of a 7,308 square foot auto repair facility. The approval of this second reading will finalize the approvals required.

COUNCIL AGENDA REPORT – MTG. OF 5/10/16
SECOND READING – ADOPTION OF ORDINANCE NO. 1098 AND ORDINANCE NO.
1099 TO ALLOW AUTO REPAIR UNDER THE COMMERCIAL PLANNED
DEVELOPMENT ZONE AND RECLASSIFYING THE ZONING OF THE PROPERTY
AT 4525 ROSEMEAD BOULEVARD
Page 2 of 2

CONCLUSION:

Ordinance Numbers 1098 and 1099 will become effective 30 days from its adoption.



René Bobadilla

RB:BM:JG:em

Enclosures: 1) Ordinance No. 1098
2) Ordinance No. 1099

ORDINANCE NO. 1098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177

WHEREAS, pursuant to its police power, the City may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws;

WHEREAS, comprehensive zoning regulations lie within the police power of the City;

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of amending Table 18.40.040 at a legally noticed public hearing held on December 7, 2015; and

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing on the matter of the amendment to Title 18, *Zoning*, of the Pico Rivera Municipal Code at a legally noticed public hearing held on January 12, 2016 and continued to April 26, 2016;

WHEREAS, the City Council of the City of Pico Rivera desires to amend the Pico Rivera Municipal Code as set forth herein.

THE CITY COUNCIL OF THE CITY OF PICO RIVERA DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 2. The City Council finds that the proposed amendment is consistent with the spirit and integrity of the General Plan as the purpose of the code is to protect the public health, safety and general welfare of the public.

SECTION 3. Table 18.04.040, *Land Use Chart*, of Title 18 of the Zoning Ordinance of the Pico Rivera Municipal Code is hereby amended to read as follows:

ORDINANCE NO. 1098
ZONE CODE AMENDMENT NO. 177
Page 2 of 2

Land Use		Zone						
D.	Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.)	P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay
10.	Automobile repair shops		1, 28, 36		1, 28, 36	1, 28, 36	<u>1, 28</u>	

SECTION 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this article, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this article or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this article irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this article are declared to be severable.

SECTION 5. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds that there are no newspapers of general circulation published and circulated within the City. The City Clerk shall therefore cause this Ordinance to be posted in five public places within the City as specified in the Pico Rivera Municipal Code within fifteen (15) days of its final passage and this Ordinance shall take effect thirty (30) days following its final passage.

APPROVED AND ADOPTED this 10th day of May 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

 David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

 Anna M. Jerome, City Clerk

 Arnold M. Alvarez-Glasman, City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

ORDINANCE NO. 1099**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321**

WHEREAS, Section 18.62.230 of the Pico Rivera Municipal Code authorizes the City Council of City of Pico Rivera, upon receipt of Resolution from the Planning Commission of the City of Pico Rivera, upon holding of public hearing, upon hearing all testimony, upon examination and review of the investigative staff report, and upon conclusion of the public hearing, to make determinations and findings of fact as deemed necessary in the best interest of all parties involved and approve the Planning Commission recommendation to adopt the zoning reclassifications; and

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing to consider a Zone Reclassification to amend the zoning to the property located at 4525 Rosemead Boulevard (5272-029-011) ; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the zone reclassification of the Municipal Code at a legally noticed public hearing held on December 7, 2015; and

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing on the matter of the zone reclassification at a legally noticed public hearing held on January 12, 2016 and continued to April 26, 2016;

WHEREAS, the City Council of the City of Pico Rivera has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Pico Rivera as follows:

SECTION 1. In accordance with Section 18.66.040, *Zone Classifications* of the Pico Rivera Municipal Code, the Zone Classification to amend real property described in Attachment "A", are hereby amended and further designated herein as Zone Reclassification No. 321.

SECTION 2. The Zone Reclassification shall be in accordance with the provisions of the Zoning Ordinance adopted by the City Council of the City of Pico Rivera by Ordinance No. 534, adopted April 7, 1975.

SECTION 3. In accordance with Section 18.08.060, *Official Zone Map* and 18.66.090, *Statutory and City Council Authority*, the Zoning Ordinance is hereby amended which is comprised of the real property described on Attachment “A” attached hereto.

SECTION 4. This Zone Reclassification is adopted by Ordinance pursuant to public hearings held before the City Planning Commission and City Council.

SECTION 5. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 6. The City Council finds that the Zone Reclassification is consistent with the General Plan which is required by the State of California.

SECTION 7. If any part of this Ordinance, or its application to any person or circumstance, is held to be invalid, the remainder of the ordinance, including the application or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this ordinance are severable.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds that there are no newspapers of general circulation published and circulated within the City. The City Clerk shall therefore cause this Ordinance to be posted in five public places within the City as specified in the Pico Rivera Municipal Code within fifteen (15) days of its final passage and this Ordinance shall take effect thirty (30) days following its final passage.

[SIGNATURES ON THE NEXT PAGE]

APPROVED AND ADOPTED this 10th day of May 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman
City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

Zone Reclassification No. 321 Attachment "A"

	<i>APN</i>	<i>ADDRESS</i>	<i>EXISTING GENERAL PLAN</i>	<i>EXISTING ZONING</i>	<i>PROPOSED GENERAL PLAN</i>	<i>PROPOSED ZONING</i>
1	5272-029-011	4525 Rosemead Boulevard	Mixed Use	General- Commercial (C-G) and Single-Family (S-F)	Mixed Use	Commercial Planned Development (CPD)

Attachment "A"

ZONE RECLASSIFICATION NO. 321

PLANNING COMMISSION ACTION:

RESOLUTION NO. 1234



Signed _____
Ben Martinez
Planning Commission
Community & Economic Development Director

ADOPTED: December 7, 2015
(Date)

CITY COUNCIL ACTION:

RESOLUTION NO. 6848

Signed _____
Anna M. Jerome
City Clerk

ADOPTED: April 26, 2016



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: PARKS AND RECREATION COMMISSION EX-OFFICIO APPOINTMENT

Recommendation:

Adopt resolution approving the Mayor's appointment to the Parks and Recreation Commission.

Fiscal Impact: None

Discussion:

Ordinance 1036 adopted on September 25, 2007 provided for the establishment of a Parks and Recreation Commission composed of five members appointed by Council and an ex-officio youth appointed by the Mayor. The ex-officio member does not impact the official quorum of the full commission. Mayor Armenta has recommended the appointment of Madeline Aguirre, 11th grade student at El Rancho High School, to serve for the remainder of the appointment year ending in December 2016.

René Bobadilla

RB: AS

Attachment: 1) Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPOINTING AN EX-OFFICIO MEMBER: MADELINE AGUIRRE TO THE PARKS AND RECREATION COMMISSION FOR AN EIGHT MONTH TERM SAID TO EXPIRE DECEMBER 2016.

WHEREAS, Section 2.53.010 of the Pico Rivera Municipal Code creates the Parks and Recreation Commission; and

WHEREAS, Section 2.53.020 of said code provides for the appointment of a Parks and Recreation Commission of five members who shall be qualified electors of the City; and

WHEREAS, City Council Ordinance No. 1036 provides for the appointment of one ex-officio member to the Parks and Recreation Commission and shall be appointed by the Mayor; and

WHEREAS, City Council Ordinance No. 1036 provides for the appointment of a youth representative from the community; and

WHEREAS, Mayor David W. Armenta has recommended the appointment of Madeline Aguirre, El Rancho High School 12th grade student, to the Parks and Recreation Commission;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PICO RIVERA, DOES RESOLVE AS FOLLOWS:

SECTION 1. That the following individual is hereby appointed to the Parks and Recreation Commission: Madeline Aguirre

Said term shall commence on May 12, 2016 and expire on December 13, 2016 or at the time a successor is appointed, whichever is later.

SECTION 2. This resolution shall take effect immediately upon passage and adoption.

SECTION 3. That the City Clerk shall certify to the adoption and passage of this resolution and it shall thereupon be in full force and effect.

ADOPTED AND APPROVED this 10th day of May, 2016.

David W. Armenta, Mayor

ATTEST:

Anna M. Jerome, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: SUMMER FOOD SERVICE PROGRAM CONTRACT
EXTENSION FOR VENDED MEALS

Recommendation:

Approve a contract extension for the Summer Food Service Program for vended meals to Food Service Outreach, Inc. D.B.A., Pacific Catering Company for provision of food service Agreement No. 15-1590.

Fiscal Impact:

No net impact to the General Fund. The Summer Food Service Program cost is not to exceed \$120,000, all of which is to be reimbursed from United States Department of Agriculture administered by the California Department of Education.

Discussion:

The Summer Lunch Service Program provides free meals for children 18 years and under at Rivera, Smith, Pico, Rio Hondo, Rio Vista, Veterans & Ladies Auxiliary Parks and Pio Pico Playground. During the summer of 2015, between breakfast and lunch over 32,000 meals were served. Grant funds will reimburse the City for related program costs including vended meals, program supplies and hourly staff.

René Bobadilla

RB:AES:CM:el

Enc: Attachments IV: Summer Food Service Program Contract Extension for Vended Meals Agreement No. 15-1590

**SUMMER FOOD SERVICE PROGRAM
CONTRACT EXTENTION FOR VENDED MEALS**

VENDOR # :	2384-00
CNIPS #:	04150-SFSP-19

This agreement , made and entered into this **24th** day of **May** year 2016 In the State of California, by and between **City of Pico Rivera**, hereinafter referred to as the Agency and **Food Service Outreach, Inc., DBA Pacific Catering Company** hereinafter referred as the Contractor.

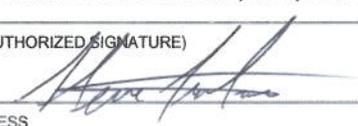
Witnesseth:

1. That the Contractor for and in consideration of the covenants, conditions, agreements and stipulations of the agency hereinafter expressed, does hereby agree to furnish to the agency services and materials as described in the invitation for bid and contract, Sections A, B, C, D, E, F, G, H and schedules A, B and C, which are attached and made a part hereof by this reference.
2. The period of this contract will be from **June 13, 2016** through **August 12, 2016**. This contract may be extended for a one-year period up to four times. The total timeframe of the contract cannot exceed a total of five years. This contract may be canceled for cause by either party with a sixty-day notification.
3. In consideration of the service, performed in a manner acceptable to the agency and in compliance with the SFSP regulations, 7 CFR Part 225, the Agency will pay the Contractor within **30** days of receipt, the full amount of the itemized invoices as confirmed by delivery or pick up receipts, at the unit price specified in the contract.
4. The total amount payable by the Agency to the Contractor under this Contract will not exceed **\$95,000**.
5. All requirements from the original contract remain in effect.
6. The Contractor will deliver meals up to **7** sites before a revision to this extension is required by either the Contractor or Agency.
7. The price of each meal are:

 No changes in meal price(s) from the original contracted price

 Changes to meal/prices: Breakfast **\$1.31** Lunch **\$2.47** Dinner _____ Snack _____
8. This contract continues to allow the Agency to increase or decrease the number of meals as needed.

In witness whereof, this agreement has been executed by the parties hereto, upon the date first above written.

AGENCY	CONTRACTOR
AGENCY NAME City of Pico Rivera	CONTRACTOR (STATE EHETHER A CORPORATION, PARTNERSHIP, ETC.) Food Service Outreach, Inc., DBA Pacific Catering Co.
BY (AUTHORIZED SIGNATURE) ►	BY (AUTHORIZED SIGNATURE) ► 
ADDRESS 6615 Passons Blvd., Pico Rivera, CA 90660	ADDRESS 722 Williamson Avenue, Fullerton, CA 92834



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: UPDATE OF AGREEMENT WITH SOUTH EAST AREA ANIMAL CONTROL AGENCY (SEAACA)

Recommendation:

It is recommended that the City Council authorize the City Manager to execute an Agreement (Enclosure 1) to Transition Animal Licensing Program and Canvassing with SEAACA.

Fiscal Impact:

As one of the eight member agencies of the South East Area Animal Control Agency (SEAACA), the City of Pico Rivera pays a pro-rata share of expenses related to the annual cost of providing animal care and control services. The City paid approximately \$306,000 directly to SEAACA in Fiscal Year 2015-16 for animal control and sheltering, license canvassing, capital costs and general administrative overhead. In addition, under the current arrangement, the City hosts and staffs two rabies clinics each year. These costs are partially offset by an estimated \$190,000 in animal licensing revenue.

The proposed amended agreement being presented for City Council approval would save the City approximately \$50,000 - \$60,000 annually - the amount currently spent on direct and indirect staffing costs related to license renewal, revenue collection and managing, hosting and staffing the two rabies clinics each year.

No Pico Rivera staff will be negatively impacted by this change in scope of work. The City will realize staffing related savings through less overtime and “comp time” being charged and accumulated by SEAACA taking on the various licensing renewal tasks. In addition, there is an expectation that the City will receive increased revenue due to improved licensing and canvassing efforts by SEAACA staff.

Discussion:

As one of the eight member agencies of the SEAACA joint powers authority, the City of Pico Rivera collects and processes animal license renewals – the same arrangement as the other seven member agencies. Approximately three years ago, one member agency – the City of Montebello – piloted an arrangement in which SEAACA conducted

COUNCIL AGENDA REPORT – MTG. OF 5/10/16
UPDATE OF AGREEMENT WITH SOUTH EAST AREA ANIMAL CONTROL
AGENCY (SEAACA)
Page 2 of 3

all animal license activities (renewals, canvassing, collections, etc.). This new arrangement proved advantageous for Montebello: saving the city in labor costs, improving revenue collection, and freeing up staff time. Other member agencies soon followed suit and entered into similar arrangements with SEAACA.

The City of Pico Rivera approached SEAACA about transitioning licensing services last fiscal year. Staff turnover prevented an immediate transitioning of services. However, with a new Director of Finance and a renewed emphasis on finding on-going savings, improving operational efficiencies and increasing revenue, the amended agreement and scope of work with SEAACA is now being presented for City Council review and action. (Enclosure 1).

If approved, the City and SEAACA will begin work to transition licensing and canvassing duties during the first half of FY 2016-17 (July – December, 2016). The goal is to have SEAACA assume full control of these tasks by January 1, 2017. During the first half of FY 2016-17, the City will host one rabies clinic (July 23, 8:00 am to 12:00 pm), will continue to have Finance staff process animal license renewals, and conduct the full range of duties currently being performed.

The City and SEAACA staff will coordinate and publicize the transition, ensuring that the public continues to receive the excellent customer services to which it is accustomed. Even after January 1, 2017, residents will still be able to drop off animal license renewals and payments at City Hall, and SEAACA staff will pick up the payments several times each week.

This proposed update to the scope of work between the City of Pico Rivera and SEAACA will provide the following benefits:

- Savings of approximately \$50,000 - \$60,000 annually in staffing and material costs since SEAACA will assume full responsibility of all animal licensing duties as well as host the annual rabies clinics
- Guaranteed revenue of \$180,000 annually (beginning in FY 2017-18), and sharing of revenue above this amount 50/50
- Improved revenue collection by having dedicated animal license professionals managing the renewal and canvassing processes
- Continued ability of Pico Rivera residents to drop off animal license renewals at City Hall through use of a SEAACA “drop box”
- Continued access by Pico Rivera residents to rabies clinics in the community hosted by SEAACA
- Ability to re-focus Finance Department Revenue staff on core responsibilities and duties (e.g., utility billing and cashiering)

The updated agreement with SEAACA would provide an overall improvement of animal control and care services in Pico Rivera. The increased efficiencies, improved revenue

COUNCIL AGENDA REPORT – MTG. OF 5/10/16
UPDATE OF AGREEMENT WITH SOUTH EAST AREA ANIMAL CONTROL
AGENCY (SEAACA)
Page 3 of 3

collection and lowered staffing costs will help the City reach and maintain fiscal sustainability. Staff is committed to ensuring the transition of these services to SEAACA is smooth and well-communicated. Finance Department staff will work to publicize this change in the coming months through the City's website, notices at City Hall and in our various printed materials.



René Bobadilla

RB:MS:gm

Enclosure: 1 – Agreement to Transition Animal Licensing Program and Canvassing

AGREEMENT TO TRANSITION
ANIMAL LICENSING PROGRAM AND CANVASSING

This Agreement is made and entered into this 1st day of July, 2016, between the Southeast Area Animal Control Authority, referred to herein as "SEAACA", and the City of Pico Rivera a California Corporation, whose address is 6615 Passons Boulevard, Pico Rivera California 90660, referred to herein as "CITY".

RECITALS

- A. SEAACA is a public agency organized by the Cities of Bell Gardens, Downey, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs and South El Monte.
- B. WHEREAS, CITY has requested that SEAACA enter into this Agreement and provide a licensing program to include specific components for residents to ensure that all dogs are properly licensed in accordance with state and local laws/ordinances and a proactive rabies prevention program.
- C. WHEREAS, both CITY and SEAACA have authorized entering into this Agreement by formal action of their respective governing bodies or by signature of their City Executive, City Manager, or Executive Director. The specific and individualized components of the licensing management program are detailed in Attachment A.

SEAACA AGREES

NOW THEREFORE, the parties agree as follows:

- 1. SEAACA is capable of providing personnel and equipment to manage a licensing program under the terms and conditions of this agreement with CITY.

2. SEAACA agrees to generally manage the licensing program for the CITY. SEAACA will begin to sell year round licenses for new dog licenses and sync expiration of licenses to rabies vaccination dates for existing dogs. The specific components and scope of work relative to printing, mailing, customer service and location of sales are detailed in Attachment A-Scope of Services.
3. SEAACA shall, as part of the management program, conduct a door-to-door canvass in the CITY to determine if there are any dogs not properly licensed. SEAACA shall provide all resources necessary to perform said canvass, including, but not limited to, supervisory personnel as well as transportation services and all forms and documents required to perform such canvass.
4. In performance of services under this Agreement, all of SEAACA's agents and employees shall wear uniforms provided by SEAACA, of a style, color, and material designed by SEAACA. SEAACA shall train employees in the proper method of conducting the canvass. Said training will include instruction as to forms to be used, documentation of canvassing activities and/or other information relevant to services under this Agreement.
5. SEAACA shall determine the hours when the canvass may be conducted. SEAACA agrees that it will comply with subchapter VI of the Civil Rights Act of 1964, 42 U.S.C. Section (e) through 200 (e) (17), to the end that no person shall on the grounds of race, creed, color, sex or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this Agreement or under any project, program or activity supported by this Agreement.
6. SEAACA shall keep logs as to all activities of canvassing program, its agents and employees at each residence canvassed. All logs, records and documentation pertaining to performance of this Agreement shall be retained by SEAACA. Such documentation shall be subject to inspection at any reasonable time by authorized employees of CITY.

7. SEAACA agrees to indemnify, defend and hold harmless CITY and its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims of damages of any nature whatsoever, including but not limited to, bodily injury, death, personal injury or property damage arising from or connected with SEAACA's operations or its services hereunder, including workers' compensation suits, liability, or expenses arising from or connected with the services performed by or on behalf of SEAACA by any person pursuant to this Agreement.
8. SEAACA, its officers and employees, shall not be deemed to assume any liability for intentional or negligent acts of said CITY or of any officer or employee thereof, nor for any defective or dangerous condition of the property of the CITY. The CITY shall hold SEAACA and its officers and employees harmless from, and shall defend SEAACA and the officers and employees thereof against any claim for damages as a result of any negligent acts by the CITY.
9. Without limiting SEAACA's indemnification of CITY, SEAACA shall provide and maintain at its own expense during the term of this Agreement, General and Automobile Liability Coverage in the amount of \$50,000,000.00 combined single limit per occurrence and Workers' Compensation Coverage insurances in the amount of \$10,000,000.00 covering its operations. Such insurance shall be provided by insurer(s) selected by SEAACA, and evidence of these program(s) shall be made available to CITY at reasonable times.
10. SEAACA shall provide a full licensing canvass, not to exceed 1,400 hours unless approved in writing by City Manager, City Executive, or SEAACA Executive Director.
11. SEAACA shall provide services associated with the management of the expanded licensing program including but not limited to the publication and postage of renewal letters, delinquent letters, delinquent postcards, postcards, SEAACA Licensing Department Notice and miscellaneous mailings.

12. SEAACA shall provide clerical and administrative duties, which include Licensing Customer Service, supplies, mailings, staff hours, canvassing, administrative processing and canvasser travel expenses (mileage) associated with CITY's licensing.
13. The term of this Agreement is for January 1, 2017 through June 30, 2019 and shall be renewed automatically if no notice to terminate is issued by either party. City revenue goal and budget shall be projected annually by SEAACA and forwarded to the CITY.
14. Total cost to CITY for services described herein shall be \$65,000.00 which shall be paid by CITY to SEAACA on July 1, 2016 and each subsequent year total cost to CITY for services described herein shall be \$83,800.00. Said sum shall be paid within thirty (30) days after receipt of invoice. If payment is not delivered to SEAACA within thirty (30) days after CITY's receipt of invoice, SEAACA is entitled to recover interest thereon. Said interest shall be at the rate of ten percent (10%) per year, or any portion thereof, calculated from the last day of the month in which the services were performed. If such payment is not delivered to SEAACA within the time set forth hereinabove, SEAACA may satisfy such indebtedness, including interest thereon, from any funds of the CITY on deposit or to the credit of SEAACA, without giving notice to CITY of SEAACA's intent to do so.
15. SEAACA projected revenue goal that the base revenues for the CITY 2016-2017 fiscal year shall be \$147,000.00 on license fees and penalties collected by the CITY and SEAACA. Each subsequent year the projected revenue goal that the base revenues for the CITY shall be \$180,000.00 on license fees and penalties collected by SEAACA. If license fees collected by SEAACA exceed the goal, 50% of the overage shall be retained by SEAACA and 50% shall be returned to the CITY, following the close of the fiscal year.
16. CITY agrees to be in charge of advertising to its' residents, the transition from Animal Licensing conducted at Pico Rivera City Hall to SEAACA Licensing Department located at 9777 Seaaca Street, Downey, CA.

17. That any notice required to be sent hereunder shall be deemed received if addressed to the address of the parties as set forth hereunder and deposited, postage prepaid, in the United States Postal Service, or to such other address as the parties may, from time to time, furnish in writing to the other party.

Southeast Area Animal Control Authority (SEAACA)
9777 SEAACA Street
Downey, California 90241

City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, California 90660

SEAACA may enter into subcontract(s) in the performance of this Agreement only upon receipt of prior written consent of CITY. All appropriate provisions and requirements of this Agreement and all applicable State and Federal regulations shall apply to any subcontracts or agreements.

Southeast Area Animal Control Authority

BY: _____
Sally Hazzard, Executive Director

City of Pico Rivera:

BY: _____
Rene Bobadilla, City Manager



Attachment 2: Scope of Work (Revised for 2016-2017)

SEAACA assume responsibility for all licensing activities with the City maintaining a drop box for residents to deliver their license renewals. SEAACA will begin to sell year round licenses for new dog licenses:

- City of Pico Rivera agrees to conduct a 1,400 hours full canvass (@ \$32 per hour) at a cost of \$44,800.00 for each of the 3 years. The term of this agreement is for July 1, 2016 through June 30, 2019.
- SEAACA Expenses for the 2016-2017 Fiscal Year shall be \$20,200 (renewal letters, delinquent Letters, delinquent postcards, postcards, license department notices & miscellaneous mailings at \$13,000 plus Clerical duties/administration services at \$7,200).
- SEAACA Expenses each subsequent year shall be \$39,000 (renewal letters, delinquent Letters, delinquent postcards, postcards, license department notices & miscellaneous mailings at \$19,000 plus Clerical duties/administration services at \$20,000).
- Pico Rivera goal for the 2016-2017 Fiscal Year shall be **\$147,000** (Net Revenue \$126,797.00 + SEAACA Expenses \$20,200.00= \$146,997.00).
- Pico Rivera goal each subsequent year shall be **\$180,000** (Net Revenue \$139,000.00 + SEAACA Expenses \$39,000.00= \$178,000.00)
- If license fees collected by SEAACA exceed the goal, 50% of the overage shall be retained by SEAACA and 50% shall be returned to the CITY, following the close of the fiscal year.



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: ANNUAL SIGNING AND STRIPING IMPROVEMENTS
(CIP NO. 21317) - NOTICE OF COMPLETION

Recommendations:

- 1) Accept the work as completed for the Annual Signing and Striping Improvements Project (CIP No. 21317) constructed by Chrisp Company and authorize the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
- 2) Approve the Final Total Project Budget (Enclosure 1) and authorize the City Manager to release the retention payment and all other monies due to Chrisp Company following the mandatory waiting period from the date the Notice of Completion is recorded.

Fiscal Impact:

Funding for this project totaling \$75,000 (Measure R – Fund 096) was previously appropriated in Fiscal Year 2015-16 as shown in the Total Project Budget (Enclosure 1). No additional funding is required.

Discussion:

The Annual Signing and Striping Improvements Project (CIP No. 21317) is in the City's Capital Improvement Program. This project entails improvements and rehabilitation of existing roadway signing and striping on an annual basis. Signing and striping improvements consist of restriping existing road striping and pavement markings, including limit lines and crosswalks, that are worn and faded. The restriping was done in thermoplastic, for durability, and with the appropriate raised pavement markers per Caltrans standards to improve visibility at night and during rain events.

On February 9, 2016 the City Council awarded a contract in the amount of \$35,199 to Chrisp Company for the construction of the subject project following a public bidding process in accordance with the California Public Contract Code. The awarded project included restriping of Paramount Boulevard from Slauson Avenue to Washington Boulevard and Slauson Avenue from the western City limit to Rosemead Boulevard. The City Council also authorized the City Manager to negotiate additional work up to the available project budget of \$75,000. The work that was added includes Durfee Avenue from Beverly Boulevard to Gallatin Road and Slauson Avenue from Rosemead Boulevard to the eastern City limit, as well as other minor miscellaneous locations.

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COMPLETION

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Construction was completed on April 15, 2016 and performed with acceptable quality and workmanship, to the satisfaction of the City Engineer. Staff recommends the filing of the Notice of Completion with the Los Angeles County Registrar-Recorder in order to close out the project.

The Final Total Construction Budget is presented in Enclosure 1. It includes the cost of the additional work at a cost of \$35,823 and increases the final contract amount with Chrisp Company from \$35,199 to \$71,022. The total construction cost of the project, including staff time and inspection, is within the previously appropriated budget of \$75,000.



René Bobadilla

RB:JE:JL:RD:lg

Enc. 1) Final Total Project Budget

**ANNUAL SIGNING AND STRIPING IMPROVEMENT PROJECT FY 2015/2016
CIP NO. 21317**

**FINAL TOTAL PROJECT BUDGET
As of May 10, 2016**

Project Activity	Estimated Cost
Job Costing (Pico Rivera staff time)	\$3,978
Construction (Chrisp Company)	\$35,199
Additional Work	\$35,823
TOTAL PROJECT COST:	\$75,000

Funding Category	Estimated Budget
Measure R (Appropriated FY15-16 Budget)	\$75,000
TOTAL:	\$ 75,000



To: Mayor and City Council
From: City Manager
Meeting Date: May 10, 2016
Subject: Request for Review of Termination of City Employee

Recommendation:

It is recommended to sustain Arbitrator John D. Perone's Advisory Opinion to Terminate pursuant to Article XVI, Section 2, of the City's Personnel Rules and Regulations.

Fiscal Impact:

None.

Discussion:

The City's Personnel Rules and Procedures authorize a disciplined employee to request a hearing before an advisory arbitrator. Within fourteen (14) days following receipt of the arbitrator's written decision, the employee may request the City Council review the matter. Upon receipt of a request for review, the City Council must either uphold the advisory decision or call for a review of the matter.

Pursuant to these procedures, the City Council will consider sustaining Arbitrator John D. Perone's advisory opinion to terminate a City employee.

René Bobadilla

RB:MSS