GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda
Council Chamber at City Hall
1700 West 162nd Street, Gardena, California
Website: www.cityofgardena.org

Tuesday, May 12, 2026
Closed Session 7:00 p.m.
Open Session 7:30 p.m.

TASHA CERDA, *Mayor*
MARK E. HENDERSON, *Mayor Pro Tem*
RODNEY G. TANAKA, *Council Member*
PAULETTE C. FRANCIS, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*
IVY TSAI, *Assistant City Attorney*

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at** youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.
3. **ATTEND THE MEETING IN PERSON**
   PUBLIC COMMENT: The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:
   - Agenda Items - At the time the City Council considers the item or during Oral Communications
   - Non-agenda Items - During Oral Communications
   - Public Hearings - At the time of the Public Hearings listed on the Agenda

   If you wish to address the Council, please complete a “Speaker Request” form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

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1. ROLL CALL

2. PUBLIC COMMENT ON CLOSED SESSION

3. CLOSED SESSION

3.A. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant exposure to litigation, pursuant to subdivision (d)(2) of Government Code Section 54956.9
One Potential Case

RETURN FROM CLOSED SESSION ROLL CALL

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

4. PLEDGE OF ALLEGIANCE

156th Street Elementary School
Amarah Woods
Zoe Herrera

5. INVOCATION

Pastor Ataru Nakagawa
Gardena Japanese-American Seventh-day Adventist Church

6. PRESENTATIONS

6.A. Gardena Events Video Presentation

7. PROCLAMATIONS

7.A. "Older Americans Month" - May 2026 (to be proclaimed only)

7.B. Asian American Native Hawaiian Pacific Islander Heritage Month - May 2026 (to be proclaimed only)

7.C. Public Works Week - May 17-23, 2026

8. APPOINTMENTS

Council Appointments to Commissions, Committees, Councils and Boards
(Appointees to be Ratified and Sworn In)

9. PUBLIC COMMENT ON CONSENT CALENDAR

10. CONSENT CALENDAR

NOTICE TO THE PUBLIC- Roll Call Vote Required On The Consent Calendar
All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

10.A. Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

10.B. Approval of Minutes - Regular Meeting of the City Council, April 28, 2026
CONTACT: CITY CLERK

10.C. Approval of Minutes - Study Session of the City Council, May 6, 2026
CONTACT: CITY CLERK

10.D. Receive and File Minutes - Regular Meeting of the Planning and Environmental Quality Commission, April 7, 2026
CONTACT: COMMUNITY DEVELOPMENT

10.E. Approval of Warrants/Payroll Register, May 12, 2026
CONTACT: ADMINISTRATIVE SERVICES

10.F. Personnel Report P-2026-8 05-12-26
CONTACT: ADMINISTRATIVE SERVICES

10.G. Annual Lobbyist Report 2026
CONTACT: CITY CLERK

11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

11.A. May 5, 2026 MEETING ITEM 6.A

6.A. ENVIRONMENTAL ASSESSMENT #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE PARCEL MAP #2-24;

The Planning and Environmental Quality Commission reviewed a request to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1).

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

APPLICANT: Steve Stepakis
LOCATION: 1031 Magnolia Avenue, APN (6113-035-015).

Commission Action: The Planning and Environmental Quality Commission continued the public hearing for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24, to a date certain of July 7, 2026, by vote of 4-0, with one commissioner recusing their vote.

City Council Action: No City Council action required.

11.B. May 5, 2026 MEETING ITEM 6.B

6.B. ZONE TEXT AMENDMENT #1-26

The Planning and Environmental Quality Commission reviewed a recommendation to amend Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Environmental Consideration: The Zone Text Amendment and Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

LOCATION: City Wide

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 5-26, by vote of 5-0, recommending that the City Council adopt an Ordinance for Zone Text Amendment #1-26.

City Council Action: No City Council action required. Zone Text Amendment #1-26 will be reviewed and considered by the City Council at a future City Council meeting.

12. ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTES PERIOD)

Oral Communications by the public will be heard for one-half hour during the oral communication segment of the agenda. Any additional speakers will be allowed to speak at the end of the meeting after Council Remarks. Speakers are limited to three minutes, unless otherwise stated by the Mayor. The timer will be displayed on the screen. Your cooperation is appreciated.

12.A. PUBLIC COMMENTS

13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

14.A. PUBLIC HEARING: Citizen Participation Plan (CPP), 2026-2030 Consolidated Plan, and 2026-2027 Action Plan to Guide the Investment of Federal Community Development Block Grant (CDBG) Program Funds

Public Hearing to approve the draft Citizen Participation Plan (CPP), 2026-2030 Consolidated Plan, and 52nd Year Community Development Block Grant Program (CDBG) for Fiscal Year 2026-2027, authorize the City Manager to execute and submit all required certifications and related documents and agreements to implement the One-Year Action Plan (FY 2026-2027) in compliance with U.S. Department of Housing and Urban Development (HUD) regulations.

15. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES

16. DEPARTMENTAL ITEMS - POLICE

17. DEPARTMENTAL ITEMS - PUBLIC WORKS

17.A. PUBLIC HEARING: RESOLUTION NO. 6726, Confirming the Diagram and Assessment contained in the Engineer's Report Dated April 2, 2026, for the Gardena Artesia Boulevard Landscaping Assessment District and Ordering the Levy of Assessments on the Same for Fiscal Year 2026-2027

Staff Recommendation:

-Conduct Public Hearing; allow each speaker three (3) minutes

-Adopt Resolution No. 6726

17.B. PUBLIC HEARING: RESOLUTION NO. 6727, Confirming the Diagram and Assessment contained in the Engineer's Report Dated April 2, 2026, for the Gardena Consolidated Street Lighting Assessment District and Ordering the Levy of Assessments on the Same Fiscal Year 2026-2027

Staff Recommendation:

-Conduct Public Hearing; allow each speaker three (3) minutes

-Adopt Resolution No. 6727

17.C. Award Construction Contract for the Various Streets Rehabilitation Project, JN 526 & 548 to Hardy and Harper Inc. in the amount of $2,125,000.00. Additionally Award Construction Management and Inspection Services to Transtech Engineers Inc. in the amount of $149,640.00, and the Material Testing Services to Terracon Consultants Inc. in the amount of $10,295.00. Approve the Project Plans & Specifications, 15% Project Contingency of $318,750.00, and Declare California Environmental Quality Act (CEQA) Exemption

Staff Recommendations:

- Award Construction Contract
- Award Construction Management and Inspection Services
- Award Material Testing Services
- Approve Project Plans and Specifications
- Approve Project Contingency
- Declare CEQA Exemption

18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

19. DEPARTMENTAL ITEMS - TRANSPORTATION

20. COUNCIL ITEMS

21. COUNCIL DIRECTIVES

22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

23. COUNCIL REMARKS

1. MAYOR PRO TEM HENDERSON
2. COUNCIL MEMBER TANAKA
3. COUNCIL MEMBER LOVE
4. MAYOR CERDA
5. COUNCIL MEMBER FRANCIS

24. ANNOUNCEMENT(S)

25. REMEMBERANCES

Mrs. Irene Russ, 95 years old, a beloved Gardena resident for 64 years, passed away leaving behind a legacy of community service, friendship, and devotion to family. She was married to Edmond J. Russ for 72 years and proudly served as First Lady during his terms as Mayor of Gardena from 1969-1970 and 1974-1982. Mrs. Russ was actively involved with the Gardena Valley YMCA, the Gardena Sister City Association, and the sister-city relationship with Huatabampo. Mrs. Russ deeply cherished the Gardena community and always appreciated the opportunities, friendships, and support it provided to her and the Russ family.

26. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00pm followed by the Regular City Council Meeting at 7:30pm on Tuesday, May 26, 2026.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

/s/ MINA SEMENZA

MINA SEMENZA, City Clerk

Date Posted: May 8, 2026

TO BE PROCLAIMED ONLY

" OLDER AMERICANS MONTH "
~ MAY 2026 ~

Every May, the nation celebrates Older Americans Month. Gardena is fortunate to have countless older Americans who enrich and strengthen our community; and the City of Gardena is committed to engaging and supporting older adults, their families, and caregivers.

We acknowledge that communities benefit when people of all ages, abilities, and backgrounds are welcomed, included, and supported. Through their wealth of life experience and wisdom, older adults guide our younger generations and carry forward abundant cultural and historical knowledge.

The theme for 2026 is ***Champion Your Health***, which focuses on prevention, wellness, and personal responsibility as cornerstones of healthy aging. It encourages individuals to take an active role in managing their own health, advocating for themselves, accessing preventative care, and making informed decisions that support their independence. Older adults continue to be a pillar of Gardena, which is why it is important that we explore the many ways that they can remain and be involved in our community.

The City of Gardena can work to build an even better community for older residents by planning programs that encourage independence, ensuring activities are responsive to individual needs and preferences, and increasing access to services that support aging in place. By engaging and supporting all community members, we recognize that older adults play a key role in the vitality of our neighborhoods, networks, and lives. Connecting with others is one of the most important foundations of a community.

In support of this nationwide observance, I, Tasha Cerda, Mayor of the City of Gardena, California, am pleased to proclaim **May 2026,** to be

"OLDER AMERICANS MONTH"

in our City and encourage every resident to take time this month to recognize and honor the City of Gardena's older adults and their immense influence and contributions on every facet of American society, to help build an inclusive society, and join efforts to support older Americans' choices about how they age in their communities.

OLDER AMERICANS MONTH

CHAMPION YOUR HEALTH: MAY 2026

TO BE PROCLAIMED ONLY

"ASIAN AMERICAN, NATIVE HAWAIIAN, AND PACIFIC ISLANDER HERITAGE MONTH" - May 2026

Americans who trace their ancestry to Asia and the Pacific Islands have contributed much to our City, our State, and our Nation. According to the latest US Census data, the Asian American, Native Hawaiian, and Pacific Islanders communities comprise over 26% of the City of Gardena's population.

To honor and celebrate their achievements and contributions that generations of Asian American, Native Hawaiians, and Pacific Islanders have made to American history, society and culture, Congress, by Public Law 102-450, permanently designated the month of May each year as "Asian/Pacific American Heritage Month."

Their values and commitment to family and community have helped shape and strengthen America; these citizens speak many languages, honor countless traditions, and practice different faiths, but they are bound by a shared commitment to freedom and liberty.

Therefore, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim MAY 2026, to be

ASIAN AMERICAN, NATIVE HAWAIIAN, AND PACIFIC ISLANDER HERITAGE MONTH

in the City of Gardena, and call upon all residents to recognize the significant cultural, economic, leadership and empowerment impact of the citizens of Asian American, Native Hawaiian, and Pacific Islander heritage on this nation and state, and the vital role they have played in shaping the cultural diversity of this community.

PROCLAMATION

Whereas, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high-quality of life, and well-being of the people of Gardena; and

Whereas, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals who are engineers, managers, and employees at all levels of government and the private sector, and who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

Whereas, it is in the public interest for Gardena's citizens and civic leaders to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

Whereas, the year 2026 marks the 66th Annual National Public Works Week sponsored by the American Public Works and Canadian Public Works Associations.

Now, Therefore, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **MAY 17 through May 23, 2026,** to be

NATIONAL
PUBLIC WORKS WEEK

in the City of Gardena and call upon all citizens and civic organizations to join in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees to recognize the substantial contributions they make to protect our national health, safety, and quality of life, which so appropriately reflect the 2026 theme:

"Rooted in Service, Powered by Community"

Tasha Cerda

MAYOR

DATED: 12th day of May, 2026

MINUTES
Regular Meeting Notice
Gardena City Council
Tuesday, April 28, 2026

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California was called to order at 7:17p.m. on April 28, 2026, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California, Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Paulette C. Francis; and Council Member Wanda Love. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza and Deputy City Clerk Becky Romero. City Treasurer Guy Mato was not present.

2. PUBLIC COMMENT ON CLOSED SESSION

There was no Public Comment.

3. CLOSED SESSION

3.A. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

Government Code section 54957(b)

RETURN FROM CLOSED SESSION ROLL CALL

City Clerk Semenza called roll and reported that all Members of the Council were present.

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

When Mayor Cerda asked City Attorney Vasquez if there was anything to report out of Closed Session, City Attorney Vasquez reported that all Members of the Council were present and the Council met with regards to Item 3.A; Council voted 5-0 to uphold the termination of a police officer.

4. PLEDGE OF ALLEGIANCE

Naomi Orr, 1st grade, and Sebastian Marchan, 3rd grade, both attend Amestoy Elementary School. Naomi is in the Multilingual and Multicultural Magnet Program at Amestoy. She loves reading, drawing, and sports. She just completed her basketball season and currently plays baseball for LA City County at Rosecrans Park. Sebastian is also in the Multilingual and Multicultural Magnet Program at Amestoy. He loves reading, the color blue and playing soccer. His favorite subject is math. He is a gamer and is currently sharpening his skills in our Saturday eSports Club, which is focused on developing a school for 2050.

5. INVOCATION

Joyce Watanabe, of Baha'i Faith, led the Invocation.

6. PRESENTATIONS

6.A. Certificate of Commendation in Special Recognition of Retirement and Long-Time Service to the City of Gardena for Janice Winfrey - Bus Operator with the Transportation Department - 20 years of service

Ms. Winfrey accepted the Certificate, thanked Council for the recognition and appropriate photos were taken.

6.B. Certificate of Recognition to Samantha Badillo in appreciation of her service to the community as a member of the Youth Commission

Ms. Badillo accepted the Certificate, thanked Council for the recognition and appropriate photos were taken.

6.C. Boards & Commissions Presentation - Human Services Commission

Ms. Valerie Lodeum, Chair of the Human Services Commission, made a presentation.

6.D. 2026 FIFA World Cup Update

Ms. Nikki Sweeney, Interim Director of Recreation, provided an update.

6.E. Gardena Events Video Presentation

The video presentation highlighted the Recreation and Human Services Department's current and future events.

7. PROCLAMATIONS

7.A. 57th Annual Professional Municipal Clerk's Week - May 3-9, 2026 (to be accepted by City Clerk Mina Semenza)

The Proclamation was accepted by City Clerk Semenza; she thanked the Council for the recognition, and invited everyone to the City Clerk reception.

7.B. Cinco de Mayo Celebration Day - May 5, 2026 (to be accepted by the Cinco de Mayo Committee)

The Proclamation was accepted by Dan and Susana Medina, and the Cinco de Mayo Committee; they thanked the Council and appropriate photos were taken.

8. APPOINTMENTS

8.A. Rent Mediation Board - Carlease Burke (Appointed by Mayor Cerda)

A motion was made by Mayor Cerda and was seconded by Council Member Tanaka to Appoint Ms. Burke to the Rent Mediation Board. The motion passed 5-0 (Yea: Cerda, Tanaka, Henderson, Francis and Love).

9. PUBLIC COMMENT ON CONSENT CALENDAR

10. CONSENT CALENDAR

10.A. Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

10.B. Approval of Minutes - Regular Meeting of the City Council, April 14, 2026
CONTACT: CITY CLERK

10.C. Personnel Report P-2026-7 04-28-26
CONTACT: ADMINISTRATIVE SERVICES

10.D. Approval of Warrants/Payroll Register, April 28, 2026
CONTACT: ADMINISTRATIVE SERVICES

10.E. Monthly Investment Report, March 2026

CONTACT: ADMINISTRATIVE SERVICES

10.F. Approval of a Carnival Permit at St. Anthony of Padua Catholic Church (1050 West 163rd Street) to be Held May 15 through May 17, 2026

CONTACT: COMMUNITY DEVELOPMENT

It was moved by Council Member Francis and seconded by Mayor Pro Tem Henderson to Approve the Consent Calendar items with the exception of 10.G. The motion passed by a vote of 5-0 (Yea: Francis, Henderson, Cerda, Tanaka and Love).

10.G. RESOLUTION NO. 6734, Adopting a list of projects for Fiscal Year 2026-2027 funded by SB1: The Road Repair and Accountability Act of 2017

CONTACT: PUBLIC WORKS

** Item was Removed from Consent

Item was pulled by Council Member Love.

Questions and comments were made by Council Member Love. Assistant Public Works Director Kevin Kwak answered all questions.

A motion was made by Council Member Love and seconded by Council Member Francis to Approve Item 10.G. The motion passed by a vote of 5-0. (Yea: Love, Francis, Cerda, Henderson, and Tanaka).

11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

11.A. APRIL 21, 2026 MEETING - Cancelled

12. ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTES PERIOD)

There were no public speakers.

12.A. PUBLIC COMMENTS

Mayor Cerda asked City Clerk Semenza if any public comments had been received by email. City Clerk Semenza stated that we received four (4) Public Comments, which have been added to the agenda packet, distributed to Council,and made part of the record.

13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

There were no Items.

14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

There were no Items.

15. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES

There were no Items.

16. DEPARTMENTAL ITEMS - POLICE

There were no Items.

17. DEPARTMENTAL ITEMS - PUBLIC WORKS

17.A. Award Construction Contract for the Sidewalk Trip Hazard Removal Pedestrian Safety Project FY 2025-2026, JN 554, to Southern California Precision Concrete inc. in the amount of $677,320.88, Approve the Construction Contingency of $67,732.08 (10%), and Declare California Environmental Quality Act (CEQA) Exemption.

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Director of Public Works Rigg commented on the project. Questions and comments were made by Mayor Cerda and Council Members Love and Francis. Public Works Director Allan Rigg and Public Works Assistant Director Kevin Kwak answered all questions.

A motion was made by Council Member Love and was seconded by Council Member Francis to Approve Construction Contract, Approve Construction Contingency and Declare CEQA Exemption Under Section 15301. The motion passed 5-0 (Yea: Love, Francis Cerda, Henderson and Tanaka).

17.B. Reject All Bids for the Citywide Tree Trimming Maintenance Services and Rebid the Project with Modified Requirements and/or Scope

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Members Francis and Love and Mayor Cerda. Public Works Director Rigg answered all questions.

A motion was made by Council member Francis and was seconded by Mayor Pro Tem Henderson to Reject All Bids and Rebid. The motion passed 5-0 (Yea: Francis, Henderson, Cerda, Tanaka and Love).

17.C. Approve Four-Year Contract for Citywide Landscape Maintenance Service Contract to Mariposa Landscapes, Inc. in the amount of $560,000.32 and Annual Inflation Up to 5% Based on the Consumer Price Index for $17,250.00.

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Members Love and Francis and Mayor Cerda. Public Works Director Rigg answered all questions.

A motion was made by Council Member Tanaka and was seconded by Mayor Pro Tem Henderson to Approve Landscape Maintenance Services. The motion passed 5-0 (Yea: Tanaka, Henderson, Cerda, Francis and Love).

17.D. Authorize the Director of Public Works to Enter into Fulfillment Agreement for Unprogrammed Surface Transportation Program-Local (STP-L)

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Members Francis and Love. Assistant Public Works Director Kwak answered all questions.

A motion was made by Mayor Pro Tem Henderson and was seconded by Council Member Love to Approve the Agreement and Authorize the Director of Public Works or his Designee to Sign the Agreement and any Related Documents. The motion passed 5-0 (Yea: Henderson, Love, Cerda, Tanaka and Francis).

18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

There were no Items.

19. DEPARTMENTAL ITEMS - TRANSPORTATION

19.A. Approve Agreement with the Los Angeles County Metropolitan Transportation Authority to Provide 2026 FIFA World Cup Games Enhance Transit Service

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers and no comments from the Council.

A motion was made by Council Member Tanaka and was seconded by Mayor Pro Tem Henderson to Approve Agreement. The motion passed 5-0 (Yea: Tanaka, Henderson, Cerda, Francis and Love).

19.B. Approve Award of Contract to Scaife Protection Services for Security Guard Services at a Cost of $400,739.40 and a Project Total of $440,813.40

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Member Francis. City Manager Osorio answered all questions.

A motion was made by Council Member Tanaka and was seconded by Council Member Francis to Approve Contract and Project Total. The motion passed 5-0 (Yea: Tanaka, Francis, Cerda, Henderson and Love).

19.C. Approve Award of Contract for Audio-Visual Upgrade for GTrans Conference Space and Emergency Operations Center at a Cost of $154,198.11 and a Project Total of $169,617.92

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Mayor Cerda, Council Members Tanaka and Francis and Mayor Pro Tem Henderson. Transportation Director Ernie Crespo and City Manager Osorio answered all questions.

A motion was made by Council Member Francis and was seconded by Council Member Tanaka to Approve Contract and Project Total. The motion passed 5-0 (Yea: Francis, Tanaka, Cerda, Henderson and Love).

20. COUNCIL ITEMS

20.A. Discuss and Consider to Direct Staff in Preparing a Letter of Support for Mama Rosa's Food Pantry

City Attorney Vasquez asked Council Member Tanaka to recuse himself from the dais since he lives within 300 feet of the property that was being discussed.

There was a discussion which included Paul Randall, Director of Mama Rosa's Food Pantry, who clarified the only thing he is asking for is a letter of support, no financial support. Mayor Cerda, Council Members Francis and Love, and Mayor

Pro Tem Henderson all spoke their position regarding the letter of support. Interim Director of Recreation Nikki Sweeney and City Manager Osorio, and City Attorney Vasquez answered questions. There was then another discussion when Council Member Love asked to amend the motion and for the sake of time if the letter could be prepared and if there are no implications or liabilities that come back on us if it could be sent. Mayor Pro Tem Henderson did not approve the amendment.

A motion was made by Mayor Pro Tem Henderson and seconded by Mayor Cerda to table the item to get clarification from County Supervisor Holly Mitchell's office to make sure we understand the details and what Gardena's contribution would be. The motion failed 2-2 (Yeas: Henderson, Cerda; Noes: Francis, Love).

A motion was then made by Council Member Love and seconded by Council Member Francis to discuss and prepare the letter of support. The motion failed 2-2 (Yeas: Love, Francis; Noes: Henderson, Cerda).

Mayor Cerda then stated that this item would not be moving forward since both motions failed.

21. COUNCIL DIRECTIVES

Mayor Pro Tem Henderson

Subject: Provide a Financial Budget Refresher/Training

Purpose – Opportunity for further comprehension of budget, budget process, and CIP process.

Reason – To clarify any questions one may have about either process.

Benefit – Ensure we and our community are informed and to further illustrate our commitment to transparency.

Council Member Tanaka seconded it.

22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio reported that there are 3 memos in the Council's packet: 1) Community Development Department's Monthly Report; 2) A report on the newly installed EV Charges at Justin Plaza; and 3) A memo clarifying a complaint from a resident regarding CDD/Code Enforcement highlighting all the steps that have been taken so Council is aware.

23. COUNCIL REMARKS

1) **COUNCILMEMBER TANAKA** – He participated in the League of Women Voters of Torrance Candidate Forum. He attended a ribbon-cutting grand opening for Mochi Kittos. He congratulated Christy and her family. He thanked everybody who attended his meet and greet. He attended Public Safety Day and the DEA Takeback Day.

2) **COUNCILMEMBER LOVE** – Since the last meeting, she attended the Chamber round table meeting with Assemblywoman Tina McKinnor at the LAX Coastal Chamber of Commerce in the City of Westchester. She also attended the Mochi Kittos grand opening; the Communitywide Yard sale; the Public Safety Day; and the DEA Takeback Day.

3) **COUNCILMEMBER FRANCIS** – She attended the League of Women Voters Candidates Forum, the Beautification Commission, and a photo shoot for their May Home of the Month. She thanked Joyce Watanabe for teaching us about all the famous people who are members of the Baha'i faith. She also congratulated Ms. Janice Winfrey on her retirement after 34 years as a Bus Operator with the Transportation Department. She is glad to hear about the activities and programs during the FIFA World Cup. She reminded everyone that there is a primary election coming up on June 2nd, and the sample ballot should be coming out in beginning of May. She encourages you to vote.

4) **MAYOR CERDA** – Since the last Council Meeting, she attended her CCGA meeting; her monthly LA County Sanitation meeting; and they had the e-waste pickup day at the Arthur Johnson Park. In fact, LA County commented on how much they appreciated working with Public Works. She attended the Sanitation meeting, she went back to her LA County Board; she was able to show them firsthand just how great their group was in helping to organize the event. She attended the League of Women Voters Candidates Forum; the funeral services for one of our former Commissioners and advocate in our city, Renee Anderson. She also attended Community Day hosted by LA County, and Dave Matthews. We had representatives

from the City of Gardena there, and our Homeless Coordinator, Diana. She also attended the grand opening of Mochi Kittos; her monthly Town Hall meeting; the Public Safety Day; a Neighborhood Watch meeting; the DEA Takeback Day; the Memorial Services for one of our GDAP members, Mr. Rich Gomez; the GJIP graduation for the young people who've gone through the process when they get in trouble and have to go through GJIP's classes. She has gotten great compliments from pastors and residents by saying they love the fact that young kids still do the Pledge of Allegiance and the fact that we still have a prayer at the beginning of our meetings. The last thing she wished was our City Manager a Happy Birthday and a Happy belated Birthday to our Assistant City Manager.

5) **MAYOR PRO TEM HENDERSON** – He attended the ribbon-cutting at Mochi Kittos. He thanked the MSRC TAC committee, which is a subcommittee of the South Coast AQMD, for supporting an initiative to support the City of Gardena's Transportation Department. He attended the SCAG Legislative and Management Committee meeting. He thanked the City Manager for making himself and staff available as needed for issues, concerns, and questions he may have. He attended the Candidates Forum that was held by the League of Women Voters. He did his community and business visits. He let the City Manager know he completed his AI-Driven Leadership course at Stanford University. So, he will be coming in to show his generative AI ideas.

24. ANNOUNCEMENT(S)

1) 40th Annual Cinco De Mayo Parade & Festival, Saturday May 2, 2026 starting at 10:00 a.m. on Gardena Blvd;

2) Recycle used Oil FIlter and get a new one for free, Saturday May 2, 2026 from 9:00 a.m. to 1:00 p.m. at Autozone and Saturday, May 16, 2026 from 9:00 a.m. to 1:00 p.m. at O'Reilly Auto Parts;

3) Shine Gardena Graffiti Cleanup Event, Saturday, May 2, 2026 from 8:00 a.m. to 10:30 a.m. starting at Public Works Department;

4) Boys to Men Workshop, Friday May 8, 2026 from 5:30 p.m. to 8:30 p.m. at the Nakaoka Community Center;

5) Sounds & Bites Summer Series, Friday, May 8, 2026 from 6:00 p.m. to 9:00 p.m. at 1112 w. Gardena Blvd. Gardena CA 90247;

6) Free Tire Recycling Event, Saturday, May 9, 2026 from 9:00 a.m. to 3:00 p.m. at Rowley Park;

7) 40th Annual Bonsai Exhibit & Sale, Saturday, May 9, 2026 from 10:00 a.m. to 4:00 p.m. and Sunday, May 10, 2026 from 10:00 a.m. to 1:00 p.m. at the Nakaoka Community Center; and

8) Mothers Day Brunch, Saturday, May 9, 2026 from 11:00 a.m. to 1:00 p.m. at Rowley Park.

25. REMEMBERANCES

None.

26. ADJOURNMENT

At 11:15 p.m. Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, May 12, 2026.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

APPROVED:

_____
Tasha Cerda, Mayor

By:_____
Becky Romero, Deputy City Clerk

MINUTES
Study Session
Gardena City Council
Wednesday, May 6, 2026

The Study Session Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California was called to order at 6:15 p.m. on May 6, 2026, in the Nakaoka Community Center, 1670 W. 162nd Street, Gardena, California, Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Paulette C. Francis; and Council Member Wanda Love. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza and Deputy City Clerk Becky Romero. City Treasurer Guy Mato was not present.

2. PRESENTATION

2.A. Fiscal Transparency and Budget Learning Session

A presentation was made by City Manager Clint Osorio, Director of Administrative Services, Ray Beeman, and Director of Transportation and Deputy City Manager, Ernie Crespo.

3. PUBLIC COMMENTS ON STUDY SESSION

The following people all had questions regarding the budget and came up and spoke at the podium:

Cecil Davis; Myeisha Phillips; Ethan Jones; Victoria Crudup; Brent Schenfisch; Kale Morita; Jeff Fukasawa; and Ashleigh W. McCurchin.

The following people also had questions regarding the budget and asked that their question be read aloud:

Victoria Crudup; Myeisha Phillips; Julia Jones; and Cecil Davis.

Questions and comments were made by Mayor Cerda, Mayor Pro Tem Henderson, and Council Members Tanaka, Francis and Love.

City Manager Osorio, and Director of Administrative Services Beeman answered all questions.

4. ADJOURNMENT

At 8:40 p.m. Mayor Cerda adjourned the Gardena City Council Study Session to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, May 12, 2026.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

APPROVED:

_____
Tasha Cerda, Mayor

By:_____
Becky Romero, Deputy City Clerk

MINUTES

Regular PEQC Meeting of the

Planning and Environmental Quality Commission

Tuesday, April 7, 2026

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on April 7, 2026, at 7:00 PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:05 PM.

2. PLEDGE OF ALLEGIANCE

Chair Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Commissioner Steve Sherman; Commissioner Stephen P. Langley and Commissioner Deryl Henderson. Employees present: Assistant Director of Community Development Jo-Anne Burns; Assistant City Attorney Ivy Tsai; and Planning Assistant Dayana Nava; and Planning Assistant Kevin La.

Vice-Chair Jules Kanhan and Director of Community Development Greg Tsujiuchi were absent.

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for February 17, 2026.

MOTION: A motion was made by Commissioner Henderson and seconded by Commissioner Sherman to approve the minutes of the meeting held on February 17, 2026.

The motion passed by a vote of 3-0 (Yea: Wright-Scherr, Sherman and Henderson; Noes: None)

Abstain: Langley

Absent: Kanhan

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido asked if any members of the public wished to speak to the Planning Commission.

1. Kyle Patterson, a representative of the Western States Carpenters, expressed his desire to inform the Commission about construction industry tax fraud and shared his views on how it affects the community and working families.

6. PUBLIC HEARING ITEMS

6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26 TO REPLACE A PREVIOUSLY APPROVED POOL AND SPA WITH A COURTYARD AND LANDSCAPING FOR THE 121-UNIT SINGLE ROOM OCCUPANCY HOUSING DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION, PER SECTION 18.36.030P.4 OF THE GARDENA MUNICIPAL CODE LOCATED IN THE INDUSTRIAL (M-1) ZONE AT 13126 S. WESTERN AVENUE

Assistant Director of Community Development Jo-Anne Burns and Assistant City Attorney Ivy Tsai were present and available to answer any questions.

Planning Assistant Dayana Nava presented the staff report, informing the Commission that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections: 15332-(Class 32 - in-fill development project) and 15300.2- Not subject to exceptions to the exemptions in CEQA.

Ms. Nava displayed the Vicinity Map of the existing site location at 13126 S. Western Avenue and the Zoning Map, which indicates that the area is in an (M-1) zone.

Ms. Nava provided past history of the project from 2022 - 2026. A timeline with important dates and meetings was displayed on the screen.

Ms. Nava presented current photos of the project site, highlighting that construction is currently underway.

Ms. Nava presented a previously approved landscaping site plan that included a swimming pool.

Ms. Nava informed the Commission that the applicant is requesting to remove the pool and spa. The applicant is proposing artificial turf, daybeds, tables and chairs with umbrellas, a trellis with a barbecue area, and additional landscaping, including more trees. The updated landscaping site plan was displayed on the screen, and Ms. Nava also provided the elevations for the trellis.

Ms. Nava went over the analysis, noting that per GMC Section 18.36.030P.4, SRO developments are required to provide a minimum common area of ten (10) square feet for each unit or 250 square feet whichever is greater. The proposed replacement of the pool and spa with a courtyard and landscaping will not decrease the common area within the development. The project exceeds

the 1,210 sf minimum common open space requirements for SRO development, providing a total of 15,757 sf, split up between private and common spaces.

Ms. Nava noted that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300' of the project site on March 26, 2026, and to date no public comments regarding the project have been received.

STAFF RECOMMENDATION:

- Conduct the public hearing;
- Receive testimony from the public; and
- **Adopt Resolution No. PC 4-26** making the necessary finding and approving EA #2-26 and MOD CUP #5-21, Site Plan Review #5-21 subject to the attached Conditions of Approval and
- Direct staff to file a Notice of Exemption.

Ms. Nava informed the Commission that both the staff and applicant were present to answer any questions.

Chair Wright-Scherr asked if any of the Commissioners had questions.

Chair Wright-Scherr inquired about the reason for changing from a pool to landscaping and proceeded to open the Public Hearing.

Ms. Nava called on Mr. Lee Johnson, the applicant, to address the question. Assistant City Attorney Ivy Tsai asked Mr. Johnson to introduce himself for the record.

Mr. Johnson introduced himself and explained that his decision for the changes was based on cost and the reduction of the courtyard area by half. He also noted that a 6-foot wall would be required around the pool and spa. He proceeded to provide more details about the proposed changes.

Assistant City Attorney Ivy Tsai asked Mr. Johnson if he had anything else he wanted to share. Mr. Johnson indicated that he did not.

Chair Wright-Scherr asked if anyone else wished to speak on the item.

PUBLIC SPEAKER:

1. German Soria from the Western States Carpenters expressed his concerns about tax fraud occurring on the project site and spoke in support of tax fraud awareness and its impact on the industry.

Questions and comments were made by Chair Wright-Scherr and Mr. Lee Johnson, to which Mr. Soria responded.

Chair Wright-Scherr announced that the Public Hearing was closed but shortly afterward re-opened it for additional questions.

Commissioner Henderson asked Mr. Johnson why he chose to install artificial grass instead of natural grass. Mr. Johnson provided a detailed answer to the question.

There were no further questions or comments from any Commission member, and Chair Wright-Scherr announced the closure of the Public Hearing.

MOTION: A motion was made by Commissioner Langley and seconded by Chair Wright-Scherr to Adopt Resolution No. PC 4-26, making the necessary finding and approving EA #2-26 and MOD CUP #5-21, Site Plan Review #5-21 subject to the attached Conditions of Approval and Direct staff to file a Notice of Exemption:

The motion passed by a vote of 4-0 (Yea: Wright-Scherr, Sherman, Henderson and Langley; Noes: None)

Absent: Kanhan

Assistant Director Jo-Anne Burns stated that the decision made during the public hearing will be final unless a written request for an appeal is filed, with the appropriate fee, to the City Clerk within ten calendar days from the date of adoption, or City Council calls this matter for review within the same ten-day period.

7. OTHER ITEMS

No Items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Director of Community Development Jo-Anne Burns, reported on city council actions and announced upcoming events.

1. City Council Meeting of March 10, 2026. City Council approved modification to Conditional Use Permit 09-04 - To allow beer, wine, and distilled spirits, and instructional tasting within the Target store a t 2169 W. Redondo Beach Boulevard.
2. City of Gardena Public Workshop - Open Space and Conservation Plans of the Community Resources Element of the General Plan on May 14, 2026, from 6:30 pm - 8:00 pm, at the Nakaoka Community Center, Room A.
3. Blockbuster Bash on Friday, April 10, 2026; 6:30 pm - 9:00 pm.
4. 40th Annual Cinco de Mayo Parade & Celebration, Saturday, May 2, 2026.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. COMMISSIONER LANGLEY - He expressed his gratitude to the other Commissioners and the city for their support.

2. COMMISSIONER SHERMAN - No items to report.
3. COMMISSIONER HENDERSON - He stated that he was thankful for attending the Planning Commissioners Academy and appreciated the staff for their hard work.
4. CHAIR WRIGHT-SCHERR - He agreed with Commissioner Henderson's comments regarding the Planning Commissioners Academy. He welcomed Assistant City Attorney Ivy Tsai and noted that Commissioner Langley was missed during his absence. Chair Wright-Scherr also shared that he attended the City of Gardena's State of the City event, as well as the SBCCOG General Assembly focused on the Olympics, FIFA, and the Super Bowl.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 7:37 PM.

Respectfully submitted,

APPROVED:

RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

By: _____

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: May 7, 2026

SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

May 12, 2026 TOTAL WARRANTS ISSUED: $3,668,751.29

Wire Transfer:	13251-13273
Prepay:	184886-184889
Check Numbers:	184890-185060
Checks Voided:	

Total Pages of Register: 21

May 1, 2026 TOTAL PAYROLL ISSUED: $1,999,925.27



for Guy Mato, City Treasurer

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
13251	4/2/2026	112326 LWP CLAIMS SOLUTIONS INC.	040226		WORKERS' COMP CLAIMS	100,000.00
					Total :	**100,000.00**
13252	4/8/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	040726		HEALTH INSURANCE CLAIMS	4,262.50
					Total :	**4,262.50**
13253	4/9/2026	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365996248689		HEALTH INSURANCE CLAIMS	10,912.39
					Total :	**10,912.39**
13254	4/14/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	041326		HEALTH INSURANCE CLAIMS	23,538.48
					Total :	**23,538.48**
13255	4/14/2026	113747 DELTA DENTAL OF CALIFORNIA	BE007009655C		DENTAL INSURANCE CLAIMS	8,203.62
					Total :	**8,203.62**
13256	4/15/2026	113747 DELTA DENTAL OF CALIFORNIA	BE007012824C		DENTAL INSURANCE CLAIMS	9,764.70
					Total :	**9,764.70**
13257	4/16/2026	321408 U.S. POSTAL SERVICE	040626		TMX #259234 REPLENISH POSTAGE MI	10,000.00
					Total :	**10,000.00**
13258	4/16/2026	101641 CALPERS	100000018255165		MISC GROUP UAL PAYMENT - APRIL 20	82,034.00
					Total :	**82,034.00**
13259	4/16/2026	101641 CALPERS	100000018255175		SAFETY CLASSIC UAL PAYMENT - APR	137,246.75
					Total :	**137,246.75**
13260	4/16/2026	101641 CALPERS	100000018255183		SAFETY PEPRA UAL PAYMENT - APRIL	2,729.92
					Total :	**2,729.92**
13261	4/16/2026	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365991091113		HEALTH INSURANCE CLAIMS	16,846.39
					Total :	**16,846.39**
13262	4/16/2026	111374 LINCOLN NATIONAL LIFE, INSURANCE COMPA	4953039338	023-01627	LIFE INSURANCE GRP PLANS - APRIL 2	3,965.97
					Total :	**3,965.97**
13263	4/24/2026	113747 DELTA DENTAL OF CALIFORNIA	BE007017549C		DENTAL INSURANCE CLAIMS	19,430.40

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
13263	4/24/2026	113747 113747 DELTA DENTAL OF CALIFORNIA	(Continued)		**Total :**	**19,430.40**
13264	4/24/2026	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365995128205		HEALTH INSURANCE CLAIMS	17,957.93
					Total :	**17,957.93**
13265	4/24/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	042426		HEALTH INSURANCE CLAIMS	27,602.27
					Total :	**27,602.27**
13266	4/24/2026	619005 GAS COMPANY, THE	035-746-60944 040726		CNG FUEL	42,082.34
					Total :	**42,082.34**
13267	4/24/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	040626		HEALTH INSURANCE CLAIMS	92,956.05
					Total :	**92,956.05**
13269	4/27/2026	101641 CALPERS	100000018273663		2026 REPLACEMENT BENEFIT CHARGI	19,032.75
					Total :	**19,032.75**
13270	4/28/2026	111016 KAISER FOUNDATION HEALTH PLAN	MAY 2026		HEALTH INSURANCE	438,853.74
					Total :	**438,853.74**
13271	4/28/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	042826		HEALTH INSURANCE CLAIMS	49,529.35
					Total :	**49,529.35**
13272	4/29/2026	113747 DELTA DENTAL OF CALIFORNIA	BE007038361C		DENTAL INSURANCE CLAIMS	19,993.17
					Total :	**19,993.17**
13273	4/29/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	MAY 2026	023-01625	HEALTH & LIFE INSURANCE, SERVICE	150,080.71
					Total :	**150,080.71**
184886	4/28/2026	113784 CONNER, SABRINA E	DR #26-1044		RETURN MONEY BOOKED AS EVIDEN(	44,732.61
					Total :	**44,732.61**
184887	4/28/2026	113812 PEGASUS CLAIMS SERVICE INC.	86785		LEGAL SERVICES	356.50
					Total :	**356.50**
184888	5/7/2026	113846 KARROUM, ANTHONY	25-47PW		FINAL SETTLEMENT	1,393.01
					Total :	**1,393.01**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184889	5/7/2026	619003 SOUTHERN CALIFORNIA EDISON	042226		LIGHT & POWER	24,277.46
					Total :	**24,277.46**
184890	5/12/2026	113827 1647 W 147 LLC	RA-TRICHE 05/2026		RENTAL ASSISTANCE PROGRAM	1,500.00
					Total :	**1,500.00**
184891	5/12/2026	104606 2 BROTHERS TIRES & WHEELS	32722		PD VEHICLE TIRE SERVICES	44.00
					Total :	**44.00**
184892	5/12/2026	103164 4IMPRINT	14967032		YOUTH IN GOVERMENT DAY SUPPLIES	1,507.40
					Total :	**1,507.40**
184893	5/12/2026	102176 A3 VISUAL	INV305783		CITY FLAGS	2,018.28
					Total :	**2,018.28**
184894	5/12/2026	106086 ABC COMPANIES	3989309		GTRANS AUTO PARTS	75.21
			3995784		GTRANS AUTO PARTS	108.18
					Total :	**183.39**
184895	5/12/2026	110161 ABRO, JENNIFER	042326		MGMT ANNUAL HEALTH BENEFIT	500.00
					Total :	**500.00**
184896	5/12/2026	110028 ACCENTURE INFRASTRUCTURE, AND CAPITA	39360	037-10228	PROJECT MGMT SUPPORT - ELECTRIF	2,400.00
					Total :	**2,400.00**
184897	5/12/2026	109073 ADAMS ASHBY GROUP	7626	023-01674	MONITORING SERVICES - SPRING PAF	5,000.00
					Total :	**5,000.00**
184898	5/12/2026	101748 AFTERMARKET PARTS COMPANY LLC, THE	84225434	037-10469	GTRANS AUTO PARTS	70.02
			84228642	037-10469	GTRANS AUTO PARTS	480.99
					Total :	**551.01**
184899	5/12/2026	113329 AIR AND LUBE SYSTEMS INC.	58111		GTRANS MAINT SERVICE	1,395.00
					Total :	**1,395.00**
184900	5/12/2026	100925 AMERICAN MOVING PARTS	01A181450		GTRANS AUTO PARTS	449.43
					Total :	**449.43**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184901	5/12/2026	107939 AMS.NET	0100126	023-01663	AQUATIC & SENIOR CENTER NETWOR	1,396.25
					Total :	**1,396.25**
184902	5/12/2026	105293 ARC DOCUMENT SOLUTIONS, LLC	13088312		REPROGRAPHIC SERVICES - VARIOUS	442.90
			13090009		REPROGRAPHIC SERVICES - VARIOUS	16.37
					Total :	**459.27**
184903	5/12/2026	100474 AT&T LONG DISTANCE	616666		LEA TRACKING	70.00
					Total :	**70.00**
184904	5/12/2026	100964 AT&T MOBILITY	287275680401X050126		PD CELL PHONE ACCT #287275680401	148.41
					Total :	**148.41**
184905	5/12/2026	112942 AWP SAFETY	40019894		SIGNS - 24"X18" SENIOR ZONE	63.55
			40019923		SIGNS - 24"X24" EV CHARGE	218.65
			40019937		SIGNS - 18"X24" NO PARKING	646.45
			40020006		SNS - 30"X9" RIGG WAY 2026	72.40
					Total :	**1,001.05**
184906	5/12/2026	102035 BD WHITE TOP SOIL CO., INC.	94372		PARK MAINT SUPPLIES	198.90
			94481		PARK MAINT SUPPLIES	132.60
			94485		PARK MAINT SUPPLIES	132.60
					Total :	**464.10**
184907	5/12/2026	103641 BECNEL UNIFORMS	91690		BUS UNIFORM SUPPLIES	538.52
			91729		BUS UNIFORM SUPPLIES	22.93
			91784		BUS UNIFORM SUPPLIES	1,046.20
			91809		BUS UNIFORM SUPPLIES	24.48
					Total :	**1,632.13**
184908	5/12/2026	102135 BEHRENDS, KENT	405	023-01636	IT NETWORK SUPPORT - MARCH 2026	3,400.00
					Total :	**3,400.00**
184909	5/12/2026	107747 BENGAR PRODUCTIONS	7867		EMBROIDERY SERVICES	602.00
					Total :	**602.00**
184910	5/12/2026	110675 BGB DESIGN GROUP, INC	104526	024-00968	ROWLEY PARK BB COURT REHAB, JN5	1,865.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184910	5/12/2026	110675 110675 BGB DESIGN GROUP, INC	(Continued)		**Total :**	**1,865.00**
184911	5/12/2026	113412 BLUETRITON BRANDS INC	06D8710038701		DRINKING WATER FILTRATION SYSTEM	60.64
					Total :	**60.64**
184912	5/12/2026	109377 BOB BARKER COMPANY, INC.	INV2226100		JAIL PROGRAM SUPPLIES	231.81
					Total :	**231.81**
184913	5/12/2026	111902 BPR CONSULTING GROUP LLC	4215	032-00231	CONSULTING SERVICES - MARCH 202(	53,328.23
					Total :	**53,328.23**
184914	5/12/2026	113817 BRAVO GROUP CONSTRUCTION CO.	PERMIT #50025-0085		PERMIT DEPOSIT REFUND - 1323 W 16	5,000.00
			PERMIT #50025-0086		PERMIT DEPOSIT REFUND - 1323 W 16	5,000.00
					Total :	**10,000.00**
184915	5/12/2026	113819 BUTLER, BRYCANDIS	04/17-04/18		SO. CAL REGIONAL BUS ROADEO PEF	282.41
					Total :	**282.41**
184916	5/12/2026	113737 CATALYST CONSULTING	037	034-00733	EXECUTIVE STAFF ASSESSMENT & OF	13,500.00
					Total :	**13,500.00**
184917	5/12/2026	113823 CEJA, STEVEN P.	CIT #433126829		PARKING CITATION REFUND	70.00
					Total :	**70.00**
184918	5/12/2026	104126 CHARTER COMMUNICATIONS	232843901042126	023-01640	SPECTRUM FIBER PEG CHANNELS	1,080.00
					Total :	**1,080.00**
184919	5/12/2026	112138 CHAUHAN, MINESH	03/29-04/01		2026 THINKTRANSIT CONFERENCE	280.85
					Total :	**280.85**
184920	5/12/2026	112297 CHOI, JACKIE	042326		MGMT ANNUAL HEALTH BENEFIT	218.49
					Total :	**218.49**
184921	5/12/2026	308112 CITY OF HAWTHORNE	2026-0211 GPD	035-01442	POLICE MEDICAL DIRECTOR SERVICE	25,000.00
					Total :	**25,000.00**
184922	5/12/2026	113828 CLARKE, JOHN J	RA-MEDRANO 05/2026		RENTAL ASSISTANCE PROGRAM	1,087.50
					Total :	**1,087.50**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184923	5/12/2026	111534 CLEAN ENERGY	CE12833457	037-10478	CNG O&M SERVICES - JANUARY 2026	12,917.00
					Total :	**12,917.00**
184924	5/12/2026	103274 CONTRERAS, LUIS	033126		MGMT ANNUAL HEALTH BENEFIT	500.00
					Total :	**500.00**
184925	5/12/2026	113825 CRAIG, LISA A.	3SGT575		PARKING CITATION REFUND	892.00
					Total :	**892.00**
184926	5/12/2026	103512 CRENSHAW LUMBER CO.	34835		BLDG MAINT SUPPLIES	98.26
					Total :	**98.26**
184927	5/12/2026	103353 CRM COMPANY, LLC.	LA29907		SCRAP TIRE DISPOSAL FEE	139.00
			LA29963		SCRAP TIRE DISPOSAL FEE	69.50
					Total :	**208.50**
184928	5/12/2026	106193 CUMMINS SALES AND SERVICE	X4-260495277	037-10470	GTRANS AUTO PARTS	1,092.62
					Total :	**1,092.62**
184929	5/12/2026	110319 CWE DIRECTOR	F26280	024-01157	CALRECYCLE USED OIL & BEVERAGE	1,765.30
					Total :	**1,765.30**
184930	5/12/2026	113099 DASH CONSTRUCTION COMPANY, INC	05 REV1	024-01149	ARTESIA BLVD STREET IMPROVEMEN	419,923.97
					Total :	**419,923.97**
184931	5/12/2026	110844 DATA GEAR, INC.	45290	035-01395	VIDEO POLICING SYSTEM MAINTENAN	3,801.60
					Total :	**3,801.60**
184932	5/12/2026	312558 DEPARTMENT OF ANIMAL CARE, & CONTROL	MARCH 2026		MONTHLY ANIMAL SERVICES - MARCH	1,049.89
					Total :	**1,049.89**
184933	5/12/2026	303459 DEPARTMENT OF JUSTICE	042826		PAWNBROKER LICENSE RENEWAL	300.00
					Total :	**300.00**
184934	5/12/2026	312117 DEPARTMENT OF WATER & POWER	042426		LIGHT & POWER	116.33
			043026		LIGHT & POWER	86.49
					Total :	**202.82**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184935	5/12/2026	110849 DMS CONSULTANTS CIVIL, ENGINEERS, INC	GA-008-7	024-01056	LOCAL STREET IMPROVEMENTS, JN 5	1,620.00
					Total :	**1,620.00**
184936	5/12/2026	113664 DREAMERS LOVE COMPANY	042026	020-00069	SOCIAL MEDIA STRATEGY	7,000.00
					Total :	**7,000.00**
184937	5/12/2026	113841 DRUM LAB	APRIL 2026		DRUM LAB INSTRUCTOR	410.00
					Total :	**410.00**
184938	5/12/2026	109416 E S SPORTS	12487		CUSTOM GRAPHICS FOR UNIT GT2	271.28
					Total :	**271.28**
184939	5/12/2026	107621 EASTERN PNEUMATICS & HYDRAULIC	055699		REPAIR & RECALIBRATE TORQUE GUN	865.42
					Total :	**865.42**
184940	5/12/2026	113793 EMERGENCY SERVICES, ADVISORS, INC.	ESA-1030	020-00074	FIRE SERVICE AGREEMENT EVALUATI	1,800.00
					Total :	**1,800.00**
184941	5/12/2026	105418 EMPIRE CLEANING SUPPLY	S7617446	034-00713	CUSTODIAL SUPPLIES	321.45
			S7627116	034-00713	CUSTODIAL SUPPLIES	421.06
			S7659511	034-00713	CUSTODIAL SUPPLIES	1,966.90
					Total :	**2,709.41**
184942	5/12/2026	113815 ERGO LIFE SOLUTIONS	COG040826		PROFESSIONAL SERVICES - EMPLOYE	600.00
					Total :	**600.00**
184943	5/12/2026	113699 EUBANKS CONSERVATORY OF, MUSIC AND A	APRIL 2026		GUITAR & PODCASTING INSTRUCTOR	123.00
					Total :	**123.00**
184944	5/12/2026	105650 EWING IRRIGATION PRODUCTS	29984773		PARK MAINT SUPPLIES	25.30
					Total :	**25.30**
184945	5/12/2026	109315 FLEETCREW, INC.	65802		CARB COMPLIANCE & EMISSION CONS	350.00
					Total :	**350.00**
184946	5/12/2026	106545 FLEETPRIDE, INC	133992180		SEWER PROGRAM SUPPLIES	639.78
					Total :	**639.78**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184947	5/12/2026	112329 FM THOMAS AIR CONDITIONING INC	49411	024-01215	HVAC REPAIRS FOR NCC	21,857.00
					Total :	**21,857.00**
184948	5/12/2026	112566 GALLS, LLC	034748886		PD UNIFORM SUPPLIES	361.97
			034748897		PD UNIFORM SUPPLIES	1,011.26
			034761779		PD UNIFORM SUPPLIES	348.79
					Total :	**1,722.02**
184949	5/12/2026	107011 GARDENA VALLEY NEWS	00161886		NOTICE OF PUBLIC HEARING & REVIE	301.00
			00162012		NOTICE OF PUBLIC HEARING - CUP #6	182.00
			00162372		NOTICE INVITING BIDS - JN526 & JN54	1,498.00
			00162821		NOTICE OF PUBLIC HEARING - EA #19-	175.00
					Total :	**2,156.00**
184950	5/12/2026	619005 GAS COMPANY, THE	050126		GAS	5,096.43
					Total :	**5,096.43**
184951	5/12/2026	106470 GILLIG LLC	41418828	037-10471	GTRANS AUTO PARTS	109.79
			41420047	037-10471	GTRANS AUTO PARTS	496.09
			41422142	037-10471	GTRANS AUTO PARTS	63.95
			41423277	037-10471	GTRANS AUTO PARTS	5.31
			41424464	037-10471	GTRANS AUTO PARTS	150.54
			41426312	037-10409	GTRANS AUTO PARTS	4,818.19
			41426313	037-10471	GTRANS AUTO PARTS	184.75
			41427587	037-10471	GTRANS AUTO PARTS	20.39
			41428074	037-10471	GTRANS AUTO PARTS	24.75
					Total :	**5,873.76**
184952	5/12/2026	112692 GOCANVAS	INV00227356		MONTHLY SUBSCRIPTION - MAY 2026	1,350.00
					Total :	**1,350.00**
184953	5/12/2026	619004 GOLDEN STATE WATER CO.	042126		WATER	14,368.18
					Total :	**14,368.18**
184954	5/12/2026	112380 GOLDFARB & LIPMAN LLP	493060		LEGAL SERVICES - WESTERN AVENUE	1,080.00
					Total :	**1,080.00**
184955	5/12/2026	109055 GRAFFITI SHIELD, INC.	32414		DRIVER BARRIERS	2,044.89

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184955	5/12/2026	109055 109055 GRAFFITI SHIELD, INC.	(Continued)		**Total :**	**2,044.89**
184956	5/12/2026	107513 GRAINGER	9849942694	037-10459	GTRANS FACILITY SUPPLIES	256.50
			9877237942	037-10459	GTRANS FACILITY SUPPLIES	38.02
			9882703862	037-10459	GTRANS FACILITY SUPPLIES	30.94
			9889968559	037-10459	GTRANS FACILITY SUPPLIES	140.37
			9891564339		GTRANS FACILITY SUPPLIES	297.79
			9891813504	037-10459	GTRANS MAINT SUPPLIES	253.72
			9891982713	037-10459	GTRANS MAINT SUPPLIES	274.29
					Total :	**1,291.63**
184957	5/12/2026	108012 H&H AUTO PARTS WHOLESALE	1IN0769116		SEWER PROGRAM SUPPLIES	63.45
					Total :	**63.45**
184958	5/12/2026	104017 HALO BRANDED SOLUTIONS INC.	9111709		PW STREET MAINT SUPPLIES	602.68
					Total :	**602.68**
184959	5/12/2026	107754 HARBOR TRUCK BODIES, INC.	PSI68620		PW AUTO PARTS	51.51
					Total :	**51.51**
184960	5/12/2026	111549 HF & H CONSULTANTS, LLC	9723120	024-01096	CONSULTING SERVICES - SOLID WAST	17,818.75
			9723121	024-01185	SB1383 GRANT AUDIT ASSISTANCE	4,075.00
					Total :	**21,893.75**
184961	5/12/2026	108434 HOME DEPOT CREDIT SERVICES	0612211		GTRANS FACILITIES SUPPLIES	126.52
			3801065		GTRANS FACILITIES SUPPLIES	187.52
			6554130		REC PROGRAM SUPPLIES	201.85
			6900810		PD PROGRAM SUPPLIES	53.96
			8582283		PARK MAINT SUPPLIES	100.26
			8902883		BLDG MAINT SUPPLIES	82.84
			9360635		CUSTODIAL SUPPLIES	83.94
			9541909		GTRANS FACILITIES SUPPLIES	54.81
			9904819		GTRANS FACILITIES SUPPLIES	250.00
					Total :	**1,141.70**
184962	5/12/2026	113218 HORVITZ & LEVY LLP	105954		PROFESSIONAL SERVICES	4,615.00
					Total :	**4,615.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184963	5/12/2026	112777 HUNTRESS LABS, INC.	1B4BB79A-0036	023-01675	HUNTRESS ANNUAL SUBSCRIPTION	24,000.00
					Total :	**24,000.00**
184964	5/12/2026	110222 INTERAMERICAN MOTOR, LLC	110-937310		GTRANS AUTO PARTS	392.64
			110-939922		GTRANS AUTO PARTS	214.28
					Total :	**606.92**
184965	5/12/2026	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	120175415	037-10472	GTRANS AUTO PARTS	1,449.22
					Total :	**1,449.22**
184966	5/12/2026	104659 IRON MOUNTAIN INFORMATION, MANAGEME	LHMC486		OFF-SITE STORAGE SERVICES - APRIL	129.58
					Total :	**129.58**
184967	5/12/2026	110733 J & S PROPERTY MANAGEMENT AND, MAINTE	9968		LANDSCAPE MAINTENANCE SERVICE	2,190.00
					Total :	**2,190.00**
184968	5/12/2026	110010 JANEK CORPORATION, THE	118100		GTRANS SHOP SUPPLIES	1,123.50
					Total :	**1,123.50**
184969	5/12/2026	113387 KANONAS, MISA	RECEIPT #100849618		MAINTENANCE DEPOSIT REFUND	250.00
					Total :	**250.00**
184970	5/12/2026	211429 KEMP, TAMARA	APRIL 2026		DANCE INSTRUCTOR	1,230.00
					Total :	**1,230.00**
184971	5/12/2026	110385 KIMLEY-HORN AND ASSOCIATES, INC	35372406	032-00236	CONSULTING SERVICES - GARDENA P.	19,472.30
					Total :	**19,472.30**
184972	5/12/2026	105900 KONECRANES, INC.	163133802	037-10461	PREVENTATIVE MAINT & INSPECTION	580.13
					Total :	**580.13**
184973	5/12/2026	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	26040605693	024-01160	INDUSTRIAL WASTE SERVICES	22,633.78
			26040605990	024-01161	TRAFFIC SIGNAL MAINTENANCE	4,178.63
					Total :	**26,812.41**
184974	5/12/2026	312039 L.A. COUNTY FIRE DEPARTMENT	C0014198	023-01601	FIRE PROTECTION SERVICES - JUNE 2	330,567.96
					Total :	**330,567.96**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184975	5/12/2026	109939 LA UNIFORMS & TAILORING	31871		PD UNIFORM SUPPLIES	772.95
			32019		PD UNIFORM SUPPLIES	49.67
			32020		PD UNIFORM SUPPLIES	38.62
			32022		PD UNIFORM SUPPLIES	38.62
			32023		PD UNIFORM SUPPLIES	38.62
			32024		PD UNIFORM SUPPLIES	38.62
			32025		PD UNIFORM SUPPLIES	38.62
			32026		PD UNIFORM SUPPLIES	38.62
			32027		PD UNIFORM SUPPLIES	38.62
			32028		PD UNIFORM SUPPLIES	60.72
			32030		PD UNIFORM SUPPLIES	60.72
			32101		PD UNIFORM SUPPLIES	49.67
			32102		PD UNIFORM SUPPLIES	49.67
			32177		PD UNIFORM SUPPLIES	117.07
			32178		PD UNIFORM SUPPLIES	216.47
			92029		PD UNIFORM SUPPLIES	49.67
					Total :	**1,696.95**
184976	5/12/2026	112614 LAX AUTO REPAIR	21217		2025 FORD INTRCPTR #1734014 OIL &	70.00
			21231		2022 FORD INTRCPTR #1627788 OIL &	70.00
					Total :	**140.00**
184977	5/12/2026	113824 LEE, MIKE D.	CIT #466125234		PARKING CITATION REFUND	120.00
					Total :	**120.00**
184978	5/12/2026	112260 LIEBERT CASSIDY WHITMORE	316167		LEGAL SERVICES	8,355.00
					Total :	**8,355.00**
184979	5/12/2026	109517 LOAD N' GO BUILDING MATERIALS	35538		STREET MAINT SUPPLIES	334.24
					Total :	**334.24**
184980	5/12/2026	105279 LOS ANGELES TRUCK CENTERS LLC	XA220715243		STREET SWEEPER SUPPLIES	566.29
					Total :	**566.29**
184981	5/12/2026	112607 LUMINATOR TECHNOLOGY GROUP, GLOBAL,	646088	037-10462	GTRANS CAMERA SYSTEM PARTS AND	7,182.50
					Total :	**7,182.50**
184982	5/12/2026	112615 LU'S LIGHTHOUSE, INC.	01298685.02		PW AUTO PARTS	305.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184982	5/12/2026	112615 LU'S LIGHTHOUSE, INC.	(Continued)			
			01300406		GTRANS SHOP SUPPLIES	442.35
					Total :	**748.29**
184983	5/12/2026	112326 LWP CLAIMS SOLUTIONS INC.	26500	023-01623	WORKERS' COMP CLAIMS ADMINISTR/	22,583.00
					Total :	**22,583.00**
184984	5/12/2026	105082 MAJESTIC LIGHTING, INC.	ML89313		BLDG MAINT SUPPLIES	44.08
			ML89323		BLDG MAINT SUPPLIES	121.28
			ML91496		GTRANS FACILITIES SUPPLIES	491.73
			ML91507		GTRANS FACILITIES SUPPLIES	520.63
			ML91534		GTRANS FACILITIES SUPPLIES	12.13
			ML92075		GTRANS FACILITIES SUPPLIES	5,458.70
			ML92103		GTRANS FACILITIES SUPPLIES	49.17
			ML92138		GTRANS FACILITIES	21.55
			ML92335		BLDG MAINT SUPPLIES	19.56
			ML92412		BLDG MAINT SUPPLIES	132.53
					Total :	**6,871.36**
184985	5/12/2026	110306 MARIPOSA LANDSCAPES, INC	118605	024-01175	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
			119140	024-01175	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
					Total :	**17,728.00**
184986	5/12/2026	113046 MARX BROS. FIRE EXTINGUISHER, CO., INC.	M20510		FIRE EXTINGUISHER SERVICE - GTRAI	325.00
					Total :	**325.00**
184987	5/12/2026	113064 MCMASTER-CARR SUPPLY COMPANY	63708972		BLDG MAINT SUPPLIES	101.37
					Total :	**101.37**
184988	5/12/2026	111604 MICRO ELECTRONICS, INC	14336606		COMPUTER REPLACEMENT PARTS	6,423.12
				023-01632		
					Total :	**6,423.12**
184989	5/12/2026	111981 MIRANDA, ELLNER	05/15-05/20		2026 INTERNATIONAL BUS ROADEO - F	250.00
					Total :	**250.00**
184990	5/12/2026	112479 MOODY, TOBIAS LEVI	101		ENTERTAINMENT SERVICES - MOTHEF	300.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184990	5/12/2026	112479 112479 MOODY, TOBIAS LEVI	(Continued)		**Total :**	**300.00**
184991	5/12/2026	107505 MOUSER ELECTRONICS, INC.	89949740		GTRANS AUTO SUPPLIES	507.08
					Total :	**507.08**
184992	5/12/2026	113355 MR. HOSE INC.	273864		STREET SWEEPER SUPPLIES	811.14
			274368		SEWER PROGRAM SUPPLIES	49.26
					Total :	**860.40**
184993	5/12/2026	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	864934		PROPANE GAS	290.53
					Total :	**290.53**
184994	5/12/2026	105622 N/S CORPORATION	0132084	037-10464	GTRANS BUS WASH EQUIPMENT MAIN	741.00
					Total :	**741.00**
184995	5/12/2026	107030 NAPA AUTO PARTS	200267		PW AUTO PARTS	220.99
			200511		SEWER PROGRAM SUPPLIES	73.05
					Total :	**294.04**
184996	5/12/2026	112159 NEOU, ROMEO	05/15-05/20		2026 INTERNATIONAL BUS ROADEO - F	250.00
					Total :	**250.00**
184997	5/12/2026	108572 NICHOLS, CHARLES	05/15-05/20		2026 INTERNATIONAL BUS ROADEO - F	250.00
					Total :	**250.00**
184998	5/12/2026	111370 NV5 INC.	512735	024-01209	CONSULTING SERVICES - LANDSCAPE	11,060.00
					Total :	**11,060.00**
184999	5/12/2026	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	90525659		RANDOM TESTS	522.00
			90621936		RANDOM TESTS	405.00
			90624750		RANDOM TESTS	135.00
			90793482		RANDOM TESTS	879.00
					Total :	**1,941.00**
185000	5/12/2026	115168 OFFICE DEPOT	459943728-002		FINANCE OFFICE SUPPLIES	11.44
			461469421		CM OFFICE SUPPLIES	-125.63
			464627460		REC OFFICE SUPPLIES	111.56
			464640702		PD OFFICE SUPPLIES	146.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185000	5/12/2026	115168 OFFICE DEPOT	(Continued)			
			464642671		REC OFFICE SUPPLIES	110.12
			464654336		REC OFFICE SUPPLIES	12.13
			465078518		OFFICE SUPPLIES	37.49
			465659139		CM OFFICE SUPPLIES	90.59
			465859804		HR OFFICE SUPPLIES	69.62
			465860103		HR OFFICE SUPPLIES	60.31
			466042864		PD OFFICE SUPPLIES	159.02
			466079027		REC OFFICE SUPPLIES	267.91
			466167395		REC OFFICE SUPPLIES	35.88
			466167397		REC OFFICE SUPPLIES	36.21
			466464272		CM OFFICE SUPPLIES	43.22
			466465962		CM OFFICE SUPPLIES	23.19
			466597791		HR OFFICE SUPPLIES	179.69
			466612187		HR OFFICE SUPPLIES	47.64
			467263997		REC OFFICE SUPPLIES	461.59
					Total :	**1,778.93**
185001	5/12/2026	111358 O'REILLY AUTO PARTS	253004		PW AUTO PARTS	187.50
			253579 04/16/26		PW AUTO PARTS	40.35
			253928		GTRANS AUTO PARTS	-22.00
			255873		PW AUTO PARTS	65.61
					Total :	**271.46**
185002	5/12/2026	115810 ORKIN PEST CONTROL	295072358		PEST CONTROL - ACCT #27336703	387.59
			295072359		PEST CONTROL - ACCT #27336703	387.59
					Total :	**775.18**
185003	5/12/2026	103673 PACIFIC PRODUCTS & SERVICE, LLC	38033		SIGNS/SIGNALS SUPPLIES	1,783.25
					Total :	**1,783.25**
185004	5/12/2026	112845 PALICON GROUP	2668	035-01397	BACKGROUND INVESTIGATION SERVI(	1,500.00
					Total :	**1,500.00**
185005	5/12/2026	112173 PEREZ, NATHALIE	04/13-04/16/26		19TH ANNUAL FTA DRUG AND ALCOHC	539.43
					Total :	**539.43**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185006	5/12/2026	112189 PERFECT SCORE ATHLETIC, TRAINING CENT	04/08-04/29/26		GYMNASTICS INSTRUCTOR SERVICES	2,302.56
					Total :	**2,302.56**
185007	5/12/2026	113673 PERMITECH SOLUTIONS, CORPORATION	208		PROFESSIONAL SERVICES - EFR# 3-25	385.70
					Total :	**385.70**
185008	5/12/2026	307101 PETTY CASH FUND	01/06-05/05/26		REPLENISH PETTY CASH	1,188.44
					Total :	**1,188.44**
185009	5/12/2026	108600 PHOENIX GROUP INFORMATION, SYSTEMS	0120261211	035-01399	ADMIN CITATION MGMT SERVICES - JA	11.95
			0220261211	035-01399	ADMIN CITATION MGMT SERVICES - FE	38.24
			0320261211	035-01399	ADMIN CITATION MGMT SERVICES - MA	50.19
					Total :	**100.38**
185010	5/12/2026	116225 PLUMBERS DEPOT, INC.	PD-61134		SEWER PROGRAM SUPPLIES	736.85
					Total :	**736.85**
185011	5/12/2026	106092 PRUDENTIAL OVERALL SUPPLY	43106547	034-00712	CUSTODIAL SUPPLIES	43.70
			43106548	024-01168	UNIFORM & SUPPLY RENTAL	173.68
				034-00712		
			43106549	034-00712	UNIFORM & SUPPLY RENTAL	32.05
			43106550	034-00712	SUPPLY RENTAL - MATS - GTRANS	51.20
			43106551	034-00712	SUPPLY RENTAL - MATS - NCC	13.83
			43106552	034-00712	SUPPLY RENTAL - MATS - CH	19.42
			43106553	034-00712	SUPPLY RENTAL - MATS - PD	29.70
			43106554	034-00712	SUPPLY RENTAL - MATS - HS	11.88
			43108253	034-00712	CUSTODIAL SUPPLIES	1,928.46
			43108254	024-01168	UNIFORM & SUPPLY RENTAL	173.68
				034-00712		
			43108255	034-00712	UNIFORM & SUPPLY RENTAL	32.05
			43108256	034-00712	SUPPLY RENTAL - MATS - GTRANS	51.20
			43110219	034-00712	CUSTODIAL SUPPLIES	407.34
			43110220	024-01168	UNIFORM & SUPPLY RENTAL	175.89
				034-00712		
			43110221	034-00712	UNIFORM & SUPPLY RENTAL	32.05
			43110222	034-00712	SUPPLY RENTAL - MATS - GTRANS	51.20
			43110223	034-00712	SUPPLY RENTAL - MATS - NCC	13.83

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185011	5/12/2026	106092 PRUDENTIAL OVERALL SUPPLY	(Continued)			
			43110224	034-00712	SUPPLY RENTAL - MATS - CH	19.42
			43110225	034-00712	SUPPLY RENTAL - MATS - PD	29.70
			43110226	034-00712	SUPPLY RENTAL - MATS - HS	11.88
			43111445	037-10473	UNIFORM & SUPPLY RENTAL	1,413.71
			43111800	034-00712	CUSTODIAL SUPPLIES	2,076.48
			43111801	024-01168	UNIFORM & SUPPLY RENTAL	175.89
				034-00712		
			43111802	034-00712	UNIFORM & SUPPLY RENTAL	32.05
			43111803	034-00712	SUPPLY RENTAL - MATS - GTRANS	51.20
			43113146	037-10473	UNIFORM & SUPPLY RENTAL	406.66
			43113623	034-00712	CUSTODIAL SUPPLIES	43.70
			43113624	024-01168	UNIFORM & SUPPLY RENTAL	170.87
				034-00712		
			43113625	034-00712	UNIFORM & SUPPLY RENTAL	32.05
			43113626	034-00712	SUPPLY RENTAL - MATS - GTRANS	51.20
			43113627	034-00712	SUPPLY RENTAL - MATS - NCC	13.83
			43113628	034-00712	SUPPLY RENTAL - MATS - CH	19.42
			43113629	034-00712	SUPPLY RENTAL - MATS - PD	29.70
			43113630	034-00712	SUPPLY RENTAL - MATS - HS	11.88
			43114803	037-10473	UNIFORM & SUPPLY RENTAL	406.66
					Total :	**8,237.46**
185012	5/12/2026	112508 PUMPMAN SOCAL	130004265		PUMP SYSTEM BI-ANNUAL MAINT REN	3,432.50
					Total :	**3,432.50**
185013	5/12/2026	109466 PYNN, DANA	04/15-04/16		CALTIP BOARD OF DIRECTORS MEETI	115.90
					Total :	**115.90**
185014	5/12/2026	104868 PYRO-COMM SYSTEMS, INC.	63115	037-10487	FIRE ALARM MONITORING - BLDG B	225.00
			63117	037-10487	SECURITY ALARM MONITORING - BLD	195.00
			63118	037-10487	FIRE ALARM MONITORING - BLDG A	225.00
			69221	037-10487	FIRE ALARM MONITORING - BLDG C	225.00
			69222	037-10487	FIRE ALARM MONITORING - BLDG B	225.00
			69224	037-10487	SECURITY ALARM MONITORING - BLD	195.00
			69225	037-10487	FIRE ALARM MONITORING - BLDG A	225.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185014	5/12/2026	104868 104868 PYRO-COMM SYSTEMS, INC.	(Continued)		**Total :**	**1,515.00**
185015	5/12/2026	114143 QUADIENT LEASING USA, INC	Q2316498		POSTAGE MAILING MACHINE LEASE	793.34
					Total :	**793.34**
185016	5/12/2026	111574 RACE COMMUNICATIONS	RC2162602	023-01621	FIBER INTERNET SERVICES - MAY 202	5,820.80
					Total :	**5,820.80**
185017	5/12/2026	112578 RIDECO US INC	2025-709US	037-10254	MICROTRANSIT SOFTWARE	1,949.55
					Total :	**1,949.55**
185018	5/12/2026	111867 RJM DESIGN GROUP	37752	024-00795	DESIGN & ENGINEERING - AQUATIC &	2,867.50
					Total :	**2,867.50**
185019	5/12/2026	112339 ROMANO, KEVIN	05/15-05/20		2026 INTERNATIONAL BUS ROADEO - F	250.00
					Total :	**250.00**
185020	5/12/2026	113327 RWC GROUP	XA301261066		GTRANS AUTO PARTS	224.98
			XA301261066:02		GTRANS AUTO PARTS	213.64
			XA301263505		GTRANS AUTO PARTS	2,396.15
			XA301263897		GTRANS AUTO PARTS	945.42
					Total :	**3,780.19**
185021	5/12/2026	112327 SAMI'S REFEREES LLC	03/16-03/31/2026		SPORT REFEREE SERVICES	240.00
			03/16-03/31/26		SPORT REFEREE SERVICES	120.00
			04/01-04/15/2026		SPORT REFEREE SERVICES	480.00
			04/01-04/15/26		SPORT REFEREE SERVICES	120.00
					Total :	**960.00**
185022	5/12/2026	105685 SCHNUR, DIANA	04/19-04/22		2026 NATIONAL PELRA CONFERENCE	209.74
					Total :	**209.74**
185023	5/12/2026	108654 SECTRAN SECURITY INC.	26040915		ARMORED TRANSPORTATION SERVICI	344.80
					Total :	**344.80**
185024	5/12/2026	108955 SHERWIN INDUSTRIES INC.	SS110687		RECALIBRATE BRAKE CHECK TOOL	597.26
					Total :	**597.26**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185025	5/12/2026	113021 SOCAL BUILDERS REMODELING &, CONSTRU	264	032-00239	CDBG HOUSING REHAB PROGRAM - 1	19,935.00
					Total :	**19,935.00**
185026	5/12/2026	113021 SOCAL BUILDERS REMODELING &, CONSTRU	265	032-00240	PLHA HOUSING REHAB PROGRAM - 12	7,650.00
					Total :	**7,650.00**
185027	5/12/2026	107761 SOCAL STORMWATER RUNOFF, SOLUTION S	13448		FACILITY STORMWATER COMPLIANCE	3,810.00
					Total :	**3,810.00**
185028	5/12/2026	102027 SOUTH BAY ELECTRIC MOTORS, INC	26962		BUS AUTO PARTS	262.99
					Total :	**262.99**
185029	5/12/2026	119447 SOUTH BAY FORD	755863		PW AUTO PARTS	426.83
			755872		PW AUTO PARTS	196.25
			CM755863		PW AUTO PARTS	-82.88
					Total :	**540.20**
185030	5/12/2026	619003 SOUTHERN CALIFORNIA EDISON	050126		LIGHT & POWER	93,113.17
					Total :	**93,113.17**
185031	5/12/2026	111778 SPCALA	202604	032-00227	SPCALA ANIMAL SHELTERING SERVICI	25,400.00
					Total :	**25,400.00**
185032	5/12/2026	119548 ST. JOHN LUTHERAN CHURCH	MAY 2026		SENIOR CITIZENS DAY CARE	1,100.00
					Total :	**1,100.00**
185033	5/12/2026	113297 TECHNICAL MASTERY SOCCER	APRIL 2026		SOCCER INSTRUCTOR	1,049.60
					Total :	**1,049.60**
185034	5/12/2026	113646 TOTAL CORPORATE SOLUTIONS INC.	9841	023-01649	IT OFFICE REMODEL	856.00
					Total :	**856.00**
185035	5/12/2026	111990 TOWNSEND PUBLIC AFFAIRS, INC	25279	023-01672	CONSULTING SERVICES - MAY 2026	7,250.00
					Total :	**7,250.00**
185036	5/12/2026	105717 TRANSPORTATION MANAGEMENT, & DESIGN	1199-06	037-10502	GTRANS COMPREHENSIVE OPERATIO	17,977.07
					Total :	**17,977.07**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185037	5/12/2026	110851 TRAPEZE SOFTWARE GROUP, INC.	TSPAU250280	037-10231	GTRANS SCHEDULING & OPERATIONS	8,065.65
					Total :	**8,065.65**
185038	5/12/2026	103845 TRENCH SHORING COMPANY	20604350		RENTAL - TRENCH TOP 5'X8' WELDED	151.20
					Total :	**151.20**
185039	5/12/2026	111481 TRIO COMMUNITY MEALS, LLC	INV2230079819	034-00705	SENIOR FEEDING PROGRAM	8,079.75
					Total :	**8,079.75**
185040	5/12/2026	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 04/22/26		CAL CARD STATEMENT 03/24-04/22/26	16.79
			BROCK 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	264.17
			KWAK 04/22/26		CAL CARD STATEMENT 03/24-04/22/26	96.96
			MACIEL 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	2,345.05
			PD TRAINING2 3/23/26		CAL CARD STATEMENT 02/24-03/23/26	1,861.47
			PD TRAINING4 2/23/26		CAL CARD STATEMENT 01/23-02/23/26	1,437.12
			PYNN 04/22/26	037-10525	CAL CARD STATEMENT 03/24-04/22/26	11,347.84
			RIGG 04/22/26		CAL CARD STATEMENT 03/24-04/22/26	235.94
					Total :	**17,605.34**
185041	5/12/2026	107274 U.S. TOW, INC.	02123	037-10475	FY26 GTRANS TOWING SERVICES	72.00
					Total :	**72.00**
185042	5/12/2026	122227 U-HAUL	5405155190		REC RENTAL SERVICES	241.45
					Total :	**241.45**
185043	5/12/2026	104692 ULINE	205799221		REC PROGRAM SUPPLIES	1,760.11
			206590252		PD PROGRAM SUPPLIES	597.66
			206819538		PD PROGRAM SUPPLIES	85.92
			207143088		CUSTODIAL SUPPLIES	618.51
					Total :	**3,062.20**
185044	5/12/2026	121275 UNDERGROUND SERVICE ALERT, OF SC	25-263202		CA STATE FEE FOR REGULATORY COS	49.29
			320260313		NEW TICKET CHARGES	244.35
					Total :	**293.64**
185045	5/12/2026	105316 VECTORUSA	106484	023-01660	AQUATIC & SENIOR CENTER AV SYSTE	178,309.79
			106853	023-01659	AQUATIC & SENIOR CENTER FIBER PR	155,118.77
			106854	023-01659	AQUATIC & SENIOR CENTER FIBER PR	4,589.72

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185045	5/12/2026	105316 105316 VECTORUSA	(Continued)		**Total :**	**338,018.28**
185046	5/12/2026	107873 VERSATERM PUBLIC SAFETY US INC	INV41-03960		ANNUAL SOFTWARE MAINTENANCE	2,679.02
					Total :	**2,679.02**
185047	5/12/2026	122435 VISTA PAINT CORPORATION	2026-351140-00		STREET MAINT SUPPLIES	127.77
			2026-353062-00		STREET MAINT SUPPLIES	994.50
			2026-354323-00		GTRANS FACILITY PAINT	18.79
					Total :	**1,141.06**
185048	5/12/2026	113626 WAISMAN CONTRUCTION INC	04	024-01187	CIVIC CENTER LIGHTING IMPROVEME	208,150.62
					Total :	**208,150.62**
185049	5/12/2026	108353 WALTERS WHOLESALE ELECTRIC CO	S130143791		BLDG MAINT SUPPLIES	123.32
					Total :	**123.32**
185050	5/12/2026	101195 WASTE RESOURCES GARDENA	042126		WASTE COLLECTION	314,505.78
					Total :	**314,505.78**
185051	5/12/2026	104107 WAXIE SANITARY SUPPLY	83883352		BUS WASH SUPPLIES	342.51
			83896049		BUS WASH SUPPLIES	538.30
					Total :	**880.81**
185052	5/12/2026	112737 WELLS FARGO VENDOR FINANCIAL, SERVICE	5038384688	023-01622	CITYWIDE COPIER LEASE - MAY 2026	3,921.66
					Total :	**3,921.66**
185053	5/12/2026	112314 WESTERN ALLIED CORPORATION	920132		HVAC REPAIRS - CITY HALL CHILLER	3,086.00
					Total :	**3,086.00**
185054	5/12/2026	110370 WESTERN COLLISION CENTER, INC	1176	035-01401	2026 FORD INTRCPTR #EN48J18 BODY	1,850.00
					Total :	**1,850.00**
185055	5/12/2026	119387 WEX BANK	111788635		FUEL PURCHASE	72.46
					Total :	**72.46**
185056	5/12/2026	123050 WILLIAMS SCOTSMAN, INC.	9026049679	035-01414	MODULAR BUILDING RENTAL CPX-804	2,284.43
					Total :	**2,284.43**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
185057	5/12/2026	113818 WOODS, TIMOTHY	04/17-04/18		SO. CAL REGIONAL BUS ROADEO PEF	282.41
					Total :	**282.41**
185058	5/12/2026	112816 XIMENEZ, ANTHONY	04/17-04/18		SO. CAL REGIONAL BUS ROADEO PEF	282.41
					Total :	**282.41**
185059	5/12/2026	125001 YAMADA COMPANY, INC.	85493		PARK MAINT SUPPLIES	386.55
					Total :	**386.55**
185060	5/12/2026	113822 ZAMENI, NASTARAN	CIT #455135721		PARKING CITATION REFUND	120.00
					Total :	**120.00**
197	**Vouchers for bank code :**	usb			**Bank total :**	**3,668,751.29**
197	**Vouchers in this report**				**Total vouchers :**	**3,668,751.29**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages __1__ to __21__ inclusive of the check register are accurate and funds are available for payment thereof.

By: _____
Director of Administrative Services

This is to certify that the claims or demands covered by checks listed on pages __1__ to __21__ inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

_____

_____ 05/12/2026
Mayor Date

_____ _____
Councilmember Date

_____ _____
Councilmember Date

Acknowledged:

_____ _____
Councilmember Date

_____ _____
Councilmember Date

CITY of GARDENA

Report No. P-2026-8

TO: THE HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: PERSONNEL REPORT

1. Report the appointment of the following individual:
   a. ***LORENZO DEMERY*** to the position of Homeless Coordinator Schedule 38 ($4,441 – $5,668/month), with the Recreation and Human Services Department, effective April 27, 2026.

2. Report the Service Retirement of the following individuals:
   a. ***JANICE WINFREY***, Bus Operator with the Transportation Department, effective April 10, 2026. Ms. Winfrey provided the City with 20 years and 10 months of full-time service.
   b. ***HAROLD ALLAN RIGG***, Director of Public Works/City Engineer with the Public Works Department, effective May 1, 2026. Mr. Rigg provided the City with five (5) years of service.

3. Report the Separation of the following employees:
   a. ***MARIA DE JESUS*** Police Officer with the Police Department, effective April 6, 2026. Ms. De Jesus provided 11 months of full-time service to the City.
   b. ***DIETRICH JACHE*** Police Officer with the Police Department, effective April 23, 2026. Mr. Jache provided one (1) year of service to the City.

4. Report the Recruitment for the Open/Competitive position of Lifeguard (Recreation and Human Services Department). This is a continuous recruitment.

5. Report the Recruitment for the Open/Competitive position of Lifeguard/Instructor (Recreation and Human Services Department). This is a continuous recruitment.

6. Report the Recruitment for the Open/Competitive position of Police Officer/Lateral (Police Department). This is a continuous recruitment.

7. Report the Recruitment for the Open/Competitive position of Police Service Officer (Police Department). This recruitment closed on May 11, 2026.

8. Report the Recruitment for the Open/Competitive position of Police Trainee (Police Department). This recruitment is scheduled to close on August 31, 2026.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 10G.
Section: CONSENT CALENDAR
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Annual Lobbyist Report 2026

COUNCIL ACTION REQUIRED:

Receive and File

RECOMMENDATION AND STAFF SUMMARY:

As required by Section 2.26.110(B) of the Gardena Municipal Code, in May or each year, the City Clerk shall file an annual report with the City Council. Compiling the information filed by lobbyists who have re-registered or have resigned in accordance with this chapter.

All statements filed by the City Clerk shall be preserved by the City Clerk for a period of five years from the date of filing. Such reports and statements shall constitute part of the public records of the City Clerk's office and shall be open to public inspection.

FISCAL IMPACT/COST:

None

APPROVED:



_____

Clint Osorio, City Manager

Attachments

Lobbyist Report to Council - 5-07-2026 - DRAFT.pdf

MEMORANDUM
OFFICE of the CITY CLERK

TO: Clint Osorio

DATE: May 12, 2026

FROM: Becky Romero

REF: BR-26-01

SUBJ: Annual Lobbyist Report 2026

As required by Section 2.26.110(B) of the Gardena Municipal Code, this memo shall serve as the City Clerk's annual report on city lobbyists, lobbying firms, and lobbyist employers.

The following lobbyist registered with the City for the period from April 2025 to March 2026:

1) Lobbying Firm: SoCalGas
1851 N. Gaffney Street
San Pedro, CA 90731

Qualified Lobbyist: Gabriela Medina

Business Activities: Legislative or energy initiatives that impact SoCalGas

2) Lobbying Firm: U.S. Bank National Association
9467 Milliken Ave FL1
Rancho Cucamonga, CA 91730

Qualified Lobbyist: Tom Castaneda

Business Activities: Banking and Financial Services Opportunities for U.S. Bank

3) Lobbying Firm: Harding Larmore Kutcher & Kozal, LLP
1250 6th Street, Suite 200
Santa Monica, CA 90401

Qualified Lobbyist: Kevin V, Kozal, Esq.

Business Activities: Property at 1651-1711 W. 135th Street, Gardena

Please contact the City Clerk's Office with any questions.

cc: Members of the City Council
City Attorney
City Clerk

City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 11A.
Section: PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: May 5, 2026 MEETING ITEM 6.A

PROJECT DESCRIPTION:

6.A ENVIRONMENTAL ASSESSMENT #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE PARCEL MAP #2-24;

The Planning and Environmental Quality Commission reviewed a request to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

APPLICANT: Steve Stepakis

LOCATION: 1031 Magnolia Avenue, APN (6113-035-015).

Commission Action: The Planning and Environmental Quality Commission continued the public hearing for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24, to a date certain of July 7, 2026, by vote of 4-0, with one commissioner recusing their vote.

STAFF RECOMMENDATION:

City Council Action: No City Council action required.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

2026_05_05_PCAX.pdf

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda
Website: www.cityofgardena.org
Tuesday, May 5, 2026, 7:00 PM
Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California

REPORT OF ACTIONS

To view the complete Planning and Environmental Quality Commission agenda packet, click here.

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE PARCEL MAP #2-24;

The Planning and Environmental Quality Commission reviewed a request to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

APPLICANT: Steve Stepakis
LOCATION: 1031 Magnolia Avenue, APN (6113-035-015).

Commission Action: The Planning and Environmental Quality Commission continued the public hearing for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24, to a date certain of July 7, 2026, by vote of 4-0, with one commissioner recusing their vote.

City Council Action: No City Council action required.

6.B. ZONE TEXT AMENDMENT #1-26

The Planning and Environmental Quality Commission reviewed a recommendation to amend Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Environmental Consideration: The Zone Text Amendment and Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

LOCATION: City Wide

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 5-26, by vote of 5-0, recommending that the City Council adopt an Ordinance for Zone Text Amendment #1-26.

City Council Action: No City Council action required. Zone Text Amendment #1-26 will be reviewed and considered by the City Council at a future City Council meeting.

City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 11B.
Section: PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: May 5, 2026 MEETING ITEM 6.B

PROJECT DESCRIPTION:

6.B ZONE TEXT AMENDMENT #1-26

The Planning and Environmental Quality Commission reviewed a recommendation to amend Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Environmental Consideration: The Zone Text Amendment and Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

LOCATION: City Wide

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 5-26, by vote of 5-0, recommending that the City Council adopt an Ordinance for Zone Text Amendment #1-26.

STAFF RECOMMENDATION:

City Council Action: No City Council action required. Zone Text Amendment #1-26 will be reviewed and considered by the City Council at a future City Council meeting.

APPROVED:



Greg Tsujiuchi, Community Development Director

Attachments

2026_05_05_PCAX.pdf

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda
Website: www.cityofgardena.org
Tuesday, May 5, 2026, 7:00 PM
Council Chamber at City Hall
1700 W. 162nd Street, Gardena, California

REPORT OF ACTIONS

To view the complete Planning and Environmental Quality Commission agenda packet, click here.

6. PUBLIC HEARING ITEMS

6.A. ENVIRONMENTAL ASSESSMENT #19-24, SITE PLAN REVIEW #4-24, AND TENTATIVE PARCEL MAP #2-24;

The Planning and Environmental Quality Commission reviewed a request to approve Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 85142) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(b) (Class 3 - New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

APPLICANT: Steve Stepakis
LOCATION: 1031 Magnolia Avenue, APN (6113-035-015).

Commission Action: The Planning and Environmental Quality Commission continued the public hearing for Environmental Assessment #19-24, Site Plan Review #4-24, and Tentative Parcel Map #2-24, to a date certain of July 7, 2026, by vote of 4-0, with one commissioner recusing their vote.

City Council Action: No City Council action required.

6.B. ZONE TEXT AMENDMENT #1-26

The Planning and Environmental Quality Commission reviewed a recommendation to amend Chapter 18.13 of the Gardena Municipal Code relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Environmental Consideration: The Zone Text Amendment and Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 which exempts ordinances implementing accessory dwelling unit ordinances.

LOCATION: City Wide

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 5-26, by vote of 5-0, recommending that the City Council adopt an Ordinance for Zone Text Amendment #1-26.

City Council Action: No City Council action required. Zone Text Amendment #1-26 will be reviewed and considered by the City Council at a future City Council meeting.

PUBLIC COMMENT #1
ORAL COMMUNICATIONS

'26 MAY 4PM 5:23
CITY CLERK'S OFC

Becky Romero

From: Martha Torres <mtorres@fhfca.org>
Sent: Monday, May 4, 2026 5:00 PM
To: Public Comment
Subject: Public Comment-Non Agenda Item for City Council Meeting on 5/12/26
Attachments: General FHF Services Flyer (3).pdf

Caution! This message was sent from outside your organization.

Dear Gardena City Council,

I'm writing to inform you about the vital services that Fair Housing Foundation (FHF) provides to the residents of Gardena-free of cost. As a nonprofit organization dedicated to promoting fair housing, we offer:

- **One-on-one confidential counseling** on landlord-tenant issues, including rent increases, repairs, and evictions.
- **Investigation of housing discrimination complaints** to ensure all residents have equal access to housing.
- **Free educational workshops** covering tenants' and landlords' rights and responsibilities. These workshops are held weekly and are available in multiple languages.

For more information or to register for the workshop, please visit our website at www.fhca.org or contact us at 800-446-3247.

We appreciate your time and support in ensuring that Gardena residents have access to fair housing resources. Please feel free to reach out with any questions.

Best regards,

Martha Torres
Community Engagement Liaison
HUD Certified Housing Counselor
Fair Housing Foundation
(800) 446-3247 ext. 1103
www.fhfca.org
Out of office every other Friday

Follow us on:

MISSION: The Fair Housing Foundation is a non-profit organization dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone.
CONFIDENTIALITY NOTICE: This e-mail and any attachments may contain non-public, confidential or legally privileged information. If you are not the intended recipient, you are notified that any unlawful interception, disclosure, printing, copying, distribution or use of the contents is prohibited under the Electronic Communication Privacy Act, 18 USCA 2510, 18 USCA 2511 and any applicable laws. If you received this in error, please notify the sender by reply e-mail and delete this message.

FAIR HOUSING FOUNDATION
Fair Housing Opening Doors

SCAN ME

Fair Housing Foundation is dedicated to promoting equal access to housing by educating about housing rights.

You have the right to live wherever you choose!



Attend one of our FREE Fair Housing workshops and learn about your rights and responsibilities! RSVP at www.fhfca.org/events

Join the Rental Counseling Program!

- An overview of fair housing laws and discrimination
- An overview of tenant rights and mediation services
- Learning more about banking options
- Understanding credit worthiness
- Creating and managing a household budget
- Savings goals for overcoming renting barriers
- Learn more about the types of housing situations, including affordable housing

Live Free of Discrimination.

Fair housing laws protect people from unfair treatment when seeking and living in rental housing.
If you suspect unfair housing practices,
CALL OUR HOUSING ASSISTANCE HOTLINE:
1 (800) 446-FAIR

If you feel that you've been discriminated against because of race, color, religion, national origin, sex, familial status, or disability, contact us.

ARE YOU A TENANT, LANDLORD OR A MANAGER WHO HAS QUESTIONS ABOUT:
Rent increases, repairs, evictions, or other housing related issues?
Contact us to speak to a housing counselor.

3605 Long Beach Blvd #302. Long Beach, CA 90807

(800) 446-3247
TTY (800) 446-3247
Assistance available in over 200 languages

info@fhfca.org
www.fhfca.org

1855 W. Katella Ave. #355. Orange, CA 928677

FAIR HOUSING FOUNDATION
Fair Housing Opening Doors

SCAN ME

La Fundación de Vivienda Justa es dedicada a promover el acceso justo a viviendas por medio de educación sobre los derechos en la vivienda.

Usted tiene el derecho De vivir dondequiera Que usted escoja!



Asiste a uno de nuestros talleres GRATUITOS De Vivienda Justa y aprende sobre tus derechos y responsabilidades! Haz tu reservación en www.fhfca.org/events

¡Únase al Programa de Asesoramiento de Alquiler!

- Una descripción general de las leyes de vivienda justa y la discriminación
- Una descripción general de los derechos de los inquilinos y los servicios de mediación
- Más información sobre las opciones bancarias
- Comprender la solvencia crediticia
- Creación y gestión de un presupuesto familiar
- Objetivos de ahorro para superar las barreras del alquiler
- Obtenga más información sobre los tipos de situaciones de vivienda, incluida la vivienda asequible

Viva Libre de Discriminación.

Las leyes de vivienda justa protegen a las personas del trato injusto cuando están buscando y viviendo en propiedades de renta.

Si usted sospecha sobre prácticas de vivienda injustas,

LLAME A NUESTRA LINEA DE ASSISTENCIA:

1 (800) 446-FAIR

Si usted siente que ha sido discriminado debido a su raza, color, religión, nacionalidad, sexo, u estatus familiar, póngase en contacto con nosotros.

ES USTED ES UN INQUILINO, ARRENDADOR O UN MANAGER Y TIENE PREGUNTAS SOBRE:

Incremento de Renta, reparaciones, evicciones, u otros problemas relacionados con la vivienda? Póngase en contacto con nosotros para hablar con un consejero sobre la vivienda.

3605 Long Beach Blvd #302. Long Beach, CA 90807

(800) 446-3247
TTY (800) 446-3247
Asistencia disponible en más de 200 idiomas.

info@fhfca.org
www.fhfca.org

1855 W. Katella Ave. #355. Orange, CA 928677

PUBLIC COMMENT #2
ORAL COMMUNICATION

'26 MAY 8AM 7:42
CITY CLERK'S OFC

To the Mayor and Members of the Gardena City Council,

I am writing to formally address and correct misinformation that has recently been circulated online. An article has inaccurately linked the tragic passing of a former, well-respected employee to current allegations regarding driver fatigue. This claim is both misleading and unfounded.

The operator in question had a known asthma condition and had recently been evaluated by a physician, receiving a clean bill of health. After returning to work, the operator unfortunately suffered a sudden heart attack while behind the wheel. There is no evidence to suggest that fatigue or overwork contributed to this incident. In fact, the operator had completed a standard 8-hour shift and had returned home to their family prior to the event.

Employees of the Gardena Municipal Bus Line (GTrans) who knew and worked with this individual are deeply troubled by the misuse of their colleague's passing. Using this loss to support unrelated allegations against GTrans is not only inaccurate, but also disrespectful particularly to the family and child left behind.

While we recognize that sensationalized content is often used to attract attention in today's media environment, invoking a person's death in this manner is both irresponsible and insensitive. We urge readers and community members to critically evaluate such claims and rely on verified information.

Respectfully,
GTrans Employee's

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 14A.
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: Citizen Participation Plan (CPP), 2026-2030 Consolidated Plan, and 2026-2027 Action Plan to Guide the Investment of Federal Community Development Block Grant (CDBG) Program Funds

COUNCIL ACTION REQUIRED:

Conduct a Public Hearing, allow each speaker three (3) minutes, and approve the draft Citizen Participation Plan, 2026-2030 Consolidated Plan, the 2026-2027 Program Action Plan, and authorize the City Manager to execute and submit all required certifications and related documents and agreements to implement the Program Action Plan.

RECOMMENDATION AND STAFF SUMMARY:

The City of Gardena is an entitlement grantee and receives an annual allocation of federal funds from HUD through its CDBG Program. In order to receive these funds, there are a series of planning documents required, including the following:

1. A Citizen Participation Plan which encourages public participation;
2. A 5 Year Consolidated Plan for the years of 2026-2030 which is an analysis of the community's needs; and
3. An annual Program Action Plan for each program year which specifies the projects and activities to be implemented during that year.

The City will receive $583,796 for the 2026-2027 program year. When combined with program income and available funds from prior years, $1,046,684 will be available and budgeted for use. The 2026-2027 Program Action Plan identifies the following activities:

- Residential Rehabilitation Program - $929,925
- CDBG Program Administration - $116,759

Staff recommends that the City Council conduct a Public Hearing, and approve the draft Citizen Participation Plan, 2026-2030 Consolidated Plan, and the 2026-2027 Program Action Plan as presented or as may be amended by the Council, and also authorize the City Manager to execute and submit all required certifications and related documents and agreements to implement the Program Action Plan.

FISCAL IMPACT/COST:

The City will receive $583,796 in CDBG funds from HUD. When combined with program income and available prior year resources, the 2026-2027 Program Action Plan will allocate a total of $1,046,684 in CDBG funds.

APPROVED:



_____

Clint Osorio, City Manager

Attachments

Staff Report - 2026-2030 ConPlan & 26-27 AP.pdf

Draft Citizen Participation Plan.pdf

26-30 Con Plan & 26-27 AP - Draft.pdf

Public Notice - 2026-2030 ConPlan & 2026-2027 AP.pdf

AGENDA STAFF REPORT

AGENDA TITLE: PUBLIC HEARING PROPOSED ADOPTION OF DRAFT CITIZEN PARTICIPATION PLAN, 2026-2030 CONSOLIDATED PLAN, AND 52ND YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM – ONE YEAR ACTION PLAN FOR USE OF FUNDS FOR FISCAL YEAR 2026-2027

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing and approve the draft Citizen Participation Plan (CPP), 2026-2030 Consolidated Plan, and 52nd Year Community Development Block Grant Program (CDBG) for Fiscal Year 2026-2027, authorize the City Manager to execute and submit all required certifications and related documents and agreements to implement the One-Year Action Plan (FY 2026-2027) in compliance with U.S. Department of Housing and Urban Development (HUD) regulations.

DISCUSSION:

As an "Entitlement Grantee," the City of Gardena receives an annual allocation of federal funds from HUD through its CDBG Program. This program is designed to principally benefit low- and moderate-income residents by supporting activities that provide decent housing, create suitable living environments, and expand economic opportunities.

To continue receiving these funds, HUD requires the City to prepare a series of planning documents, including a CPP, a Five-Year Consolidated Plan, and an Annual Action Plan. Collectively, these documents establish the City's priorities for the use of CDBG funds and guide the implementation of eligible activities.

Citizen Participation Plan (CPP)

The CPP outlines the City's policies and procedures for encouraging and facilitating public participation in all aspects of its HUD-funded programs. The proposed updates to the CPP reflect recent changes to HUD regulations and best practices intended to ensure meaningful access to the planning process, particularly for low- and moderate-income residents, persons with disabilities, and individuals with limited English proficiency.

2026-2030 Consolidated Plan

The Consolidated Plan presents a comprehensive analysis of the City's housing and community development needs and establishes a framework for the use of CDBG funds over a five-year period from July 1, 2026, through June 30, 2031. Based on community engagement, data analysis, and consultation with stakeholders, the Consolidated Plan identifies two high-priority needs, which will be addressed through two strategic goals. These goals are accompanied by quantifiable outcome targets for the five-year period, as shown in the table below.

Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	Homeowner housing rehabilitated: 50 Households / Housing Units
Planning & Administration	All	All	Other: 5

2026-2027 CDBG Activities

The Action Plan identifies the specific projects and activities that will be implemented during the upcoming program year with CDBG funds to address the priority needs and goals established in the Consolidated Plan. For the 2026-2027 program year, the City will receive $583,796 in CDBG funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,046,684 in CDBG funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

:

City of Gardena	Residential Rehabilitation Program	$929,925
City of Gardena	CDBG Program Administration	$116,759
Total		**$1,046,684**

As part of the citizen participation process, the City is required to make the Action Plan available for a minimum period of 30 days for public comment. The public comment period began on March 27, 2026 and ran through April 28, 2026. The City did not receive any comments from the public during the comment period and posted and published a revised public notice extending the public hearing from April 28, 2026 to May 12, 2026. Any public comments received during the City Council meeting for this item will be incorporated into the 2026-2027 Action Plan prior to submittal to HUD.

CONCLUSION:

Staff respectfully recommends that at the conclusion of the Public Hearing the City Council approve the draft CPP, 2026-2030 Consolidated Plan, and 52nd Year CDBG program action plan for Fiscal Year 2026-2027 as presented or as may be amended by Council action as a result of the Public Hearing.

FISCAL IMPACT:

The City will receive $583,796 in CDBG funds from HUD. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,046,684 in CDBG funds.

Submitted by: _____ Date: _____

ATTACHMENTS

1. Draft Citizen Participation Plan
2. Draft 2026-2027 Consolidated Plan & 2026-2027 Action Plan
2. Proof of Publication

CITY OF GARDENA

Citizen Participation Plan

March 2026

Executive Summary

As required by the U.S. Department of Housing and Urban Development (HUD), the Citizen Participation Plan (CPP) sets forth the City of Gardena's ("City" or "Gardena") policies and procedures for providing community members with opportunities to participate in an advisory role in the planning, implementation, and evaluation of the Community Development Block Grant (CDBG) program. As a condition of receiving CDBG funds, the City is required to develop, publish, and implement the following key planning documents:

1. **Citizen Participation Plan (CPP):** the City's policies and procedures that enable and encourage input from all residents throughout the consolidated planning process.
2. **Consolidated Plan:** a five-year plan that details the City's housing and community development needs, planned uses of program funds to address those needs, and proposed program accomplishments.
3. **Action Plan:** an annual plan that describes the specific projects and activities that will be implemented during the program year (July 1 to June 30) to address the priority needs and goals established in the Consolidated Plan.
4. **Consolidated Annual Performance and Evaluation Report (CAPER):** an annual report that evaluates the progress the City has made toward accomplishing the goals established in the Consolidated Plan.
5. **Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing (AI or AFH):** a five-year plan that examines local housing conditions, policies, and practices and the extent to which these factors impact the range of housing choices and opportunities available to all residents in an environment free from discrimination.

Gardena provides for and encourages community members to participate in the development of or amendment to the CPP, Consolidated Plan, Action Plan, CAPER, and AI or AFH. The City actively seeks participation from low- and moderate-income persons, particularly those residing in areas where CDBG funds are proposed to be used, as well as residents of public and assisted housing developments, and by those living in predominantly low- and moderate-income neighborhoods[1]. The City also seeks input from Continuum of Care (CoC) program participants and representatives of special needs populations such as elderly individuals, migrant workers, survivors of domestic violence, residents with disabilities, and persons with HIV/AIDS.

The City will make a concerted effort to notify and encourage the participation of local and regional institutions, the CoC addressing homelessness within the jurisdiction, public agencies, and private entities including businesses, developers, non-profit organizations, philanthropic organizations, community groups, and faith-based organizations, internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land, or water

[1] Predominately low- and moderate-income neighborhoods are defined as those in which a minimum of 51% of the residents have incomes at or below 80% of area median income.

resources, emergency management agencies, state and local health service providers, social service providers, fair housing organizations, Public Housing Agencies (PHAs), and other stakeholders in the development of or amendment to the CPP, Consolidated Plan, Action Plan, CAPER, and AI or AFH.

Plan Development

Public Review and Comment

The draft CPP shall be made available for public review and comment for a 30-day period. Electronic copies of the draft CPP shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The CPP shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the CPP upon adoption.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft CPP. Following the public hearing, the City Council will consider the proposed CPP and may approve it as presented, approve it with modifications, or reject it.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Adoption

The adopted CPP shall be posted on the City's website, along with documentation of the community participation process.

Amendment

Amendment Considerations

The City shall amend the CPP, as necessary, to ensure adequate engagement and involvement of the public in making decisions related to the programs and documents governed by 24 CFR Part 91. A Substantial Amendment of the CPP may be required should a provision of the CPP be found by the City to conflict with HUD regulations.

Minor edits to the CPP, such as updating contact information or technical details about schedules and publications, will not constitute a Substantial Amendment. Additionally, when authorized by HUD via waiver or statute to respond to an emergency situation, the City may modify the CPP to conform with the flexibilities granted by HUD. Such changes to the CPP will not require public review or a public hearing.

Public Review and Comment

Draft Substantial Amendments to the CPP shall be made available for public review and comment for a 30-day period. Electronic copies of the Substantial Amendment to the CPP shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Amended CPP shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the CPP upon adoption.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft Substantial Amendment to the CPP. Following the public hearing, the City Council will consider the proposed Substantial Amendment to the CPP and may approve it as presented, approve it with modifications, or reject it.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Adoption

The adopted CPP, as amended, shall be posted on the City's website, along with documentation of the community participation process.

Consolidated Plan

Plan Development

Plan Considerations

As soon as feasible after the start of the public participation process for the Consolidated Plan, the City shall make the HUD-provided data and any other supplemental information available to residents, public agencies, and other interested parties by posting the data on the City's website. To facilitate this process, the City may include a link cross-referencing to the data on HUD's website.

The draft Consolidated Plan for public review shall include the following information:

- The amount of assistance the City expects to receive (including grant funds and program income),
- The range of activities that may be undertaken, and
- The estimated amount of funding that will benefit low- and moderate-income persons.

Gardena will make a concerted effort to notify and encourage the participation of residents, local and regional institutions, the Continuum of Care (CoC) addressing homelessness within the jurisdiction, public agencies, and private entities including businesses, developers, non-profit organizations, philanthropic organizations, community groups, faith-based organizations, internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of

flood prone areas, public land, or water resources, emergency management agencies, state and local health service providers, fair housing organizations, Public Housing Agencies (PHAs), and other stakeholders in the development of the Consolidated Plan. A variety of mechanisms may be utilized to solicit input including email, interviews, focus groups, surveys, and community meetings.

The City will also consult with and provide information to the the Housing Authority of the County of Los Angeles concerning consideration of public housing needs and planned projects and activities.

Public Review and Comment

The draft Consolidated Plan shall be made available for public review and comment for a 30-day period. Electronic copies of the draft Consolidated Plan shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Consolidated Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds are proposed to be used, and by residents of public and assisted housing. Activities to encourage participation may include but are not limited to advertising publication of the Consolidated Plan in target areas and making copies of the plan available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the Consolidated Plan prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft Consolidated Plan. Following the public hearing, the City Council will consider the proposed Consolidated Plan and may approve it as presented, approve it with modifications, or reject it. Only upon approval by the City Council will the Consolidated Plan be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The approved and adopted Consolidated Plan shall be submitted to HUD at least 45 days before the start of the program year, unless otherwise directed by HUD. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the Consolidated Plan submission.

Once approved by HUD, the final Consolidated Plan shall be posted on the City's website, along with documentation related to the community participation process.

Amendment

Amendment Considerations

The City shall prepare a Substantial Amendment to the Consolidated Plan if a "substantial change" is proposed by City staff or the City Council. For the purpose of the Consolidated Plan, a "substantial change" is defined as:

- The addition of a new goal not previously identified in the Consolidated Plan
- The removal of an existing goal identified in the Consolidated Plan
- Changes to the allocation priorities or the method of distribution of funds meeting the following thresholds:

	Minor Amendment	Substantial Amendment
Net Increase	≤ 50% of the goal allocation	> 50% of the goal allocation
Net Decrease	< 50% of the goal allocation	= 100% of the goal allocation

NOTE: The goal allocation is the funding amount listed in SP-45 of the most recently adopted Consolidated Plan

The City may make minor changes to the Consolidated Plan, as needed, so long as the changes do not constitute a Substantial Amendment. Changes to numeric accomplishment goals within an existing Consolidated Plan goal shall not constitute a Substantial Amendment. Such changes to the Consolidated Plan will not require public review or a public hearing.

Public Review and Comment

Draft Substantial Amendments to the Consolidated Plan shall be made available for public review and comment for a 30-day period. Electronic copies of the Substantial Amendment to the Consolidated Plan shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Amended Consolidated Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds are proposed to be used, and by residents of public and assisted housing. Activities to encourage participation may include, but are not limited to, advertising publication of the Amended Consolidated Plan in target areas and making copies of the plan available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the Amended Consolidated Plan prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to accept oral public comments on the draft Substantial Amendment to the Consolidated Plan. Following the public hearing, the City Council will consider the proposed Substantial Amendment to the Consolidated Plan and may approve it as presented, approve it with modifications, or reject it. Only City Council approved amendments will be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The City may submit a copy of each amendment to HUD as it occurs, or submit all amendments jointly at the end of the program year. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the Consolidated Plan Amendment submission.

The final Consolidated Plan, as amended, shall be posted on the City's website, along with documentation related to the community participation process.

Annual Action Plan

Plan Development

Plan Considerations

Prior to developing the Action Plan, the City shall issue a Notice of Funding Availability (NOFA) to inform potential applicants of available resources, funding priorities, program requirements, and application procedures. The City will conduct meetings to solicit input on proposed projects and activities. These meetings will take place prior to the publication of the draft Action Plan to ensure funding decisions reflect community needs and priorities.

Public Review and Comment

The draft Action Plan shall be made available for public review and comment for a 30-day period. Electronic copies of the draft Action Plan shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Action Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds are proposed to be used, and by residents of public and assisted housing. Activities to encourage participation may include but are not limited to advertising publication of the Action Plan in target areas and making copies of the plan available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the Action Plan prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft Action Plan. Following the public hearing, the City Council will consider the proposed Action Plan and may approve it as presented, approve it with modifications, or reject it. Only upon approval by the City Council will the Action Plan be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The adopted Action Plan shall be submitted to HUD at least 45 days before the start of the program year, unless otherwise directed by HUD. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the Action Plan submission.

Once approved by HUD, the final Action Plan shall be posted on the City's website, along with documentation related to the community participation process.

Amendment

Amendment Considerations

The City shall prepare a Substantial Amendment to the Action Plan if a "substantial change" is proposed by City staff or the City Council. For the purpose of the Action Plan, a "substantial change" is defined as:

- The addition of a new activity not previously identified in the Action Plan, without regard to funding source;
- The cancellation of an existing activity identified in the Action Plan, without regard to funding source;
- A change in the purpose, scope, location, or beneficiaries of an activity;
- Changes in the use of CDBG funds from one eligible activity to another eligible activity meeting the following thresholds:

	Minor Amendment	Substantial Amendment
Net Increase	≤ 100% of the activity allocation	> 100% of the activity allocation
Net Decrease	< 100% of the activity allocation	= 100% of the activity allocation

NOTE: The activity allocation is the budget as listed in the most recently adopted Action Plan

The City may make minor changes to the Action Plan, as needed, so long as the changes do not constitute a Substantial Amendment. Such changes to the Action Plan will not require public review or a public hearing.

Public Review and Comment

Draft Substantial Amendments to the Action Plan shall be made available for public review and comment for a 30-day period. Electronic copies of the Substantial Amendment to the Action Plan shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Amended Action Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds are proposed to be used, and by residents of public and assisted housing. Activities to encourage participation may include, but are not limited to, advertising publication of the Amended Action Plan in target areas and making copies of the plan available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the Amended Action Plan prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft Substantial Amendment to the Action Plan. Following the public hearing, the City Council will consider the proposed Substantial Amendment to the Action Plan and may approve it as presented, approve it with modifications, or reject it. Only City Council approved amendments will be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive

listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The City may submit a copy of each amendment to HUD as it occurs, or submit all amendments jointly at the end of the program year. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the Action Plan Amendment submission.

The final Action Plan, as amended, shall be posted on the City's website, along with documentation related to the community participation process.

Consolidated Annual Performance and Evaluation Report

Plan Development

Public Review and Comment

The draft CAPER shall be made available for public review and comment for a 15-day period. Electronic copies of the draft CAPER shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The CAPER shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic, or large print versions of the report to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds were used, and by residents of public and assisted housing. Activities to encourage participation may include but are not limited to advertising publication of the CAPER in target areas and making copies of the report available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the CAPER prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft CAPER. Following the public hearing, the City Council will consider the proposed CAPER and may

approve it as presented, approve it with modifications, or reject it. Only upon approval by the City Council will the CAPER be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate these people in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The approved and adopted CAPER shall be submitted to HUD within 90 days following the end of the program year. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the CAPER submission.

The adopted CAPER shall be posted on the City's website, including the approved document and summary of the citizen participation and consultation process.

Analysis of Impediments or Assessment of Fair Housing

Plan Development

Plan Considerations

The AI or AFH is a five-year plan completed by the City individually or as part of a local consortium of other HUD grantees pursuant to HUD guidance for the evaluation of local housing conditions, policies, and practices and the extent to which these factors impact the range of housing choices and opportunities available to all residents in an environment free from discrimination. As of February 2025, HUD has suspended the AFH planning framework. The following describes the process and procedures related to the development of the AI or AFH in the event the rule is reinstated.

As soon as feasible after the start of the public participation process for the AI or AFH, the City will make the HUD-provided data and any other supplemental information available to residents, public agencies and other interested parties by posting the data on the City's website. To facilitate this process, the City may include a link cross-referencing to the data on HUD's website.

Gardena will make a concerted effort to notify and encourage the participation of residents, local and regional institutions, the Continuum of Care (CoC) addressing homelessness within the jurisdiction, public agencies, and private entities including businesses, developers, non-profit organizations, philanthropic organizations, community groups,

faith-based organizations, internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources, emergency management agencies, state and local health service providers, fair housing organizations, Public Housing Agencies (PHAs), and other stakeholders in the development of the Consolidated Plan. A variety of mechanisms may be utilized to solicit input including email, interviews, focus groups, surveys, and community meetings.

Public Review and Comment

The draft AI or AFH shall be made available for public review and comment for a 30-day period. Electronic copies of the draft AI or AFH shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The AI or AFH shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille, electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also make a concerted effort to notify the PHA about its strategy to affirmatively further fair housing and encourage participation from residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations). Activities to encourage participation may include but are not limited to advertising publication of the AI or AFH and making copies of the plan available at public and assisted housing developments.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the AI or AFH upon adoption.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft AI or AFH. Following the public hearing, the City Council will consider the proposed AI or AFH and may approve it as presented, approve it with modifications, or reject it. Only upon approval by the City Council will the AI or AFH be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

The adopted AI or AFH shall be submitted to HUD for review and approval or rejection. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the AI or AFH submission.

Once approved by HUD, the final AI or AFH shall be posted on the City's website, along with documentation related to the community participation process. The goals of the AI or AFH shall be incorporated into the Consolidated Plan and the City shall annually report on the status of the Fair Housing Plan in the CAPER.

Amendment

Amendment Considerations

The City shall prepare a Substantial Amendment to the AI or AFH that was previously accepted by HUD if a "material change" occurs. For the purpose of the AI or AFH, a "material change" is defined as:

- A change in circumstances in the jurisdiction of a program participant that affects the information on which the AI or AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AI or AFH no longer reflect actual circumstances. Examples include Presidentially declared disasters, under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.), in the program participant's area that are of such a nature as to significantly impact the steps a program participant may need to take to affirmatively further fair housing; significant demographic changes; new significant contributing factors in the participant's jurisdiction; and civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders; or, upon HUD's written notification specifying a material change that requires the revision.

A Substantial Amendment to the AI or AFH consists of preparing and submitting amended analyses, assessments, priorities, and goals that take into account the material change, including any new fair housing issues and contributing factors that may arise as a result of the material change.

Public Review and Comment

Draft Substantial Amendments to the AI or AFH shall be made available for public review and comment for a 30-day period. Electronic copies of the Substantial Amendment to the AI or AFH shall be posted on the City's website and hard copies shall be made available at City Hall and the Gardena Public Library.

The Amended AI or AFH shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to, providing oral, Braille,

electronic, or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

Gardena will also encourage comment and participation from low- and moderate-income residents, particularly those living in predominantly low- and moderate-income neighborhoods, in areas where CDBG funds are proposed to be used, and by residents of public and assisted housing. Activities to encourage participation may include, but are not limited to, advertising publication of the Amended AI or AFH in target areas and making copies of the plan available in these neighborhoods.

Written comments will be accepted by the Director of Community Development, or their designee, during the public review period. A summary of all written comments, those received during the public hearing, as well as the City's responses, will be attached to the Amended AI or AFH prior to submission to HUD.

Public Hearing

The City shall conduct a public hearing to receive oral public comments on the draft Substantial Amendment to the AI or AFH. Following the public hearing, the City Council will consider the proposed Substantial Amendment to the AI or AFH and may approve it as presented, approve it with modifications, or reject it. Only City Council-approved amendments will be authorized for submission to HUD.

If an attendee at the public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate these people in every reasonable manner upon request. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Submittal to HUD

A copy of the Amended AI or AFH shall be submitted to HUD within 12 months of the onset of a material change that triggers a Substantial Amendment, unless otherwise directed by HUD. Documents related to the community participation process, including proof of public notice publication, a copy of the public hearing agenda, a summary of all public comments received, and the City's responses to said comments shall be attached to the AI or AFH Amendment submission.

The final AI or AFH, as amended, shall be posted on the City's website, along with documentation related to the community participation process.

Public Hearings, Notification, and Access

Public Hearings

Process

The City shall conduct at least two (2) public hearings per year to solicit input from community members. These meetings shall be held at different stages of the program year to gather public feedback on housing and community development needs, proposed activities, strategies for affirmatively furthering fair housing, and program performance. During the development of the Consolidated Plan and AI or AFH, at least one public hearing shall occur before the draft documents are released for public review and comment.

At a minimum, public hearings shall be held for the adoption of the CPP, Consolidated Plan, Annual Action Plans, CAPER, AI or AFH, and any Substantial Amendments.

While in-person hearings are the default format, the City may implement HUD-approved alternative participation methods in response to exigent circumstances, such as public health emergencies, natural disasters, and other events that pose a risk to public safety or hinder in-person participation. These may include virtual public hearings conducted via online platforms that allow for comments and answers in real time and are accessible to persons with disabilities. Any such modifications will be made in accordance with HUD guidance and will be designed to maintain accessibility, transparency, and robust community engagement to the greatest extent possible under the circumstances.

Notification

A public notice shall be published at least 14 days prior to any scheduled public hearing (the public hearing will be held on or after the 15th day). Adequate noticing will include:

Newspaper:	Publishing a public notice in the Gardena Valley Newspaper, and possibly other newspapers of general circulation
Public Places:	Posting notices at City Hall and at the Gardena Mayme Dear Public Library
Online:	Displaying copies of notices on the City's website

Notices shall include the date, time, and location of the public hearing as well as information on the subject and topic of the meeting including summaries when possible and appropriate to properly inform the public of the meeting. Notices will be accessible to those with disabilities. Additionally, each notice shall provide instructions for requesting special accommodations for individuals with disabilities. Proof of publication (affidavit) shall be obtained from each newspaper and attached to the final version of the relevant planning document.

Access

Public hearings that require City Council action will be conducted in front of the Gardena City Council at 7:30 pm in the City Council Chambers (1700 W. 162nd Street, Gardena, CA 90247). For public hearings that do not require City Council action, the City will make every

reasonable effort to conduct such hearings at times and locations that are convenient for potential and actual beneficiaries.

Efforts to ensure this may include, but are not limited to, scheduling meetings during the evening to accommodate work schedules, reserving accessible facilities, and arranging for them to take place in target neighborhoods.

Copies of agendas, meeting minutes, and staff reports along with any sign-in sheets circulated at public hearings shall be retained and attached to the final version of the relevant planning document.

Disability: It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If an attendee needs special assistance beyond what is normally provided, the City will attempt to accommodate the attendee in every reasonable manner. Efforts may include, but are not limited to, accessible seating, assistive listening devices, video recording for those that are homebound, sign language services, and production of written transcripts.

Language: In accordance with the City's LAP, translation and interpretation services will be provided at public hearings when a significant number of non-English speaking residents are reasonably expected to participate, or upon request.

Requests for reasonable accommodations and language assistance services must be made at least 48 hours prior to the public hearing to:

City of Gardena
City Clerk's Office
1700 W. 162nd Street
Gardena, CA 90247
cityclerk@cityofgardena.org

Comments

Residents and stakeholders are encouraged to state their questions and comments during the development of the key planning documents and any amendments to said documents. All questions raised by attendees shall be answered by City staff, and all comments, suggestions, and proposals shall be recorded and considered in program planning. Verbal comments received at public hearings as well as responses to said comments will be summarized and included as an attachment to the final planning document.

Documents for Public Review

Process

The required public comment periods for each of the key planning documents and substantial amendments to said documents are as follows:

Document	Length of Public Comment Period

CPP	30 days
Consolidated Plan	30 days
Annual Action Plan	30 days
CAPER	15 days
AI or AFH	30 days

In the event of a federally declared disaster or emergency, the City may implement HUD-approved alternative participation methods. These may include shorter advanced notice timelines as well as reduced public comment periods. Any such modifications will be made in accordance with HUD guidance and will be designed to maintain accessibility, transparency, and robust community engagement to the greatest extent possible under the circumstances.

Notification

The City ensures adequate advance notice of all public review and comment periods by publishing public notices before the review period begins. Adequate noticing will include:

Newspaper:	Publishing a public notice in the Gardena Valley Newspaper, and possibly other newspapers of general circulation
Public Places:	Posting notices at City Hall and at the Gardena Public Library
Online:	Displaying copies of notices on the City's website

These notices shall clearly state the start and end date of the comment period, provide a summary of the document's purpose and content, while also specifying where the full document can be reviewed. Notices will be accessible to those with disabilities. Each notice shall provide instructions for requesting special accommodations for individuals with disabilities. Proof of publication (affidavit) shall be obtained from each newspaper and attached to the final version of the relevant planning document.

Access

The City will place an adequate supply of copies of each draft document and substantial amendments to each document subject to public review at the following locations:

Online:	City website
City Hall:	1700 W. 162nd Street, Gardena, CA 90247
Public Library:	Gardena Mayme Dear Library 1731 W Gardena Blvd, Gardena, CA 90247

Disability: All reports and materials shall be made available in a format accessible to persons with disabilities, upon request. Such formats may include, but are not limited to,

providing oral, Braille, electronic, or large print versions of the plan to those visually impaired, and delivering copies to those who are homebound.

Comments

Residents and stakeholders are encouraged to provide written comments during the development of all key planning documents and any proposed amendments. Written comments as well as requests for documents in alternative formats should be directed to:

City of Gardena
City Clerk's Office
1700 W. 162nd Street
Gardena, CA 90247
publiccomment@cityofgardena.org

All written comments received during the public comment period, along with the City's responses, shall be attached to the final version of the relevant planning document.

Availability

The City is committed to providing timely and reasonable access to public information and records related to the development of key planning documents and the use of HUD funds from the preceding five years. Final versions of the CPP, Consolidated Plan, Annual Action Plans, CAPERs, and AI or AFH shall be made available on the City's website following approval by the City Council and HUD.

Information to be made available shall also include budget and program performance data, meeting agendas and minutes, public comments received, and other relevant materials associated with the planning and implementation of HUD-funded programs.

Requests for public records must be made to the City in writing. Staff shall respond to such requests within 15 working days or as soon as possible thereafter. Hard copies may be obtained from the Community Development Department, subject to standard reproduction fees established by the City Clerk's Office.

If a requested document contains Personally Identifiable Information (PII) or has been deemed confidential by the City Attorney, it shall be withheld from public disclosure. In such cases, the requestor will be notified as part of the City's response.

Written requests should be addressed to:

City of Gardena
City Clerk's Office
1700 W. 162nd Street
Gardena, CA 90247
(310) 217-9565

Technical Assistance

Process

Upon request, staff shall provide technical assistance to groups representing low- and moderate-income persons to develop funding requests for CDBG eligible activities. Technical assistance will be provided as follows:

- Establish a Notice of Funding Availability (NOFA) that provides information and instructions to interested parties so that they can have reasonable access to the funding consideration process.
- Provide self-explanatory application forms designed to be easily understood and concise while still addressing all key items necessary to evaluate the proposed activity.
- Host a NOFA workshop to provide advice and best practices to help applicants develop competitive funding requests.
- Schedule one-on-one meetings as needed to assist applicants in preparing eligible funding requests.

Complaints

Process

A complaint regarding the Consolidated Plan process, the development of any Substantial Amendments, and program performance must be submitted in writing to the Director of Community Development. A timely and substantive written response will be made to complaints within 15 working days from the date of receipt (where practicable), acknowledging the letter and identifying a plan of action, if necessary. The City will accept written complaints provided they specify:

- The description of the objection, and supporting facts and data; and
- Provide name, address, telephone number, and a date of complaint.

Those making complaints are encouraged to propose alternatives and solutions for consideration in addressing the issue(s) brought forth.

Appeals

Appeals concerning the planning documents, statements, or recommendations of the staff should be made to the following persons, in the order presented:

- Director of Community Development
- City Manager
- City Council
- Los Angeles HUD Field Office (if concerns are not answered)

Anti-Displacement and Relocation

Anti-Displacement Policy

The City's Anti-Displacement and Relocation Plan describes how Gardena will assist persons who must be temporarily relocated or permanently displaced due to the use of HUD Community Planning and Development (CPD) program funds. This plan takes effect whenever the City funds activities that involve the following:

- Property acquisition,
- Potential displacement of people from their homes and the need to relocate people (either permanently or temporarily), and
- The demolition or conversion of low- and moderate-income housing units.

Gardena will take reasonable steps to minimize displacement as a result of CDBG activities. This means that the City shall:

- Consider if displacement will occur as part of funding decisions and project feasibility determinations,
- Assure, whenever possible, that occupants of buildings to be rehabilitated are offered an opportunity to return,
- Plan substantial rehabilitation projects in "stages" to minimize displacement
- Meet all HUD notification requirements so that affected persons do not move because they have not been informed about project plans and their rights.

The City seeks to minimize, to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG involving single- or multi-family rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that Gardena deems beneficial but that may cause displacement may be recommended and approved for funding only if Gardena or its subgrantee demonstrates that such displacement is necessary and vital to the project and that they take efforts to reduce the number of persons displaced. Further, they must clearly demonstrate that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed on persons who must relocate.

Displacement Assistance

Consistent with the goals and objectives of the CDBG program, Gardena will take all reasonable steps necessary to minimize displacement of persons, even temporarily. If displacement occurs, the City will provide relocation assistance to all persons directly, involuntarily, and permanently displaced according to HUD regulations.

If Gardena temporarily displaces a low- or moderate-income household, that household becomes eligible for certain relocation payments. The assistance applies to those persons residing in the residence at the time the application is processed and is based on the following procedures:

- If the structure and its occupants are determined eligible for temporary relocation assistance, the owner-occupants and tenants are eligible for the actual reasonable

cost (based on fair market rent) of temporary lodging facilities until the structure is determined habitable by Gardena's housing inspector;

- Gardena must approve housing and the Lessor and Lessee must sign a rent agreement before move-in. Housing must be comparable functionally to the displacement dwelling and decent, safe, and sanitary. This does not mean that the housing must be in comparable size. The term "functionally equivalent" means that it performs the same function, has the same principal features present, and can contribute to a comparable style of living. Approved lodging accommodations include apartments and houses. Gardena does not reimburse "rental expenses" for living with a friend or family member;
- Either Gardena will provide the owner-occupants and tenants a direct payment for moving expenses (to and from temporary housing) and storage costs, or Gardena will arrange moving and storage of furniture with a moving company. If Gardena makes a direct payment, complete documentation and receipts are necessary to process claims when storage costs exceed the amount assumed by the direct payment;
- Damage deposits, utility hookups, telephone hookups and insurance costs are not eligible for reimbursement; and
- The City may pay the cost of relocation assistance from Federal funds or funds available from other sources.

Draft

2026-2030 Consolidated Plan

2026-2027 Annual Action Plan

Draft for Public Review

March 27 – April 28 2026

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Executive Summary

ES-05 Executive Summary

Introduction

The City of Gardena has developed the 2026-2030 Consolidated Plan to guide the strategic investment of federal Community Development Block Grant (CDBG) funds. As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan provides a comprehensive assessment of local housing and community development needs and establishes priorities, objectives, and strategies for addressing these needs over a five-year period from July 1, 2026 to June 30, 2031.

Each year, the City receives CDBG funds through a formula-based allocation from HUD. These funds are utilized to support a variety of projects and activities that align with the City's Consolidated Plan goals and address the high priority needs of low- and moderate-income residents.

Community Development Block Grant (CDBG)

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the City's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums and blight
- Address an urgent community development need (usually the result of a natural disaster or public health emergency)

2026-2027 Program Year

For the 2026-2027 program year, the City anticipates receiving approximately $604,162 in CDBG funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,067,050 in CDBG funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

2026-2027 CDBG Activities

Housing Activities		
City of Gardena: Residential Rehabilitation Program		$946,218.00
	Sub-Total:	***$946,218.00***
Program Administration Activities		
City of Gardena: CDBG Administration		$120,832.00
	Sub-Total:	***$120,832.00***
	CDBG TOTAL:	**$1,067,050.00**

As of the date of the preparation of this draft document, HUD has not yet released the 2026-2027 Annual Allocations. For this reason, HUD has advised the City to prepare this draft document utilizing the current year annual allocation and include "contingency provision" language detailing how the City will adjust its proposed Plan once the actual allocation amounts become known. As such, the following methodology shall be employed if the City's 2026-2027 annual allocation changes.

Should the CDBG allocation be greater than $604,162:

- The CDBG Administration budget will be increased to fully utilize the 20% cap for administrative activities.
- Balance of funds will be added to the Residential Rehabilitation Program.

Should the CDBG allocation be less than $604,162:

- The CDBG Administration budget will be reduced to be compliant with the 20% cap for administrative activities.
- Balance of funds will be deducted from the Residential Rehabilitation Program.

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The 2026-2030 Consolidated Plan is grounded in a comprehensive, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This approach ensures that CDBG funds are directed toward high priority needs that align with the City's goals.

Based on this, the City has identified the high priority need which will be addressed through these goals over the five-year period. These goals establish a clear framework for the allocation of CDBG funds which ensures that federal investments produce measurable and sustainable outcomes. Each goal is tied to specific outcome indicators which allow the City to track progress, assess performance, and evaluate the impact of HUD-funded activities. The following table summarizes the goals, priority needs, and expected five-year outcomes.

Table 1 – Strategic Plan Summary

Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	Homeowner housing rehabilitated: 50 Households / Housing Units
Planning & Administration	All	All	Other: 5

Evaluation of past performance

Over the 2021-2025 program years, the City successfully utilized CDBG funds to implement impactful housing and community development programs. All projects and activities included in the 2025-2026 Action Plan are underway and the final accomplishments will be reported as part of the City's Consolidated Annual Performance and Evaluation Report (CAPER). From 2021-2024, the investment of HUD funds, in combination with state and local resources, enabled the City and its partners to achieve the following:

- **Fair Housing:** Provided 435 residents with fair housing and landlord-tenant mediation services.
- **Public Services:** Various non-profit organizations provided a range of services which assisted 382 Gardena residents.
- **Affordable Housing Preservation:** The City's Residential Rehabilitation Program completed 26 projects to address deficient housing conditions and preserve the existing housing stock that is affordable to low- and moderate-income homeowners.

These efforts resulted in meaningful impacts for residents, particularly low- and moderate-income households. The successes and lessons learned from these programs serve as the foundation for the strategies outlined in the 2026-2030 Consolidated Plan.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), businesses, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community, and economic development needs and priorities for the City of Gardena over the next five years.

In accordance with the City's Citizen Participation Plan (CPP), residents and stakeholders were able to participate in the development of the 2026-2030 Consolidated Plan through surveys, community meetings, and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

Summary of public comments

As required by HUD regulations, all public comments received during the development of the 2026-2030 Consolidated Plan and 2026-2027 Action Plan are summarized in section PR-15 of this Plan as well as Appendix A.

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

The City considered and incorporated all feedback received throughout the planning process. No public comments were disregarded.

Summary

The 2026-2030 Consolidated Plan establishes a clear framework for the strategic use of CDBG funds to address high-priority community needs. For the 2026-2027 program year, the City will allocate $604,162 in CDBG funds toward eligible activities designed to provide suitable affordable housing and improve the quality of life for low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies

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

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	City of Gardena	Community Development Department

Narrative

The City of Gardena Community Development Department serves as the lead agency responsible for the administration and oversight of the CDBG programs.

The Department ensures that CDBG investments align with community priorities, comply with HUD regulations, and are effectively managed to maximize impact. This includes planning, implementation, financial oversight, performance monitoring, and reporting. The department works closely with stakeholders to administer funds in accordance with the City's Consolidated Plan and Annual Action Plans.

To ensure strong governance and transparency, the City actively monitors funded activities, provides technical assistance, and conducts community engagement efforts to inform future funding priorities. This ongoing oversight ensures that CDBG funds are used to achieve measurable housing improvements throughout Gardena.

Consolidated Plan Public Contact Information

City of Gardena
Community Development Department
Greg S. Tsujiuchi, Director of Community Development
1700 W. 162nd Street
Gardena, CA 92024
(310) 217-9526

PR-10 Consultation

Introduction

The City of Gardena conducted a comprehensive consultation process to ensure that the 2026-2030 Consolidated Plan reflects the needs and priorities of residents, service providers, and community stakeholders. In compliance with 24 CFR Part 91, the City engaged a wide range of public and private agencies, regional planning entities, and service providers that support low- and moderate-income residents, special needs populations, and individuals experiencing homelessness. The goal of this process was to enhance coordination among local government agencies, non-profits, housing developers, businesses, and service organizations to create a cohesive strategy for improving housing affordability, public services, public facilities, and infrastructure. To facilitate the consultation process, the City solicited feedback through the following methods:

- Community Survey (web-based and paper)
- Community meetings
- Stakeholder consultations
- Public hearings
- Receipt of written and oral comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups, and organizations concerning the housing, community, and economic development needs of the community.

Each of the agencies, groups, or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

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(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG program. As a result, during the development of the Consolidated Plan, the City consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up interviews where appropriate.

The City further recognizes the importance of continued collaboration and alignment during the upcoming five-year planning period with these organizations and agencies. The City will reinforce these partnerships through ongoing coordination each year.

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 Los Angeles Homeless Services Authority (LAHSA) is the lead agency of the Continuum of Care (CoC) for Los Angeles County and is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Gardena, also provide resources for services that assist the homeless and those at risk of becoming homeless. The non-profit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The non-profit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City regularly consults with the CoC to identify needs in the jurisdiction and its objectives to address the needs of different homeless populations, including chronically homeless families and individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The City continues to coordinate with the CoC to clarify existing needs and objectives and identify opportunities for collaboration during the five-year planning process.

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

Although not a direct Emergency Solutions Grant (ESG) entitlement community, the City consulted with a number of housing, social services, governmental, and other entities involved in housing and community development in the City. Through these consultations, the City identified the holistic needs of the community, including those for extremely low-income households and homeless persons and how the City can continue to effectively coordinate with regional homeless service providers to best meet the needs of these populations. The CoC was consulted to discuss performance standards, outcome evaluation methodologies, and policies and procedures for the use of HMIS.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, and organizations who participated

1	**Agency/Group/Organization**	**Los Angeles Homeless Services Authority (LAHSA)**
	Agency/Group/Organization Type	Continuum of Care; Services – Homeless; Regional Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
2	**Agency/Group/Organization**	**Los Angeles County Department of Child Protective Services**
	Agency/Group/Organization Type	Child Welfare Agency; Services – Children; Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
3	**Agency/Group/Organization**	**Los Angeles County Development Authority (LACDA)**
	Agency/Group/Organization Type	PHA; Public Land Agency; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
4	**Agency/Group/Organization**	**Children's Dental Health Clinic**
	Agency/Group/Organization Type	Services – Children; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
5	**Agency/Group/Organization**	**The Children's Clinic**
	Agency/Group/Organization Type	Services – Children; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
6	**Agency/Group/Organization**	**Gardena Veteran Affairs Commission**
	Agency/Group/Organization Type	Services – Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy- Veterans; Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
7	**Agency/Group/Organization**	**Steelworkers Oldtimers Foundation**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
8	**Agency/Group/Organization**	**Harbor Regional Center**
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
9	**Agency/Group/Organization**	**Watts Health Center**
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
10	**Agency/Group/Organization**	**County Public Health Department**
	Agency/Group/Organization Type	Health Agency; Publicly Funded Institution; Services – Health; Lead-Based Paint
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
11	**Agency/Group/Organization**	**Volunteers of America**
	Agency/Group/Organization Type	Services – Homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
12	**Agency/Group/Organization**	**South Bay Workforce Investment Board**
	Agency/Group/Organization Type	Services – Employment; Regional Organization; Planning Organization; Services – Children
	What section of the Plan was addressed by Consultation?	Economic Development; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
13	**Agency/Group/Organization**	**C-H #4 Residential Facility**
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development; Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
14	**Agency/Group/Organization**	**Champions of Caring**
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

15	**Agency/Group/Organization**	**El Nido Family Centers**
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
16	**Agency/Group/Organization**	**Advantage**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
17	**Agency/Group/Organization**	**Ashley's Place Adult Residential II**
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
18	**Agency/Group/Organization**	**EPI Center**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

19	**Agency/Group/Organization**	**Piety and Emenogu-Work Skill Center**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
20	**Agency/Group/Organization**	**Rosecrans Villa Residential Care**
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
21	**Agency/Group/Organization**	**Moneta Gardens Improvements**
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
22	**Agency/Group/Organization**	**Woodyear Home**
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

23	**Agency/Group/Organization**	**Los Angeles County Fire Department**
	Agency/Group/Organization Type	County Government; Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development; Hazard Mitigation Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
24	**Agency/Group/Organization**	**New Star Family Center**
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Strategy; Non-Homeless Special Needs; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
25	**Agency/Group/Organization**	**Family Promise of the South Bay**
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
26	**Agency/Group/Organization**	**Catholic Charities of Los Angeles**
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy-Unaccompanied Youth; Anti-Poverty

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
27	**Agency/Group/Organization**	**The Richstone Family Center**
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence; Services - Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
28	**Agency/Group/Organization**	**WeeCare**
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
29	**Agency/Group/Organization**	**Fair Housing Foundation**
	Agency/Group/Organization Type	Services – Fair Housing; Civic Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
30	**Agency/Group/Organization**	**Federal Emergency Management Agency (FEMA)**
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Emergency Management

	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
31	**Agency/Group/Organization**	**FCC**
	Agency/Group/Organization Type	Agency – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
32	**Agency/Group/Organization**	**Gardena School District**
	Agency/Group/Organization Type	Publicly Funded Institution; Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
33	**Agency/Group/Organization**	**Habitat for Humanity**
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
34	**Agency/Group/Organization**	**Home Ownership for Personal Empowerment, Inc.**

	Agency/Group/Organization Type	Assisted Housing; Services – Housing; Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
35	**Agency/Group/Organization**	**County of Los Angeles Commission on HIV**
	Agency/Group/Organization Type	Health Agency; Local Government; Services – Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
36	**Agency/Group/Organization**	**Los Angeles County Regional Broadband Consortium**
	Agency/Group/Organization Type	Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
37	**Agency/Group/Organization**	**CA Department of Housing and Urban Development**
	Agency/Group/Organization Type	State Government; Planning Organization; Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
38	**Agency/Group/Organization**	**Tri-City Community Emergency Response Team Association**
	Agency/Group/Organization Type	Emergency Management; Floodplain Management; Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
39	**Agency/Group/Organization**	**Gardena Chamber of Commerce**
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
40	**Agency/Group/Organization**	**Youth and Family Service**
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
41	**Agency/Group/Organization**	**Gardena Senior Citizens Bureau**
	Agency/Group/Organization Type	Services – Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Non-Homeless Special Needs;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City's CDBG programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend community meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Community Development Department at (310) 217-9526.

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

Table 4 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	Consultation with the CoC indicates that the City's Consolidated Plan goals are consistent with the CoC's strategies.
Housing Element	City of Gardena Planning Department	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public, and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The Community Development Department works with various stakeholders to ensure a coordinated effort among service agencies in the region to address the needs of Gardena residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipients, social service agencies, businesses, and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

The City of Gardena conducted a comprehensive citizen participation process to ensure that the 2026-2030 Consolidated Plan accurately reflects community needs and priorities. The public engagement process was designed in accordance with the City's Citizen Participation Plan (CPP) and HUD regulations (24 CFR 91.105), ensuring that residents, local organizations, and community stakeholders had meaningful opportunities to participate in shaping the City's housing and community development strategies.

The Community Development Department led outreach efforts, emphasizing broad public engagement, particularly among low- and moderate-income residents, individuals with disabilities, racial and ethnic minorities, non-English-speaking populations, and public housing residents. The City also actively consulted with local and regional institutions, businesses, developers, non-profit and faith-based organizations, the Continuum of Care (CoC), and philanthropic entities to ensure a coordinated and holistic approach to addressing housing and community development needs.

To identify and prioritize community needs, the City developed and distributed a survey to gather input on housing, community, and economic development needs. The survey was available in English and Spanish, accessible online and in paper format, and posted at various public facilities to maximize accessibility.

The City hosted two community meetings on November 1, 2025 and December 11, 2025 where residents and stakeholders participated in interactive discussions and provided feedback on local housing and community development needs.

In compliance with 24 CFR 91.105(e)(1)(ii), the City conducted two public hearings at different stages of the planning process. The first public hearing was convened on October 14, 2025 and focused on reviewing program performance. A draft of the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review from September 8, 2025 to September 23, 2025, but no public comments were received.

Subsequently, the City made the draft 2026-2030 Consolidated Plan and 2026-2027 Action Plan available for public review and comment from March 27, 2026, to April 28, 2026. Residents were invited to review the draft documents and to attend the Public Hearing on April 28, 2026, or submit written comments concerning the housing and community development needs, proposed projects and activities, as well as proposed strategies and actions for affirmatively furthering fair housing.

Citizen Participation

Table 5 – Citizen Participation Outreach

	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	Internet Outreach	Non-targeted/broad community	The Resident Survey was available online and in paper format at various public facilities from November 2025 through January 2026. The City advised residents and stakeholders of the availability of the survey via email, posting on social media channels, and announcements on the County website.	The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Gardena for a variety of housing, community and economic development activities. In total, 17 residents and 29 stakeholders completed the survey.	All survey responses were accepted and incorporated into the survey results.	N/A
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Community Meeting on November 1, 2025 at City Hall.	Stakeholders and residents in attendance participated in interactive discussions on priority needs.	All comments were accepted.	N/A
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Virtual Community Meeting on December 11, 2025, at 1:00 pm.	Stakeholders and residents in attendance participated in interactive discussions on priority needs.	All comments were accepted.	N/A
4	Newspaper Ad	Non-targeted/broad community	Published Notice of the 15-day public review and comment period for the draft 2024-2025	No comments were received.	No comments were received.	N/A

			CAPER. The Notice also invited residents and stakeholders to attend a public hearing to provide oral comments.			
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on October 14, 2025, at 7:30 pm to receive comments on the draft 2024-2025 CAPER prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A
4	Newspaper Ad	Non-targeted/broad community	Published Notice of the 30-day public review and comment period for the draft CPP, 2026-2030 Consolidated Plan, and 2026-2027 Annual Action Plan. The Notice also invited residents and stakeholders to attend a public hearing to provide oral comments.	TBD	TBD	N/A
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on April 28, 2026, at 7:30 pm to receive comments on the draft CPP, 2026-2030 Consolidated Plan, and 2026-2027 Annual Action Plan prior to adoption and submission to HUD.	TBD	TBD	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines the housing, homelessness, non-homeless special needs, and non-housing community development needs of the City of Gardena. This analysis serves as the foundation for understanding the City's most pressing challenges and prioritizing the allocation of resources to address these needs over the next five years.

The **housing needs assessment** evaluates the prevalence of housing problems experienced by households across different income levels, tenures, and household types. It also identifies disproportionate housing needs among racial and ethnic groups and highlights the specific needs of public housing residents.

The **homeless needs assessment** describes the nature and extent of sheltered and unsheltered homelessness to inform the City's strategy to address homelessness.

The **non-homeless special needs assessment** focuses on residents who require supportive housing and services due to factors such as age, disability, and other vulnerabilities. These populations include elderly residents, individuals with disabilities, those recovering from substance use disorders, persons living with HIV/AIDS, and survivors of domestic violence.

The **non-housing community development needs assessment** evaluates the demand for public facilities, infrastructure improvements, and public services that primarily benefit low- and moderate-income residents.

Methodology

To assess community needs, the City of Gardena utilized a combination of quantitative data and qualitative input obtained through robust community engagement efforts. The key sources of data include:

- American Community Survey (ACS), 2016-2020 5-year estimates
- Comprehensive Housing Affordability Strategy (CHAS), 2016-2020 5-year estimates
- 2025 Point-In-Time (PIT) Homeless Count
- State of California Department of Justice (2024)
- National Crime Victimization Survey (2023)
- Consultations with local stakeholders, service providers, and housing authorities
- Feedback from residents through public meetings and surveys

This report utilizes the 2016-2020 ACS and CHAS 5-year estimates as they are the most current data sets supplied through HUD's eCon Planning Suite.

Consolidated Plan Survey for Residents and Stakeholders

The City of Gardena conducted a needs assessment survey to complement quantitative data with community input. The survey was distributed through email and social media channels. A total of 17 residents and 29 organizations participated, providing valuable insights into priority needs across public facilities, infrastructure improvements, housing, public services, and economic development. These results are integrated throughout the Needs Assessment and Market Analysis of Consolidated Plan to ensure alignment with community priorities.

NA-10 Housing Needs Assessment

Summary of Housing Needs

When evaluating the housing needs of residents in the City of Gardena, the Consolidated Plan describes housing needs according to income level, tenure, and household types. This analysis is based on ACS and CHAS data, summarized in Tables 6-13 below.

An overview of the number of households by income level and household type is provided in Table 7. Household types include small families (2-4 related members), large families (5 or more related members), elderly households (at least one person aged 62 and older), and households with young children (at least one person aged 6 and under). Income levels correspond with HUD Adjusted Median Family Income (HAMFI), or Area Median Income (AMI), defined as follows:

- **Extremely low-income (0-30 percent of AMI):** 4,240 households
- **Low-income (31-50 percent of AMI):** 3,795 households
- **Moderate-income (51-80 percent of AMI):** 3,875 households
- **Middle-income (81-100 percent of AMI):** 2,660 households
- **Above Middle (>100 percent of AMI):** 5,820 households

Tables 8-13 detail the housing problems faced by households, categorized by tenure (renter or owner), income level, and household type. Housing problems are assessed based on cost burdens, overcrowding, and substandard housing conditions, as defined by HUD:

- **Cost Burden:** Households spending more than 30 percent of their gross income on housing costs (rent plus utilities for renters, and mortgage payments, taxes, insurance, and utilities for owners). Severe cost burdens occur when households spend more than 50 percent of their gross income on housing costs.
- **Overcrowding:** Households with more than 1 person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. Severe overcrowding occurs when households have more than 1.5 persons per room.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.

Between 2010 to 2020, the City's population fell by one percent, from 59,930 to 59,400, while the number of households decreased by two percent, from 20,895 to 20,390. During this same period, the median income rose by 34 percent, from $47,674 to $64,015. Despite these economic gains, housing costs have risen more rapidly than income, making it increasingly difficult for many residents to secure adequate and affordable housing.

Of the 11,910 low- and moderate-income households (≤ 80 percent of AMI) in the City of Gardena, 7,828 households (66 percent) experience at least one housing problem, and 4,730 households (40 percent) are affected by one or more severe housing problems.

Housing cost burden is the most prevalent housing problem, particularly among low-income renters (≤ 50 percent of AMI). Of the 8,035 low-income households, 5,584 are cost burdened, with 2,070 of these facing severe cost burdens. Low-income renters are

disproportionately impacted, with 57 percent (1,170 households) experiencing severe cost burdens, compared to 43 percent of homeowners (900 households). Elderly and single-person households (categorized as "Other") represent the largest share of renters facing severe cost burdens.

Overcrowding is another significant housing problem, particularly for renters and single family households. Among the 1,302 low- and moderate-income households (≤ 80 percent of AMI) that are overcrowded, 78 percent are renters (1,010 households). Single family households that rent are the most affected, accounting for 70 percent (910 households) of overcrowded low- and moderate-income households.

Although less common, substandard housing conditions remain a concern, affecting 479 households. Addressing these challenges will require a coordinated and comprehensive approach to expand affordable housing options, preserve existing housing stock, and support vulnerable populations in the City of Gardena.

Table 6 – Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population	59,930	59,400	-1%
Households	20,895	20,390	-2%
Median Income	$47,674.00	$64,015.00	34%

Data Source: 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Table 7 – Total Households

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
Total Households	4,240	3,795	3,875	2,660	5,820
Small Family Households	1,140	1,405	1,685	1,310	2,980
Large Family Households	480	485	510	390	580
Household contains at least one person 62-74 years of age	1,265	1,025	1,045	720	1,495
Household contains at least one person age 75 or older	1,035	765	410	255	565
Households with one or more children 6 years old or younger	555	510	505	340	365

Data Source: 2016-2020 CHAS

Table 8 – Housing Problems 1

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	100	145	30	415	30	4	30	0	64
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	205	90	110	35	440	4	75	45	155	279
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	240	105	190	140	675	30	60	80	50	220
Housing cost burden greater than 50% of income (and none of the above problems)	1,555	505	25	20	2,105	520	365	95	90	1,070
Housing cost burden greater than 30% of income (and none of the above problems)	185	1,090	625	200	2,100	280	265	635	365	1,545
Zero/negative Income (and none of the above problems)	235	0	0	0	235	120	0	0	0	120

Data Source: 2016-2020 CHAS

Table 9 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,135	795	470	230	3,630	585	500	245	295	1,625
Having none of four housing problems	680	1,615	1,650	995	4,940	840	885	1,510	1,140	4,375
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2020 CHAS

Table 10 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	820	765	495	2,080	145	185	330	660
Large Related	294	205	40	539	115	105	160	380
Elderly	675	420	55	1,150	485	370	230	1,085
Other	505	390	164	1,059	75	30	85	190
Total need by income	2,294	1,780	754	4,828	820	690	805	2,315

Data Source: 2016-2020 CHAS

Table 11 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	275	275	115	175	0	290
Large Related	0	0	25	25	115	30	0	145
Elderly	535	145	20	700	255	155	55	465
Other	0	490	145	635	55	0	0	55
Total need by income	535	635	465	1,635	540	360	55	955

Data Source: 2016-2020 CHAS

Table 12 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	440	160	310	105	1,015	34	120	50	125	329
Multiple, unrelated family households	20	30	0	70	120	4	10	70	80	164
Other, non-family households	35	0	15	0	50	0	4	0	0	4
Total need by income	495	190	325	175	1,185	38	134	120	205	497

Data Source: 2016-2020 CHAS

Table 13 – Households with children under the age of 6

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
Households with children 6 years of age or younger present	470	415	320	1,250	85	95	185	365

Data Source: 2016-2020 CHAS

Describe the number and type of single person households in need of housing assistance.

Based on 2016-2020 ACS data (S2501), the City of Gardena has 5,341 single-person households, accounting for approximately 26.2 percent of all households. Among them, 42.6 percent are homeowners (2,277 households), while 57.4 percent are renters (3,064 households). Single-person households face distinct housing challenges, largely stemming from limited earning potential and a shortage of smaller, affordable housing options such as studios and one-bedroom apartments. Rising housing costs relative to their income exacerbates these issues, often leading to housing cost burdens.

Housing cost burdens represent the most pressing issue for single-person households. Table 10 reveals that 1,249 single-person households (categorized as "other") experience cost burdens, with renters comprising 85 percent (1059 households) and homeowners making up the remaining 15 percent (190 households). Severe cost burdens, as shown in Table 11, affect 690 single-person households, with renters again representing the majority at 92 percent (635 households) and homeowners eight percent (55 households).

Extremely low- and low-income single-person renters (≤ 50 percent of AMI) are particularly vulnerable to housing instability due to their limited capacity to absorb rising rental costs, unexpected financial emergencies, or other economic pressures. Although single-person homeowners may also experience financial strain, their housing costs tend to be more stable and predictable, making them less susceptible to immediate displacement.

While single-person households, by definition, do not experience overcrowding, substandard housing conditions remain a concern. Table 8 shows that 449 low- and moderate-income households (≤ 80 percent of AMI) lack complete plumbing or kitchen facilities. Although not explicitly broken down by household size, it is reasonable to infer that a portion of single-person households reside in substandard housing conditions.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Families with Disabled Members

According to the 2016-2020 ACS data (S1810), approximately 7,088 individuals in the City of Gardena have a disability, representing about 11.9 percent of the total population. More than half (55 percent or 3,865 residents) of Gardena's disabled population are 65 and older, demonstrating a strong correlation between age and disability, and highlighting the heightened vulnerability faced by elderly residents with disabilities.

Adults with disabilities encounter unique obstacles to independent living, including limited employment opportunities, high healthcare costs, and the need for housing with accessibility modifications. These factors leave families with disabled members particularly susceptible to housing cost burdens, especially those on fixed incomes or with limited earning potential. Additionally, these households often reside in housing units that lack adequate accessibility features such as ramps, widened doorways, and sensory adaptations, further compounding their housing challenges. Consequently, families with

disabled members are more likely to experience at least one housing problem, including cost burdens, overcrowding, or substandard housing.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Survivors of domestic violence and related crimes often face immediate and life-threatening risks to housing stability. In 2024, the Gardena Police Department responded to 221 domestic violence related calls, signaling that housing assistance may be necessary for these households (State of California Department of Justice). However, this figure likely underrepresents the true scale of need, as the 2023 National Crime Victimization Survey indicates that only 52 percent of domestic violence incidents and 46 percent of sexual assaults are reported. Based on these trends, the actual need for housing assistance among survivors is likely much higher.

Survivors fleeing abusive relationships and violent homes face challenges such as loss of economic support, limited access to affordable housing, and the need for safe and stable living arrangements. These factors increase the likelihood of experiencing housing cost burdens and resorting to overcrowded or unsafe housing situations. As a result, this places survivors at elevated risk of homelessness and highlights the need for immediate access to emergency shelters, transitional housing, and permanent supportive housing solutions.

What are the most common housing problems?

The most prevalent housing problem in the City of Gardena is housing cost burden, which occurs when households spend more than 30 percent of their gross income on housing expenses. This issue is largely driven by a combination of rising housing costs and slower income growth for many residents. Table 10 reveals that 7,143 low- and moderate-income households (≤ 80 percent of AMI) experience cost burdens. Renters are disproportionately affected, representing 68 percent (4,828 households) of this group, while homeowners make up the remaining 32 percent (2,315 households). Among renters, Small related (2,080 households) and Elderly (1,150 households) are most significantly impacted. Extremely low-income households (≤ 30 percent of AMI) face the highest prevalence of housing cost burdens, reflecting persistent affordability challenges.

Severe cost burdens, where households spend more than 50 percent of their gross income on housing, impact 2,590 low- and moderate-income households (≤ 80 percent of AMI). Table 11 shows that 1,170 extremely low- and low-income renters (≤ 50 percent of AMI) are most affected, with elderly households (700 households) and single person households (635 households) disproportionately impacted. Among homeowners, elderly households face the highest incidence of severe cost burdens, with 465 households impacted. These financial challenges are particularly acute for seniors on fixed incomes, who often struggle to maintain or adapt their homes to meet their evolving needs.

Overcrowding, defined as a household with more than one person per room, is the second most common housing problem in the City. Table 12 indicates that 1,302 low- and moderate-income households (≤ 80 percent of AMI) experience overcrowding, with renters accounting for the majority (78 percent or 1,010 households). Single family household

renters (910 households) are particularly affected. This illustrates how the ongoing shortage of adequately sized housing options that are affordable forces families and individuals to reside in units that fail to meet their spatial needs.

Severe overcrowding, defined as more than 1.5 persons per room, impacts 529 low- and moderate-income households (≤ 80 percent of AMI). Table 8 shows this issue is especially pronounced among renters (405 households), who are often compelled to share housing with unrelated individuals to reduce housing costs. Severely overcrowded households only further illustrates the extent of this issue and highlights the challenges caused by the lack of affordable, adequately sized housing options.

Substandard housing, characterized by the lack of complete kitchen or plumbing facilities, is less common but remains a concern. Table 8 indicates that 479 households citywide are affected, with renters disproportionately impacted as they comprise 87 percent of these cases. Extremely low- and low-income households are particularly at risk, as they are less likely to have the financial means to afford necessary repairs or move to better housing.

Are any populations/household types more affected than others by these problems?

Of the 11,910 low- and moderate-income households (≤ 80 percent of AMI) in the City of Gardena, 7,828 households (66 percent) experience at least one housing problem. Extremely low- and low-income households (≤ 50 percent of AMI) are the most affected, accounting for 75 percent (5,848 households) of all low- and moderate-income households with housing problems.

Low- and moderate-income renters (≤ 80 percent of AMI) are particularly impacted by severe housing problems compared to homeowners. Of the 4,730 low- and moderate-income households with at least one severe housing problem, 72 percent are renters (3,400 households), while 28 percent are homeowners (1,330 households).

Insights from Table 11 reveal that low- and moderate-income (≤ 80 percent of AMI) renters are nearly twice as likely to experience severe cost burdens. Of the 2,590 low- and moderate-income households facing severe cost burdens, 63 percent are renters (1,635 households), while 37 percent are homeowners (955 households). Among renters, elderly (700 households) represent the largest share. For these households, limited financial resources and high housing costs relative to their income result in severe cost burdens. To reduce expenses, unrelated individuals often share undersized units, leading to overcrowded living arrangements.

Overcrowding is another major issue that primarily affects renters. Table 12 indicates that of the 1,302 low- and moderate-income households (≤ 80 percent of AMI) experiencing overcrowding, 78 percent are renters (1,010 households). Single family household renters (910 households) are particularly at risk, often living in units that are too small to meet their needs or sharing housing to offset high rental costs. These families face additional challenges due to the lack of affordable multi-bedroom housing units, which leads to higher rates of overcrowding as they struggle to find appropriately sized housing within their financial means.

Elderly households and households with disabled members also face distinct challenges related to affordability and accessibility. Many in these groups rely on limited or fixed incomes, such as Social Security Income (SSI) or Social Security Disability Insurance (SSDI), which do not keep pace with the rising cost of living in Gardena. For example, in 2025 the maximum SSI payment for an individual was $967 per month, while the median rent for a one-bedroom unit is approximately $1,761. This means that SSI only covers about half of the cost of rent, which increases their likelihood of experiencing cost burdens. Table 7 indicates there are 5,545 low- and moderate-income elderly households, highlighting those that are most vulnerable to severe cost burdens. These financial constraints leave many elderly and disabled homeowners struggling to maintain or adapt their homes to meet their evolving needs, while renters in these groups face added difficulties finding accessible housing units that are also affordable.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children in Gardena face significant challenges in maintaining stable housing. The leading indicators of risk for homelessness include income constraints, severe cost burdens, and household type. Households at imminent risk of homelessness are often extremely low-income, relying on fixed incomes or inconsistent wages. Due to these financial constraints, these households frequently experience severe cost burdens, leaving little room for essential expenses like food, transportation, and healthcare. Single-person and single-parent households are particularly vulnerable, as they often lack financial reserves or shared income to cover unexpected costs such as medical bills or car repairs, which increase their likelihood of displacement.

According to Table 11, there are 2,070 extremely low- and low-income households ($\leq$ 50 percent of AMI) in the City that experience severe cost burdens, with 57 percent being renters (1,170 households) and 43 percent homeowners (900 households). These renters are especially susceptible to rising rental costs, stagnating wages, and a limited supply of affordable housing. These pressures place many of these households at imminent risk of being evicted. While homeowners also face financial strain, their predictable housing costs make them slightly less vulnerable to immediate displacement.

Families with children, particularly single-parent households, face heightened risks due to limited earning potential and higher overall expenses, including childcare and education-related costs. As shown in Table 13, there are 1,065 extremely low- and low-income households with at least one child under six years old, with 83 percent being renters (885 households) and 17 percent homeowners (180 households). For these families, even minor financial setbacks, such as reduced work hours or unexpected medical expenses, can lead to eviction and increase their likelihood of becoming homeless.

Formerly homeless individuals and families receiving rapid re-housing assistance face ongoing risks of returning to homelessness, especially as their assistance nears termination. While these programs play a vital role in providing short-term relief, they may not fully address the underlying factors that lead to homelessness. Many participants remain financially vulnerable, as they are employed in low-wage or part-time jobs. These households often transition into housing that is affordable only with assistance, leaving them unable to sustain their housing once subsidies end. Barriers such as poor credit, histories of evictions, and a lack of savings further exacerbate their risk of falling back into homelessness without continued support.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Gardena utilized HUD-defined thresholds for income levels, household types, and housing problems to identify populations at risk of homelessness (as defined at 24 CFR 91.5). Estimates of households meeting these criteria were derived by using the ACS and CHAS data, supplemented by locally available information.

In Gardena, extremely low-income renters (≤ 30 percent of AMI) who are severely cost burdened are identified as the population most at-risk of homelessness. These households are particularly vulnerable due to their limited financial resources, which leaves them unable to absorb rising rental costs or handle unexpected financial setbacks. Furthermore, extremely low-income single-parent households and elderly individuals living alone face heightened risks, as these groups often have higher expenses and lack shared income resources to manage emergencies.

This methodology ensures that the operational definition of at-risk populations aligns with HUD guidelines and reflects local housing needs. By adopting a data-driven and localized approach, the City can prioritize resources effectively and develop targeted strategies to mitigate risks for its most vulnerable residents.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Several housing characteristics are strongly associated with housing instability and an elevated risk of homelessness. These factors include:

1. **Income Constraints**: Household income is a foundational determinant of housing stability. Extremely low-income households (≤ 30 percent of AMI) face inherent instability due to limited financial resources, often struggling to afford even the least expensive housing in the City's high-cost market. The shortage of affordable housing exacerbates this issue, compelling many of these households to live in overcrowded or substandard conditions, or pay rents they cannot sustainably afford. These households also frequently lack financial reserves to weather unexpected hardships such as job loss or medical expenses, which leaves them particularly vulnerable to eviction, displacement, and homelessness.

2. **Housing Tenure:** Renters experience significantly higher rates of housing problems compared to homeowners. The City's competitive rental market worsens these challenges by exposing renters to rising rents, stringent screening criteria, and limited availability of units. Renters with poor credit histories or prior evictions are disproportionately impacted, leaving them more susceptible to housing instability and homelessness. In contrast, homeowners typically benefit from more predictable housing costs, which reduce their risk of immediate displacement.
3. **Household Type:** Certain household types encounter unique challenges that elevate their risk of instability. Single-person households, often without financial safety nets or shared income resources, are particularly vulnerable to sudden income shocks or rising housing costs. This issue is magnified for single-parent households who also face higher childcare costs, which makes maintaining stable housing especially difficult. Elderly residents and individuals with disabilities, especially those on fixed incomes, are also at risk when affordable housing options fail to meet their accessibility needs.
4. **Housing Cost Burden:** Severely cost burdened households spending more than 50% of their gross monthly income on housing are at heightened risk of instability. These households often struggle to cover basic needs like food, transportation, and healthcare and are particularly vulnerable to eviction or foreclosure when faced with unexpected expenses or income disruptions.
5. **Overcrowding:** Overcrowded housing conditions are common among low-income households, particularly renters and large families. Economic necessity often forces multiple families or unrelated individuals to share living spaces to offset high housing costs. Overcrowding can strain household dynamics, lower quality of life, and increase the likelihood of displacement due to conflicts or landlord actions.
6. **Substandard Housing Conditions:** Housing units lacking complete plumbing or kitchen facilities, or those with significant structural issues, contribute to housing instability. Homeowners with limited financial resources may struggle to afford necessary repairs, increasing their risk of displacement if the property becomes uninhabitable. Renters are especially vulnerable, as landlords may fail to address deficiencies, forcing tenants to relocate and destabilizing their housing situation.

Based on these characteristics, extremely low-income renters (≤ 30 percent of AMI) who are severely cost burdened are most at-risk of becoming homeless.

Discussion

The most significant housing needs exist for an estimated 2,590 low- and moderate-income households (≤ 80 percent of AMI) who are severely cost burdened, particularly 1,635 renters. Among these households, the 1,170 extremely low- and low-income renters (≤ 50 percent of AMI) who are severely cost burdened face the greatest risk of housing instability. These findings emphasize the need to prioritize housing assistance for the most vulnerable populations in Gardena, particularly extremely low- and low-income renters that are severely cost burdened.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

This section evaluates whether specific racial and ethnic groups in the City of Gardena experience a disproportionately greater need for housing assistance by analyzing the prevalence of housing problems across various income levels. The analysis compares the rate of housing problems faced by racial and ethnic groups to determine if any group experiences these issues at significantly higher rates than the overall population within the same income category.

According to HUD, a disproportionately greater need exists when a racial or ethnic group experiences housing problems at a rate 10 percentage points or more above the average for all households at the same income level. For example, if 60 percent of all low-income households experience a housing problem, but 70 percent of low-income Hispanic households face the same issue, then low-income Hispanic households would be considered to have a disproportionately greater need.

Tables 14-17 provide information on the number of households experiencing housing problems by race, ethnicity, and income level. The housing problems analyzed in this section are defined by HUD as follows:

- **Cost Burden:** Households spending more than 30 percent of their gross income on housing costs. For renters, this includes rent plus utilities. For homeowners, it includes mortgage payments, taxes, insurance, and utilities.
- **Overcrowding:** Households with more than 1 person per room, excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.
    - Lacking complete kitchen facilities: Missing a sink with a faucet, a refrigerator, or a stove/range.
    - Lacking complete plumbing facilities: Missing hot and cold running water, a flush toilet, or a bathtub/shower.

Figures 1-4 illustrate the prevalence of housing problems among racial and ethnic groups at various income levels, highlighting disparities where they exist.

By understanding disparities in housing problems, the City can better allocate resources and tailor programs to address the needs of disproportionately impacted populations.

Table 14 – Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,460	490	310
White	365	50	20
Black / African American	935	60	90
Asian	850	205	120
American Indian / Alaskan Native	0	0	0
Pacific Islander	15	0	0
Hispanic	1,200	170	80

Data Source: 2016-2020 CHAS

Table 15 – Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,780	1,010	0
White	240	160	0
Black / African American	720	80	0
Asian	750	365	0
American Indian / Alaskan Native	0	35	0
Pacific Islander	4	40	0
Hispanic	990	330	0

Data Source: 2016-2020 CHAS

Table 16 – Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,345	1,685	0
White	155	260	0
Black / African American	955	345	0
Asian	490	605	0
American Indian / Alaskan Native	0	0	0
Pacific Islander	40	0	0
Hispanic	665	465	0

Data Source: 2016-2020 CHAS

Table 17 – Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	780	1,480	0
White	55	170	0
Black / African American	230	290	0
Asian	200	495	0
American Indian / Alaskan Native	0	0	0
Pacific Islander	0	0	0
Hispanic	280	500	0

Data Source: 2016-2020 CHAS

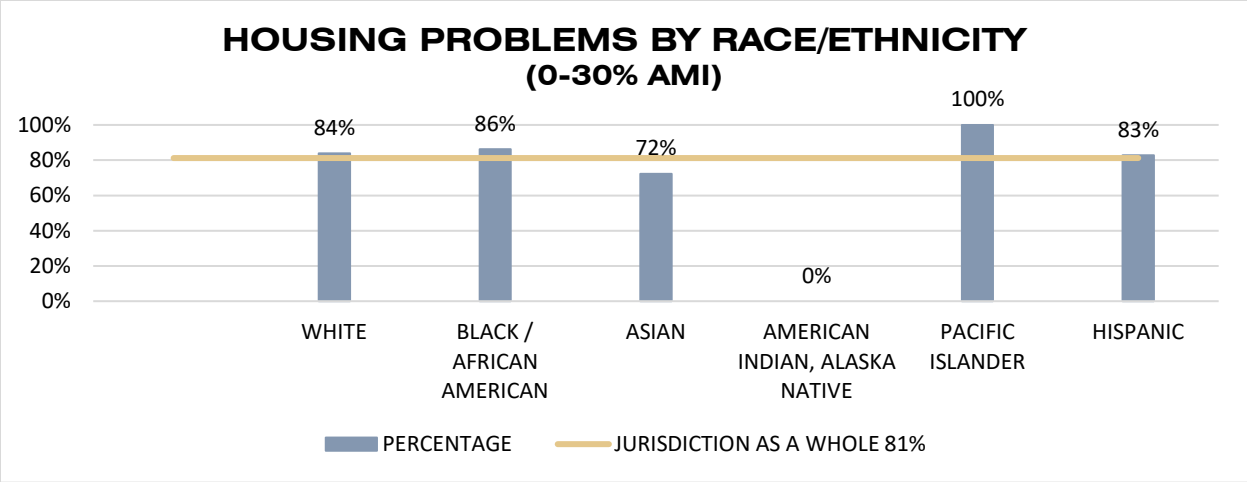
Discussion

The methodology for calculating disproportionately greater need provides a valuable framework for comparing the incidence of housing problems across racial and ethnic groups of varying sizes.

Extremely Low-Income (0-30% of AMI)

At the extremely low-income level, 81.2 percent of all households experience at least one housing problem. 18.8 percent of Pacific Islander households at this income level face housing problems, meeting HUD's definition of disproportionately greater need.

Figure 1 – Housing Problems by Race/Ethnicity (0-30% AMI)

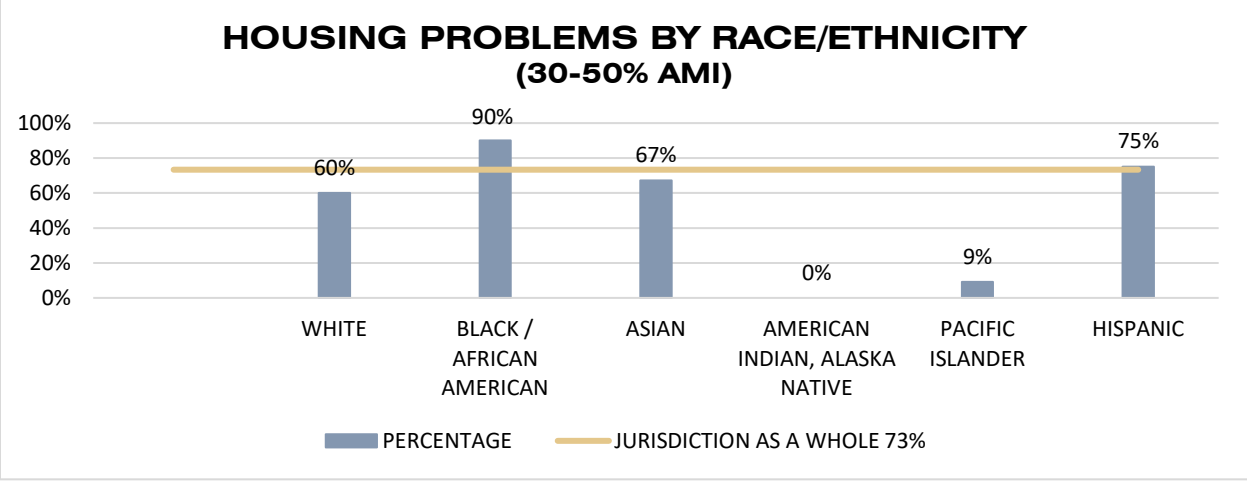


Data Source: 2016-2020 CHAS

Low-Income (30-50% of AMI)

At the low-income level, 73.4 percent of all households face one or more housing problems. 16.6 percent of Black/African American households at this income level face housing problems, meeting HUD's definition of disproportionately greater need.

Figure 2 – Housing Problems by Race/Ethnicity (30-50% AMI)

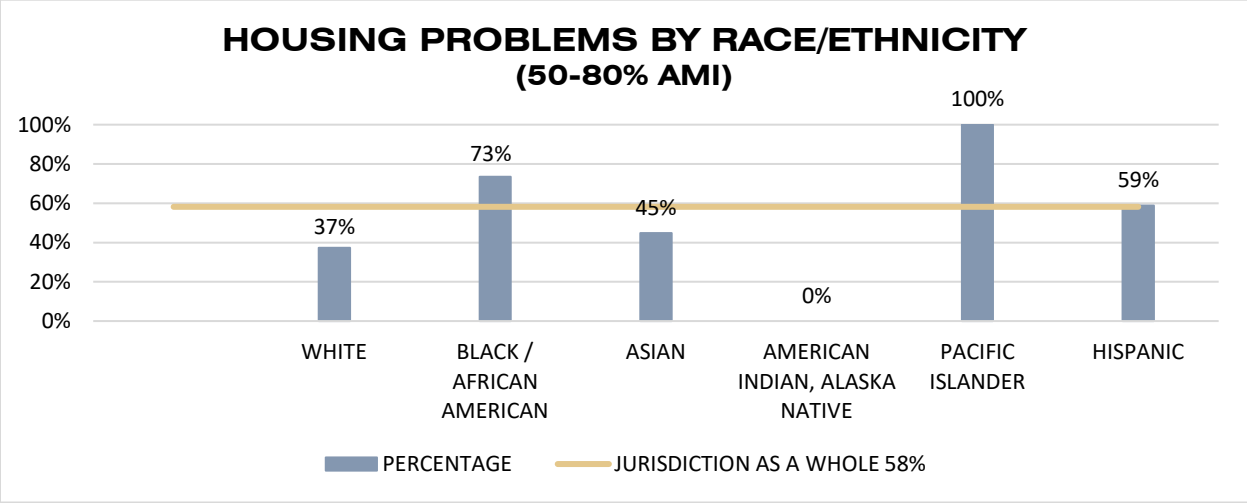


Data Source: 2016-2020 CHAS

Moderate-Income (50-80% of AMI)

At the moderate-income level, 58.2 percent of all households experience housing problems. 15.3 percent of Black/African American and 41.8 percent of Pacific Islander households at this income level face housing problems, meeting HUD's definition of disproportionately greater need.

Figure 3 – Housing Problems by Race/Ethnicity (50-80% AMI)

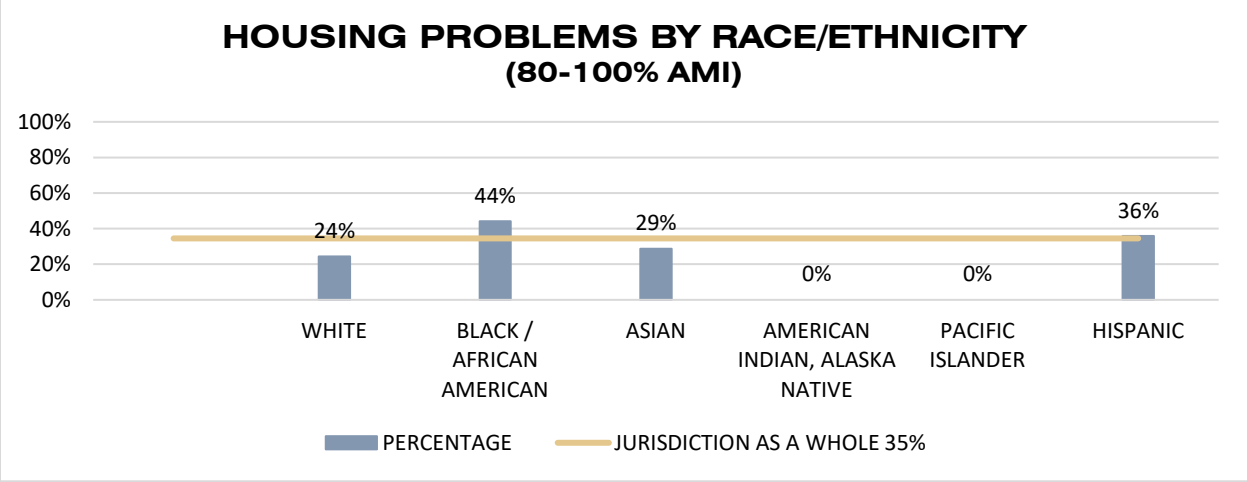


Data Source: 2016-2020 CHAS

Middle-Income (80-100% of AMI)

At the middle-income level, 34.5 percent of all households experience at least one housing problem. No racial or ethnic group meets HUD's definition for disproportionately greater need within this income level.

Figure 4 – Housing Problems by Race/Ethnicity (80-100% AMI)



Data Source: 2016-2020 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

This section analyzes whether specific racial or ethnic groups in the City of Gardena experience a disproportionately greater number of severe housing problems than the general population within the same income category. As in the previous section, a disproportionately greater need exists when the rate of severe housing problems among a racial or ethnic group exceeds the average rate for all households at the same income level by 10 percentage points or more.

Tables 18-21 present detailed data on the number of households experiencing severe housing problems by race, ethnicity, and income level. The severe housing problems analyzed in this section are defined by HUD as follows:

- **Severe Cost Burden:** Households spending more than 50 percent of their gross income on housing costs. For renters, this includes rent plus utilities. For homeowners, it includes mortgage payments, taxes, insurance, and utilities.
- **Severe Overcrowding:** Households with more than 1.5 persons per room, excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.
    - Lacking complete kitchen facilities: Missing a sink with a faucet, a refrigerator, or a stove/range.
    - Lacking complete plumbing facilities: Missing hot and cold running water, a flush toilet, or a bathtub/shower.

Figures 5-8 illustrate the prevalence of severe housing problems among racial and ethnic groups at various income levels, highlighting disparities where they exist.

By identifying disparities in severe housing problems, the City can allocate resources more effectively and tailor programs to address the needs of disproportionately impacted populations.

Table 18 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,185	760	310
White	290	120	20
Black / African American	905	85	90
Asian	775	280	120
American Indian / Alaskan Native	0	0	0
Pacific Islander	15	0	0
Hispanic	1,110	265	80

Data Source: 2016-2020 CHAS

Table 19 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,665	2,130	0
White	155	245	0
Black / African American	400	400	0
Asian	510	595	0
American Indian / Alaskan Native	0	35	0
Pacific Islander	4	40	0
Hispanic	545	780	0

Data Source: 2016-2020 CHAS

Table 20 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	3,020	0
White	80	335	0
Black / African American	400	900	0
Asian	200	890	0
American Indian / Alaskan Native	0	0	0
Pacific Islander	0	40	0
Hispanic	300	830	0

Data Source: 2016-2020 CHAS

Table 21 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	250	2,005	0
White	15	210	0
Black / African American	0	520	0
Asian	85	610	0
American Indian / Alaskan Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	635	0

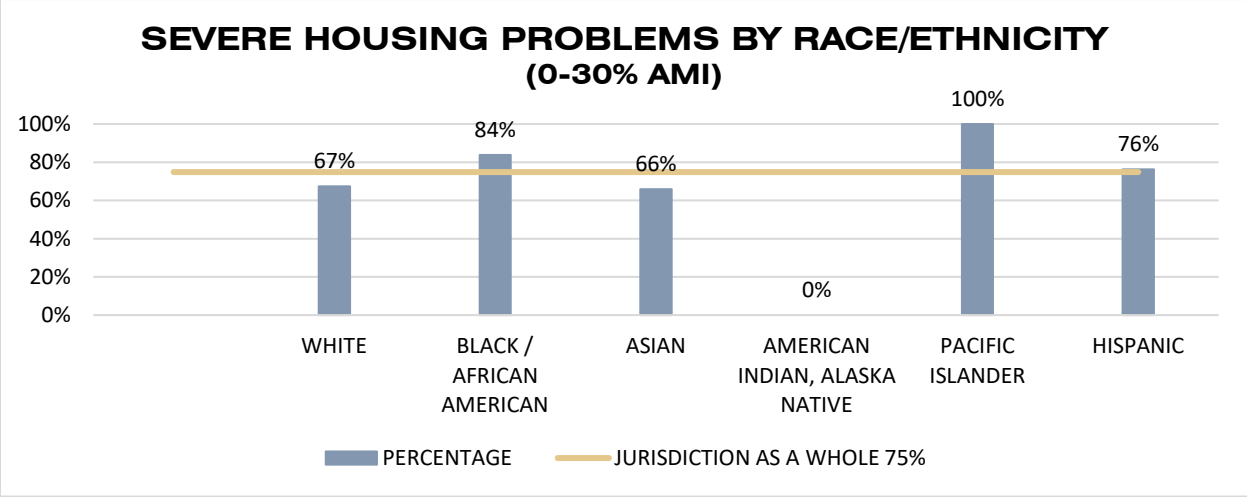
Data Source: 2016-2020 CHAS

Discussion

Extremely Low-Income (0-30% of AMI)

At the extremely low-income level, 74.9 percent of all households experience at least one severe housing problem. 25.1 percent of Pacific Islander households within this income category experience severe housing problems, meeting HUD's definition of disproportionately greater need.

Figure 5 – Severe Housing Problems by Race/Ethnicity (0-30% AMI)

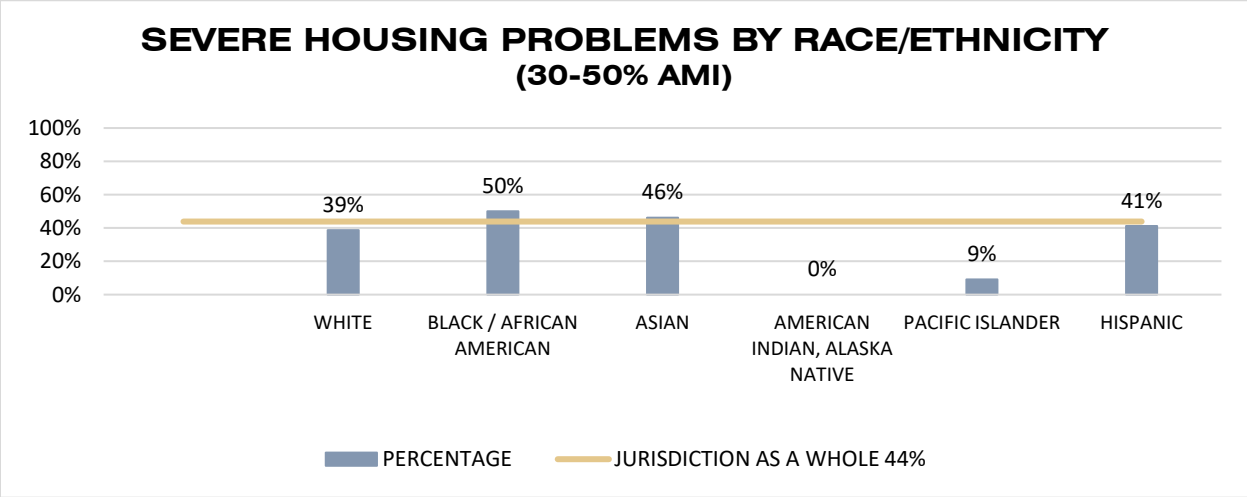


Data Source: 2016-2020 CHAS

Low-Income (30-50% of AMI)

At the low-income level, 43.9 percent of all households experience one or more severe housing problems. No racial or ethnic group within this income level surpasses HUD's 10-percentage point threshold for disproportionately greater need.

Figure 6 – Severe Housing Problems by Race/Ethnicity (30-50% AMI)

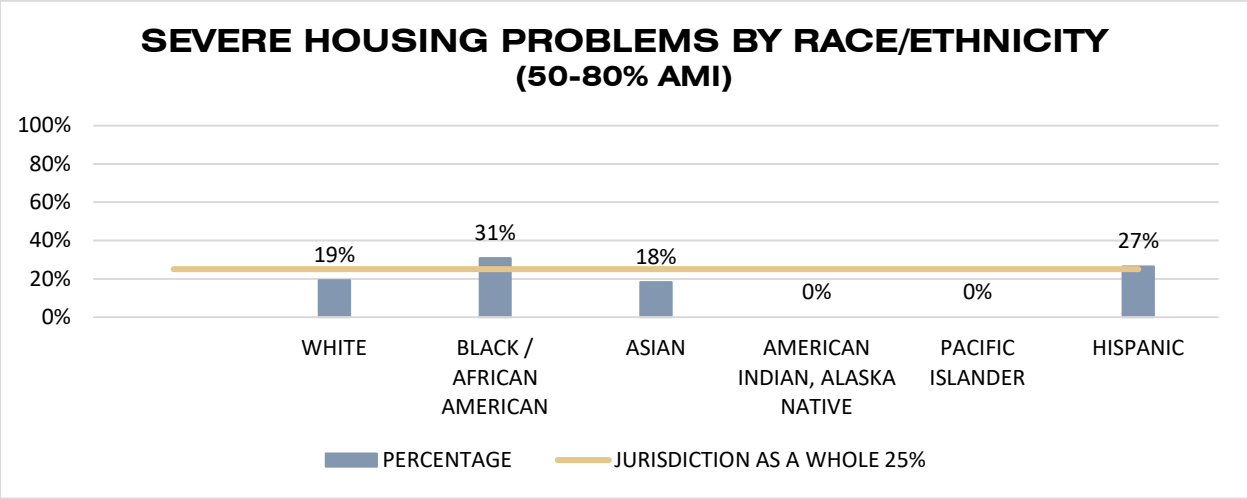


Data Source: 2016-2020 CHAS

Moderate-Income (50-80% of AMI)

At the moderate-income level, 25.1 percent of all households experience severe housing problems. No racial or ethnic group within this income level surpasses HUD's 10-percentage point threshold for disproportionately greater need.

Figure 7 – Severe Housing Problems by Race/Ethnicity (50-80% AMI)

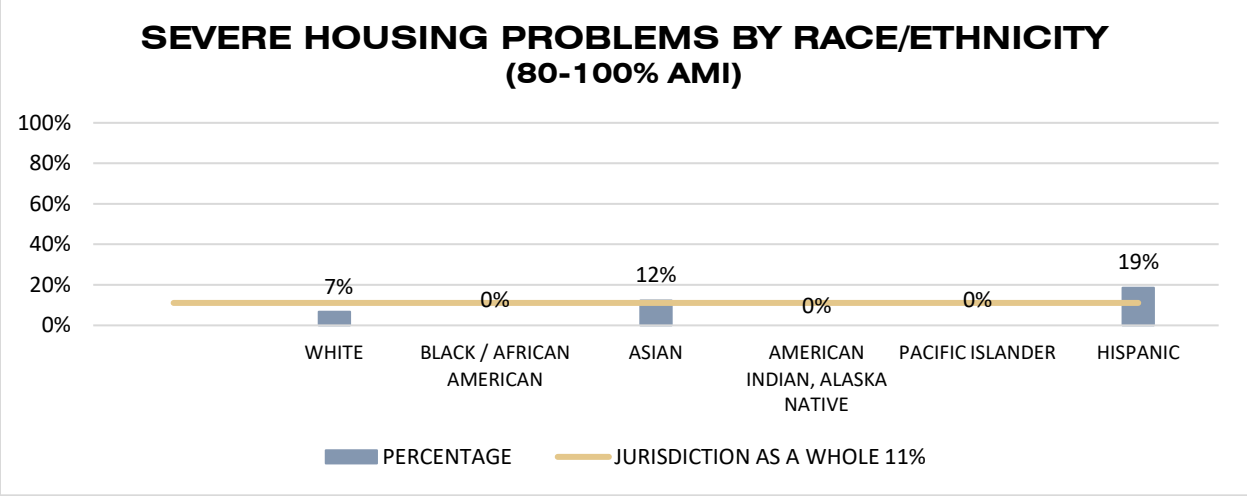


Data Source: 2016-2020 CHAS

Middle-Income (80-100% of AMI)

At the middle-income level, 11.1 percent of all households experience at least one severe housing problem. No racial or ethnic group meets HUD's definition of disproportionately greater need within this income level.

Figure 8 – Severe Housing Problems by Race/Ethnicity (80-100% AMI)



Data Source: 2016-2020 CHAS

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

This section evaluates whether specific racial and ethnic groups in the City of Gardena experience housing cost burdens at disproportionately greater rates compared to the overall population. Consistent with previous sections, a disproportionately greater need exists when a racial or ethnic group experiences housing cost burdens at a rate 10 percentage points or more above the Citywide average.

Table 22 provides data on the proportion of household income spent on housing by race and ethnicity, categorized according to HUD-defined housing cost burden levels:

- **No cost burden:** Housing costs do not exceed 30 percent of gross household income.
- **Cost burdened:** Housing costs range between 30-50% of gross household income.
- **Severely cost burdened:** Housing costs exceed 50% of gross household income.

Figures 9 and 10 illustrate the proportion of cost burdened households by race and ethnicity, highlighting disparities where they exist.

Understanding disparities in housing cost burdens enables the City to develop resource allocation strategies that address the needs of disproportionately impacted populations.

Table 22 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	< 30%	30-50%	> 50%	No/negative income (not computed)
Jurisdiction as a whole	10,910	4,665	4,725	350
White	1,825	440	465	30
Black / African American	2,135	1,585	1,550	90
Asian	3,550	985	1,365	130
American Indian / Alaskan Native	40	4	0	0
Pacific Islander	44	55	15	0
Hispanic	3,050	1,535	1,160	100

Data Source: 2016-2020 CHAS

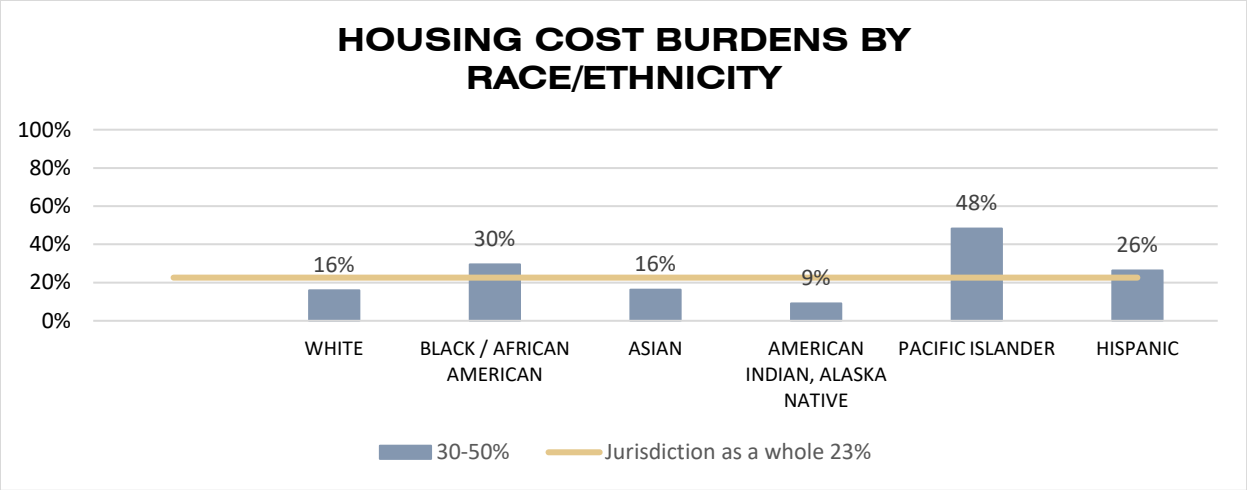
Discussion

The analysis indicates that housing cost burdens are broadly distributed across the City's population, with no racial or ethnic group disproportionately impacted.

Cost Burdened Households

In Gardena, 22.6 percent of all households are cost burdened, meaning they spend between 30 to 50 percent of their gross income on housing expenses. 25.7 percent of Pacific Islander households experience cost burdens, exceeding the threshold for disproportionately greater need.

Figure 9 – Housing Cost Burdens by Race/Ethnicity

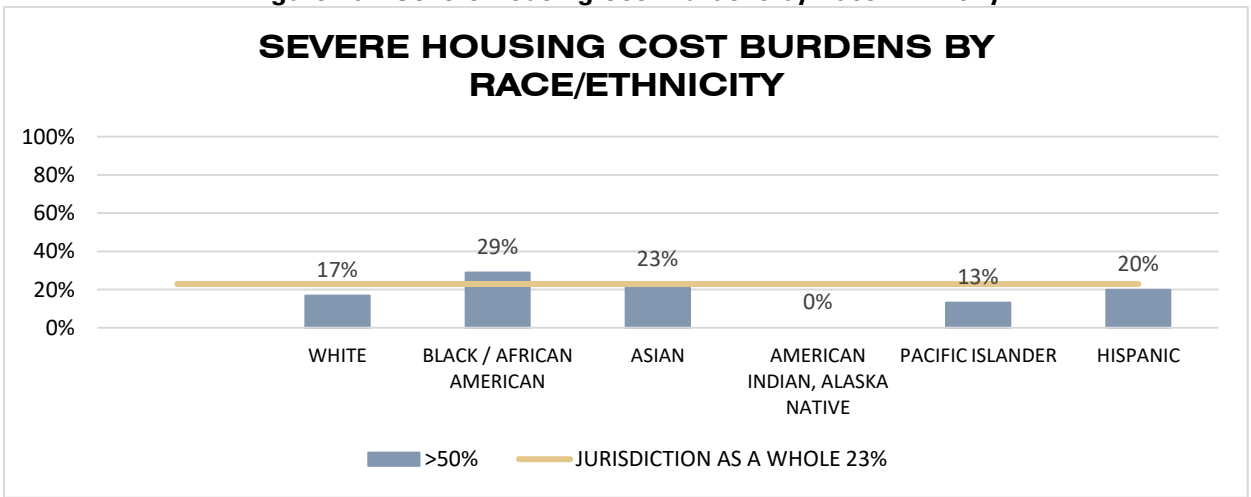


Data Source: 2016-2020 CHAS

Severely Cost Burdened Households

Citywide, 22.9 percent of all households are severely cost burdened, spending over 50 percent of their gross income on housing costs. No racial or ethnic group exhibits a disproportionately greater need.

Figure 10 – Severe Housing Cost Burdens by Race/Ethnicity



Data Source: 2016-2020 CHAS

NA-30 Disproportionately Greater Need: Discussion

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The analysis reveals that certain racial and ethnic groups in Gardena face disproportionately greater housing needs across various income levels. These groups experience housing problems and severe housing problems at rates that significantly exceed the citywide average for their respective income categories.

Housing Problems

- Extremely Low-Income Households
    - Pacific Islander households (100 percent) experience housing problems at notably higher rates compared to the citywide average of 81.2 percent for all extremely low-income households.
- Low-Income Households
    - Black/African American households (90 percent) experience housing problems at rates that significantly exceed the citywide average of 73.4 percent for all low-income households.
- Moderate Income Households
    - Black/African American households (73.5 percent) and (Pacific Islander households (100 percent) experience housing problems at considerably higher rates compared to the citywide average of 58.2 percent for all moderate income households.

Severe Housing Problems

- Extremely Low-Income Households
    - Pacific Islander households (100 percent) face severe housing problems at rates that significantly exceed the citywide average of 74.9 percent for all extremely low-income households.

Housing Cost Burden

- Cost Burdened Households
    - Pacific Islander households (48.2 percent) experience housing cost burdens at notably higher rates compared to the citywide average of 22.6 percent.

Data for racial and ethnic groups that represent a small share of the overall population, such as Pacific Islander households, should be interpreted cautiously due to large margins of error in available datasets. While these groups are included in the analysis, their need should be evaluated with an understanding of these limitations.

If they have needs not identified above, what are those needs?

No additional housing needs specific to these racial or ethnic groups were identified during the citizen participation process or through consultations with stakeholders.

The assessment of fair housing in the City's 2021-2029 Housing Element found that there are no racially or ethnically concentrated areas of poverty (R/ECAPs)[1] and no racially concentrated areas of affluence (RCAA)[2] in Gardena.

The Housing Element also presents findings from the Opportunity Maps created by the California Fair Housing Task Force (Task Force), which was convened by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC). Opportunity maps are intended to display which areas offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. These opportunity maps are made from composite scores for three different domains, each of which is made up of a set of indicators. The Housing Element presents the following findings from an analysis of the opportunity maps:

Economic:
The Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map, the City is mainly divided between tracts with a low economic score and tracts with a moderate economic score. The low resource areas also have concentrations of racial/ethnic minorities and lower income households. The tract at the southwest corner of the City (Tract 6023.02) received the highest score, which placed it in the category of "More Positive Economic Outcome".

Education:
Education scores are based on math and reading proficiency, high school graduation rates, and student poverty rates. Areas with lower education scores are concentrated in the northern section of the City. The southern end of the City tends to have higher education scores and one tract along the western border received an education score in the highest percentile. The areas with lower educations scores also received lower economic scores and are categorized as low resource.

Environmental:
Environmental health scores are based on environmental factors including pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure; sensitive receptors including seniors, children, persons with asthma, and low birth weight infants; and socioeconomic factors including educational attainment, linguistic isolation, poverty, and unemployment. The areas with the worst environmental health scores are in the northern and southern areas of the City. The central area of the City received higher

[1] HUD defines R/ECAPs as census tracts with a majority non-White population (greater than 50 percent) and with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the area, whichever is lower.
[2] HUD defines RCAAs) as affluent, White communities where 80% or more of the population is White and the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

environmental scores. As discussed above, the northern area of the City received low economic and education scores and is categorized as a low resource area.

Transportation:
Gardena received an All Transit Performance Score of only 4.7, indicated a low combination of trips per week and number of jobs accessible by transit. All Transit estimates that 77.9 percent of jobs and 85.4 percent of workers in Gardena live within ½ a mile from transit.

Based on HUD Opportunity Indicators, Gardena residents, regardless of race, have better access to employment opportunities compared to residents Countywide. Census block groups in the southeastern areas of the City have the greatest access to employment opportunities. Employment opportunities are less accessible to residents in the northwestern areas of Gardena. One block group along the western City border received a jobs proximity score of 39, the lowest in the City. As discussed previously, Gardena also scored higher than the County average in access to transit and low transportation cost.

Additionally, the Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Gardena has high-quality transit running north-south with the Metro Green Line, Gardena Boulevard, and Crenshaw Boulevard all categorized as HQTAs; however, there is no HQTA running east-west that provides efficient and affordable access to the job opportunities in the areas west of the City.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As described in the City's 2021-2029 Housing Element, approximately 63.8% of the Gardena population belongs to a racial or ethnic minority group.

A commonly used measure of segregation is the dissimilarity index which represents the extent to which the distribution of any two groups differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups. In Gardena, dissimilarity between Black/White, Hispanic/White, and Asian or Pacific Islander/White communities increased between 1990 and 2020. Based on HUD's definition of the various levels of the index, segregation between non-White and White Gardena residents is now moderate. Compared to the County as a whole, segregation is low in Gardena.

NA-35 Public Housing

Introduction

The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher Program (HCV) for Gardena residents. Approximately 601 Gardena households were receiving HCVs as of March 2026. LACDA currently manages a portfolio of nearly 3,000 public housing units and 26,329 vouchers. As of 2026, a total of 601 HCV participants live in Gardena, benefitting from rental support while expanding their housing choices.

LACDA has been allocated 29,028 HCVs according to the 2025-2026 FY Annual Plan. LACDA's Section 8 program has a wait list of 4,901 applicants, 29.5 percent of which are elderly and 35.7 percent disabled. According to LACDA, as of March 2026, there are 52 registrants currently residing in the City of Gardena on the Section 8 Waiting List, 13.4 percent of which are elderly and 9.6 percent disabled.

Table 23 – Public Housing by Program Type

	Program Type							
			Vouchers					
	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	253	2,883	21,087	47	20,550	268	163	59

Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Table 24 – Characteristics of Public Housing Residents by Program Type

	Program Type							
			Vouchers					
	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	14,341	13,522	14,839	15,746	14,816	14,829	17,842	N/A
Average length of stay	6	8	8	0	8	0	6	N/A
Average Household size	3	2	2	2	2	1	4	N/A
Homeless at admission	0	0	184	0	42	142	0	N/A
Elderly Program Participants (>62)	48	1,138	6,753	15	6,670	38	2	N/A
Disabled Families	40	534	4,416	17	4,269	83	16	N/A
Families requesting accessibility features	253	2,883	21,087	47	20,550	268	163	N/A
HIV/AIDS program participants	0	0	0	0	0	0	0	N/A
DV victims	0	0	0	0	0	0	0	N/A

Data Source: PIC (PIH Information Center)

Table 25 – Race of Public Housing Residents by Program Type

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	148	1,710	10,344	33	10,071	80	120	40
Black/ African American	60	1,035	8,432	12	8,188	179	38	15
Asian	8	120	2,181	1	2,173	3	1	3
American Indian/ Alaska Native	0	11	76	1	67	6	2	0
Pacific Islander	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Table 26 – Ethnicity of Public Housing Residents by Program Type

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	129	1,762	13,794	36	13,428	228	58	44

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Section 504 of the Rehabilitation Act of 1973 requires that recipients of federal financial assistance, such as public housing authorities, conduct self-evaluations to ensure their programs and activities are accessible to individuals with disabilities. This self-evaluation includes assessing policies, practices, and facilities to identify and rectify any barriers to accessibility. LACDA ensures compliance with Section 504 by fulfilling reasonable accommodation requests and ensuring equal access to all housing programs and services.

Currently, there are 214 families with disabled members and 177 elderly residents assisted through the HCV program. Despite these efforts, LACDA indicated that there are 5 disabled applicants on the waitlist. This illustrates a significant gap between the availability and demand for accessible housing units that are affordable.

To meet the needs of disabled residents, LACDA implements several proactive measures:

- Affirmatively markets units and partners with local agencies that assist families with disabilities.
- Provides a regularly maintained list of accessible units to program participants.
- Conducts ongoing training to ensure staff are knowledgeable about requirements and accessibility standards under Section 504, the Fair Housing Act, and the Americans with Disabilities Act (ADA).
- Collaborates with the Fair Housing service provider to host clinics and landlord-tenant sessions.

These practices demonstrate LACDA's commitment to addressing barriers and ensuring equal access for persons with disabilities.

What are the number and type of families on the waiting list for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

Based on consultations with LACDA, 52 applicants are on the waiting list for housing assistance, reflecting a significant demand for affordable housing. Among these applicants, most are extremely low-income, 7 are elderly, and 5 have disabilities. Currently, the average wait time is seven years.

Based on Table 24, the average annual income of program participants is $14,839, indicating that most voucher holders are extremely low-income. These income constraints exacerbate housing instability, leaving these households struggling to afford even the least expensive housing in the City without assistance. This demonstrates the continued need for partnerships with workforce development agencies to provide job training, adult learning, and access to higher-paying employment opportunities.

Moreover, the 177 elderly and 214 disabled program participants face additional barriers, including high healthcare costs and limited availability of affordable housing with

accessibility features near supportive services. This highlights the pressing need for affordable units equipped with accessibility features that are located close to healthcare and supportive services.

How do these needs compare to the housing needs of the population at large?

While voucher holders share many of the same challenges as other extremely low- and low-income households in the City, their reliance on housing assistance makes their needs more acute. This is especially true for those participants residing in units that are only affordable with voucher assistance. Without ongoing support, many voucher holders are at risk of eviction and displacement.

Discussion

This analysis highlights the pressing need for additional affordable housing options that are accessible and located near supportive services. The extensive waiting list demonstrates the high demand for affordable units, particularly those equipped with accessibility features. Moreover, voucher holder require wraparound services, including:

- Job training and workforce development to address income disparities
- Affordable childcare and youth programs to alleviate financial pressures on families
- Healthcare and supportive services for elderly and disabled households

Continued collaboration between the City and local organizations is essential to ensure long-term housing stability and improved living conditions for Gardena residents.

NA-40 Homeless Needs Assessment

Introduction

Homelessness in the City of Gardena remains a pressing challenge, with a growing number of individuals and families affected by housing instability. There are four federally defined categories under which individuals and families may quality as homeless: (1) literally homeless; (2) imminent risk of homelessness; (3) homeless under other federal statutes; and (4) fleeing/attempting to flee domestic violence.

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the Los Angeles Continuum of Care (CoC) and coordinates federal, state, and local funding for homeless services across eight Service Planning Areas (SPAs). The City of Gardena falls within SPA 8, covering the South Bay region.

To better understand the nature and extent of homelessness, LAHSA conducts an annual Point-in-Time (PIT) Count. The 2024 PIT Count revealed a 16 percent decrease in the total homeless population within SPA 8 compared to 2023, and the 2025 PIT Count showed this trend continued with a slight 0.13 percent decrease compared to 2024. While the data suggests incremental progress in addressing homelessness, the overall number of individuals experiencing homelessness remains substantial. Continued need is driven by structural factors such as limited affordable housing, insufficient shelter capacity, and gaps in supportive services necessary to promote long-term housing stability.

This section provides an in-depth analysis of the sheltered and unsheltered populations by household composition, chronic homelessness, and veteran status. Additionally, it explores racial and ethnic disparities and provides estimates of housing assistance needs for families with children and veterans.

Table 27 – Homeless Needs Assessment

Household Composition & Population	Homeless on a Given Night		
	Sheltered	Unsheltered	Total
Individuals (those not in family units)	1,383	3,134	4,517
Adults (18+)	*1,380*	*3,134*	*4,514*
Minors (under 18)	*3*	*0*	*3*
Family Households	207	105	312
Adults (18+)	*219*	*155*	*374*
Minors (under 18)	*308*	*175*	*483*
All Households	1,590	3,239	4,929
All People	*1,955*	*3,469*	*5,424*
Chronically homeless persons	463	1,479	1,942
Individuals	*411*	*1,394*	*1,805*
Family Members	*52*	*85*	*137*

Data Source: 2025 Los Angeles CoC PIT Count – Service Planning Area 8

If data is not available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness", then describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The 2025 PIT Count identified 5,424 individuals experiencing homelessness in SPA 8, with 1,955 people (36 percent) residing in emergency shelters or transitional housing and 3,469 individuals (64 percent) living unsheltered. The overwhelming number of unsheltered individuals emphasizes the inadequacy of emergency shelter and transitional housing options in the region.

Chronically Homeless Individuals and Families

Single-person households make up the majority of the homeless population in SPA 8, accounting for 83 percent of all homeless individuals. Within this group, 4,448 are adults over the age of 18, while only three are unaccompanied minors under the age of 18.

Chronic homelessness remains a persistent issue, with 1,942 individuals in SPA 8 (36 percent) meeting the criteria for chronic homelessness. These individuals experience prolonged periods of homelessness with a disabling condition or have had four episodes of homelessness within the past three years. The CoC has adopted a Housing First

approach that prioritizes permanent supportive housing paired with wraparound services. Yet gaps remain in behavioral health services and addiction treatment programs which are critical for long-term stability.

Veterans

The veteran population remains a key subgroup within the overall homeless population. The 2024 PIT Count identified 361 homeless veterans in SPA 8, of whom 183 were sheltered (51 percent) and 178 were unsheltered (49 percent). Among these veterans, 102 individuals met the definition of chronic homelessness, with 91 living unsheltered. Many homeless veterans struggle with mental health disorders, difficulty navigating Veterans Affairs (VA) benefits, and a lack of access to affordable housing. Expanding access to permanent supportive housing and mental health services will be critical in reducing veteran homelessness in the City.

Families with Children

Family households experiencing homelessness represent a smaller portion of the overall homeless population. The 2025 PIT Count reported 312 homeless family households with at least one child under 18, totaling 907 individuals, including 483 minors. A significant portion of these families (66 percent) are in shelters, while 34 percent remain unsheltered, highlighting the need for family-oriented shelter services and permanent housing solutions.

These families face unique challenges, including limited access to affordable multi-bedroom units, childcare services, educational support, and job training programs. Addressing these barriers requires a combination of affordable housing development, rental assistance, and expanded supportive services tailored to the needs of these families.

Unaccompanied Youth

Unaccompanied youth represent a particularly vulnerable subset of the homeless population. The 2025 PIT Count identified three unaccompanied minors, with all three in shelters and none living unsheltered. These young individuals often lack familial support, face disruptions in their education, and struggle to secure stable employment. LAHSA's Coordinated Community Plan to Address Youth Homelessness focuses on expanding transitional housing options, family reunification programs, and employment services. However, further investment is needed to strengthen partnerships with organizations specializing in youth homelessness prevention and intervention.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The need for additional housing assistance remains significant. For homeless families with children, 312 affordable multi-bedroom housing units are needed to provide stable housing options. The veteran homeless population requires approximately 361 affordable studio or one-bedroom units, coupled with supportive services to facilitate long-term stability. Given the high percentage of chronically homeless individuals, an estimated 1,942 permanent

supportive housing placements are necessary to address the needs of this population. Additionally, expanding transitional housing options for youth is essential to reduce their risk of long-term homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2025 PIT Count revealed that Hispanic/Latino individuals make up 43 percent of the homeless population, followed by White individuals at 33 percent, and Black/African American individuals at 28 percent. Despite making up only 11.6 percent of the SPA's total population, Black/African Americans account for 28 percent of those experiencing homelessness, indicating a stark racial disparity.

These disparities highlight the need for targeted outreach programs, culturally responsive case management services, and resource allocation. Addressing the root causes of racial disparities in homelessness will require expanding economic opportunities, workforce development programs, and access to affordable housing for historically marginalized groups.

Table 28 – Nature and Extent of Homelessness

Race	Sheltered	Unsheltered
White	670	1,130
Black / African American	800	717
Asian	37	38
American Indian / Alaskan Native	52	201
Native Hawaiian/Other Pacific Islander	20	51
Middle Eastern or North African	13	31
Hispanic/Latina/e/o	734	1,620

Data Source: 2025 Los Angeles CoC PIT Count – Service Planning Area 8

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A majority of the homeless population in SPA 8 is unsheltered (64 percent), residing in vehicles, encampments, or other places not meant for habitation. Emergency shelters and transitional housing programs serve 1,955 individuals in SPA 8, representing a 36 percent increase from the prior year (1,436 in 2024). While this trend is reflective of the increasing capacity of emergency shelters and transitional housing, the demand for shelter beds and transitional housing still far exceeds supply.

Among the unsheltered population, 42 percent meet the definition of chronic homelessness, while only 23.6 percent of sheltered individuals are chronically homeless. This highlights the critical role emergency shelters and transitional housing play in stabilizing individuals and preventing recurring homelessness.

Discussion

The City of Gardena, in collaboration with LAHSA and local service providers, must prioritize expanding emergency shelter capacity, increasing permanent supportive housing, and strengthening mental health and substance use treatment programs. The city should leverage federal, state, and local resources to enhance homeless prevention programs, rental assistance, and workforce development initiatives. By implementing comprehensive, data-driven strategies, Gardena can create a more effective homeless response system, ensuring greater housing stability, and improved quality of life for its most vulnerable residents.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Gardena is home to several special needs populations who face significant barriers to stable housing and supportive services due to unique vulnerabilities. These populations include the elderly and frail elderly, individuals with disabilities, persons with alcohol or drug addictions, individuals living with HIV/AIDS, and survivors of domestic violence. Unlike the general population, these groups often require tailored housing solutions and specialized services to address barriers such as limited income, accessibility needs, health conditions, and social stigma.

This section provides an overview of the characteristics of each group, their specific housing and supportive service needs, and strategies to address these challenges. By understanding the unique obstacles faced by these groups, the City can design and implement programs that foster stability, independence, and improved quality of life for its most vulnerable residents.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

The elderly population, defined by HUD as individuals aged 62 or older, is a growing demographic in the City of Gardena, accounting for approximately 21 percent of the total population (ACS S0101). A particularly vulnerable subset of this group is the frail elderly, who require assistance with three or more daily living activities.

The City is home to 8,580 elderly households, constituting 42 percent of all households (Table 7). Among these, 5,545 elderly households are low- and moderate-income ($\leq$ 80 percent of AMI). Financial challenges remain pronounced among these elderly households, with 40 percent experiencing cost burdens (2,235 households) and 21 percent facing severe cost burdens (1,165 households).

Elderly households' reliance on fixed or limited incomes leaves them particularly vulnerable to rising costs, financial instability, and diminished quality of life. As the City's population continues to age, the demand for housing and supportive services tailored to the needs of elderly and frail elderly residents will grow.

Persons with Disabilities

Persons with disabilities, defined by HUD as individuals with physical, mental, developmental, or emotional impairments that substantially limit major life activities, represent 12 percent of the City's population (7,088 residents) (ACS S1810). The correlation between age and disability is significant, with slightly over one third (37.8 percent or 3,644 residents) of disabled residents being over the age of 65. The most common disabilities include ambulatory difficulty (62 percent), independent living difficulty (52 percent), and hearing difficulty (37 percent).

Persons with disabilities frequently encounter unique barriers to independent living, including limited employment opportunities, high healthcare costs, and discrimination in securing housing. The scarcity of units that are both affordable and accessible further exacerbates these challenges, highlighting the importance of tailored housing solutions that promote independence and stability.

Persons with Alcohol and Other Drug Addictions

Substance use disorders, including alcohol and drug addictions, continue to pose a significant challenge in Gardena. While obtaining accurate data on addiction is difficult due to the stigma surrounding substance use and fear of criminal repercussions, available statistics reveal concerning trends that indicate a pressing need for intervention.

In Los Angeles County, alcohol and other drug related hospitalizations increased by 38 percent from 2012 to 2022 (LA County Public Health). The opioid crisis, in particular, continues to have a profound impact on the community. In 2023, the County reported 2,085 opioid-related deaths, which is a dramatic increase from the 494 deaths in 2014 (LA County Public Health). Alarmingly, 94 percent of these fatalities were linked to fentanyl, highlighting the growing presence of this highly potent synthetic opioid and its devastating consequences.

Substance use often exacerbates barriers to stable housing, employment, and healthcare. These challenges are further complicated by the stigma surrounding addiction, which frequently discourages individuals from seeking treatment.

Victims of Domestic Violence

In 2024, the Gardena Police Department responded to 221 domestic violence related calls. Many survivors require immediate relocation to long-term housing to escape dangerous environments. Survivors face numerous challenges, including financial instability, the need for legal advocacy, and rebuilding their lives after leaving abusive situations.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations were identified through resident surveys, consultations with stakeholders and service providers, and analyses of local and national data sources and reports. These efforts provided a comprehensive understanding of the unique challenges and service gaps faced by these populations.

Elderly and Frail Elderly

The housing and supportive service needs of the elderly and frail elderly residents are centered on maintaining independence, ensuring accessibility, and promoting social connection. Key housing needs include affordable units equipped with aging-in-place features, such as grab bars, ramps, no-step entries, and single-story layouts. Accessible transportation options, proximity to healthcare services, and community-based programs are essential to enhancing quality of life.

Supportive services must address the unique challenges faced by elderly residents, including fixed incomes, mobility limitations, and social isolation. Services such as in-home care, meal delivery, and social engagement programs are critical to mitigate the risks associated with aging and fostering independence.

Persons with Disabilities

Housing needs for persons with disabilities include affordable and accessible units that accommodate a variety of impairments, such as mobility challenges, sensory disabilities, and cognitive conditions. Features such as widened doorways, no step thresholds, lowered countertops, roll-in showers, and auditory or visual aids are critical to ensuring independence. Proximity to healthcare providers and accessible public transportation further enhances the ability of persons with disabilities to live independently.

Supportive services should include case management, vocational training, and access to specialized healthcare. These services help disabled individuals overcome the unique challenges they face by ensuring they have opportunities for independent living.

Persons with Alcohol and Other Drug Addictions

Stable housing paired with integrated supportive services is vital for individuals recovering from substance use disorders. Transitional housing, sober living environments, and long-term supportive housing provide safe and structured settings conducive to recovery and reintegration into the community.

Supportive services must include detoxification programs, outpatient and inpatient treatment options, counseling, and peer support networks. Prevention and education initiatives targeting youth and at-risk populations are key to altering perception of substance use and mitigating its impact on the community.

Victims of Domestic Violence

Victims of domestic violence, and other members of their households such as children, often require immediate access to emergency shelters or transitional housing to escape unsafe environments. Long-term supportive housing is also needed to ensure survivors can achieve stability and rebuild their lives.

Supportive services must include counseling, legal advocacy, financial assistance, and workforce development programs to address the comprehensive needs of survivors and promote self-sufficiency.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

Human Immunodeficiency Virus (HIV) compromises the immune system, which can progress to Acquired Immunodeficiency Syndrome (AIDS) if not treated. According to the Center for Disease Control's (CDC) Atlas Plus Program, 51,652 residents were living with HIV in Los Angeles County in 2023, including 1,627 newly diagnosed cases that year. Among those living with HIV, 71 percent received HIV medical care, and 63 percent

achieved viral suppression. These outcomes highlight the importance of access to affordable healthcare to manage their condition effectively.

Individuals living with HIV/AIDS are more likely to experience housing instability, discrimination, and limited access to healthcare. Stable and affordable housing is a key determinant of health for this population, as it supports adherence to treatment plans, reduces the risk of health complications, and minimizes hospitalization rates. As such, the availability of affordable housing near specialized HIV/AIDS healthcare providers is particularly vital to improving health outcomes and quality of life for this population.

Families of individuals with HIV/AIDS face additional burdens, including navigating the social stigma associated with the condition, managing financial pressures from medical expenses, and navigating the complexities of accessing appropriate service providers. These challenges often result in heightened stress and economic strain, creating a cycle of instability that hinders effective treatment and overall well-being.

Addressing gaps in supportive services is also critical to improving the quality of life for individuals with HIV/AIDS and their families. Initiatives should prioritize addressing both physical and mental health needs through case management, counseling, and nutritional assistance. These services are essential for improving health outcomes and ensuring individuals living with HIV/AIDS and their families can lead healthy, stable, and dignified lives.

Discussion

This section highlights the various challenges faced by special needs populations in the City of Gardena. Each group experiences distinct barriers to stable housing and supportive services, ranging from affordability and accessibility to social stigma and access to specialized services.

Addressing these needs requires a comprehensive approach that expands affordable housing options with integrated supportive services that are tailored to the unique needs of these residents.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities.

Gardena recognizes the importance of well-maintained and accessible public facilities in supporting community well-being and enhancing quality of life for residents, particularly low- and moderate-income households. Through community engagement efforts and stakeholder consultations conducted as part of the Consolidated Plan process, residents identified improvements to neighborhood facilities, parks, and youth-oriented spaces as important community priorities. These facilities play a vital role in providing opportunities for recreation, community engagement, and access to supportive services.

While these needs remain important, the City anticipate address public facility improvements primarily through other funding sources, including federal and state grant programs and the City's local general fund. For instance, the City is currently leveraging federal Community Project Funding (CPF) to revitalize and transform the Community Aquatic and Senior Center into a state-of-the-art facility that serves residents of all ages and demographics. As a result, the City does not anticipate utilizing its limited CDBG resources for public facility improvements during the Consolidated Plan period. Instead, CDBG funds will be prioritized for activities where the program can have the greatest impact on addressing the needs of low- and moderate-income households.

How were these needs determined?

The City's public facility needs were identified through a combination of community engagement, stakeholder input, and data analysis conducted during the preparation of the Consolidated Plan. Key sources include resident surveys, community meetings, stakeholder consultations, and review of local planning documents.

This multi-faceted approach provided residents and stakeholders with opportunities to identify priority needs and the role these facilities play in supporting vulnerable populations and overall quality of life. Together, these sources informed the City's understanding of public facility needs while helping ensure that future investments, regardless of funding source, are aligned with community priorities and support access for low- and moderate-income residents.

Describe the jurisdiction's need for Public Improvements.

Public improvements are essential for creating safe, accessible, and suitable living environments, particularly in underserved neighborhoods. During the Consolidated Plan outreach process, residents and stakeholders identified improvements to neighborhood infrastructure, particularly accessibility enhancements and pedestrian safety improvements, as important community priorities.

While these infrastructure needs remain important, the City anticipates addressing public improvements primarily through other funding sources, including Measure R, Proposition A, Proposition C, and Gas Tax revenue. As a result, the City does not anticipate utilizing its limited CDBG resources for public improvement activities during the Consolidated Plan

period. Instead, CDBG funds will be prioritized for activities where the program can have the greatest impact on addressing the needs of low- and moderate-income residents.

How were these needs determined?

The City's public infrastructure needs were identified through a combination of community engagement, stakeholder consultations, and review of local planning documents during the preparation of the Consolidated Plan. Community meetings and surveys provided opportunities for residents to highlight infrastructure priorities. Stakeholder consultation also provided additional insight into infrastructure challenges affecting low- and moderate-income residents.

In addition, the City reviewed existing planning documents and infrastructure assessments, including the City's Capital Improvement Plan (CIP), which helped identify both current infrastructure needs and long-term investment priorities. Together, these sources informed the City's understanding of infrastructure needs while ensuring that future improvements are aligned with community priorities and support safe and accessible neighborhoods.

Describe the jurisdiction's need for Public Services.

Public services are an important component of supporting community well-being and addressing the needs of low- and moderate-income residents in Gardena. Through the Consolidated Plan outreach process, residents and stakeholders identified several public service needs, including youth development programs and services that support survivors of domestic violence. These programs play a critical role in providing safe and constructive environments for vulnerable households.

While these service needs remain important, the City anticipates that many of these programs will continue to be addressed through other funding sources and existing partnerships with various service providers. For instance, the City will continue supporting the Fair Housing Foundation with General Fund dollars to ensure residents have access to fair housing services. Given the City's limited CDBG allocation, the City does not anticipate utilizing CDBG funds for public service activities during the Consolidated Plan period. Instead, the City will prioritize CDBG resources for activities where the program can have the greatest impact in addressing the needs of low- and moderate-income residents.

How were these needs determined?

The City's public service needs were identified through a combination of community engagement, stakeholder input, and review of local data during the preparation of the Consolidated Plan. These efforts provided insight into community priorities and highlighted potential gaps in available services.

Together, these sources informed the City's understanding of public service needs while ensuring that future investments, regardless of funding source, are responsive to community priorities and support for low- and moderate-income residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The Market Analysis section provides a clear picture of the environment in which the City of Gardena must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, this analysis serves as the basis for identifying the City's housing assets and needs, understanding the private market dynamics, and determining where to focus public investment over the next five years.

The **housing market analysis** evaluates Gardena's housing market in terms of supply, demand, cost, and condition of housing. It also identifies the existing public housing stock, whether any units are at risk of being lost from the affordable housing inventory, and the condition of said units to inform the City's strategy for improving the living environment of households residing in public and assisted housing.

The **homeless and special needs analysis** describes the current inventory and capacity of facilities, housing, and services to meet the needs of homeless persons and special needs populations that require supportive housing services due to factors such as age, disability, and other vulnerabilities.

The **barriers to affordable housing analysis** evaluates whether there are any regulatory barriers to affordable housing, including public policies that affect the cost of housing and the incentives to develop, maintain, or improve affordable housing in Gardena. These include tax policies, land use controls, zoning ordinances, building codes, and policies that negatively impact the return on residential investment.

The **broadband and hazard mitigation analysis** focuses on the needs of low- and moderate-income communities, particularly as it relates to their gaps in access to high-speed internet and their vulnerability to natural hazards.

MA-10 Number of Housing Units

Introduction

The availability, composition, and affordability of housing in Gardena significantly impacts residents' ability to secure stable and suitable housing. This section analyzes the City's housing stock, including property types, tenure distribution, and unit sizes, to evaluate whether the supply meets the needs of the population. The total number of residential structures by property type is provided in Table 29. Property types include single-family (1-4 units), multi-family (5 or more units), and mobile homes. Table 30 details the number of residential structures by unit size (number of bedrooms) and tenure.

Gardena's housing market is characterized by limited inventory, rising demand, and increasing construction costs, all of which contribute to affordability challenges. As of 2020, the City had 21,375 housing units, of which 47 percent were owner-occupied (10,005 units), 49 percent were renter-occupied (10,385 units), and 5 percent were vacant (985 units). The housing stock predominantly consists of single-family homes (67 percent), followed by multi-family units (28 percent) and a small proportion of mobile homes (6 percent). The City's development patterns have led to a relative shortage of diverse housing types that could better serve the needs of different household sizes and income levels.

There is a clear imbalance between housing unit sizes and tenure types, which affects accessibility and affordability. Owner-occupied units tend to be larger, with 72 percent offering four or more bedrooms, compared to just 21 percent of rental units. Conversely, rental properties are far more likely to be smaller units, with 38 percent of all rental units consisting of studios or one-bedroom apartments, whereas only 5 percent of owner-occupied units fall into this category. This disparity disproportionately impacts larger households, forcing many into overcrowded conditions or cost burdens due to limited options. These mismatches in unit availability and affordability exacerbate housing instability, particularly for low- and moderate-income residents.

Table 29 – Residential Properties by Unit Number

Property Type	Number	Percent
1-unit detached structure	9,385	44%
1-unit, attached structure	2,105	10%
2-4 units	2,780	13%
5-19 units	3,335	16%
20 or more units	2,555	12%
Mobile Home, boat, RV, van, etc.	1,215	6%
Total	21,375	100%

Data Source: 2016-2020 ACS

Table 30 – Unit Size by Tenure

	Owners		Renters	
	Number	Percent	Number	Percent
No bedroom	170	2%	810	8%
1 bedroom	335	3%	3,100	30%
2 or 3 bedrooms	2,265	23%	4,300	41%
4 or more bedrooms	7,235	72%	2,175	21%
Total	10,005	100%	10,385	100%

Data Source: 2016-2020 ACS

Table 31 – Affordable Housing Covenants

Property	Assisted Units	Total Units	Funding	Status
Abrego Gardens	3	9	Non-HUD	31-Dec-29
Beach Court Apts.	6	6	HUD 202/811	30-Sep-25
The Boulders	1	14	Non-HUD	20-Mar-49
Braddock House	1	1	Non-HUD	10-Aug-67
Brittany Park	4	4	Non-HUD	31-Dec-28
Casa con Tres	11	12	Non-HUD	28-May-37
Casa de Familia	15	16	Non-HUD	30-Aug-35
Casa de las Flores	7	43	Non-HUD	11-Aug-34
Central Plaza Apts.	22	112	Section 8	30-Nov-41
College Park Apts.	11	35	Non-HUD	11-Feb-64

Data Source: HUD Multifamily Assistance and Section 8 Database; 2021-2029 Housing Element

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Gardena leverages a variety of federal, state, and local programs to support the development and preservation of affordable housing. The Housing Choice Vouchers (HCV) program, administered by the LACDA, provides rental assistance to approximately 601 low-income households, enabling them to secure housing in the private market. However, due to limited availability of rental units that meet program standards, many voucher recipients struggle to find housing.

As shown in Table 31, there are 4 residential properties with a total of 314 assisted units. These properties serve low-income families, elderly residents, and individuals with disabilities. Some properties such as Spring Park Senior Villas provide units specifically for seniors, while others such as Gardena Valley Towers provide affordable housing for low-income families. Many of these units are subject to affordability covenants that ensure they remain affordable for extended periods, with expiration dates ranging from 2026 to 2065.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Reductions in publicly subsidized housing stock contribute to the shortage of affordable housing. Without proactive intervention, these units are at risk of converting to market rate housing, potentially displacing low- and moderate-income households. For this reason, HUD requires the City to analyze the scope of potential losses to better safeguard the community's affordable housing inventory.

The preservation of existing affordable housing is a critical concern, as many units are at risk of converting to market-rate housing when affordability restrictions expire. Currently, three project-based Section 8 contracts, covering 278 affordable units, are renewed either annually or every five years, making them vulnerable to market-rate conversion upon contract expiration. The loss of these units would significantly impact the current tenants and reduce the availability of affordable housing in the community.

Does the availability of housing units meet the needs of the population?

Gardena's total housing stock of 21,375 units does not adequately meet the needs of its residents, particularly in terms of affordability and unit size distribution. Rising housing costs, coupled with low vacancy rates, create intense competition for available units, driving up rents and limiting options for low- and moderate-income households. The lack of diverse housing types exacerbates these challenges.

Describe the need for specific types of housing.

Gardena's housing market exhibits critical gaps across various housing types, resulting in a mismatch between the available supply and demand.

Smaller Housing Alternatives

Gardena faces a shortage of affordable studios and one-bedroom units that are suitable for single-person households, small families, and seniors seeking to downsize. Currently, households with two people or fewer make up 56 percent of all households, including 5,471 homeowners and 5,902 renters. Despite this demand, the housing stock only offers 505 owner-occupied units and 3,910 renter-occupied units with one bedroom or less.

This limited inventory creates intense competition, driving up rental and purchase prices for smaller units. As a result, many individuals are forced to pay more than they can sustainably afford, live in units that do not fit their needs, or leave the community entirely. Seniors often struggle to find affordable, appropriately sized homes preventing them from downsizing. This, in turn, limits housing mobility as larger homes that could accommodate growing families remain occupied by older adults who have few alternative options. Expanding the supply of smaller affordable units is critical to alleviating these pressures and providing greater housing choice for residents in different stages of life.

Family-Sized Rentals

The scarcity of larger rental units with four or more bedrooms poses significant challenges for larger families in Gardena. As shown in the Needs Assessment, 1,234 low- and moderate-income households experience overcrowding, with renters making up 76 percent (940 households) of this total. According to 2016-2020 ACS data (S2501), there are 2,821 renters with four or more people in their household. However, the existing housing stock includes only 2,175 rental units with four or more bedrooms, which is insufficient to meet demand.

This shortage forces many families to live in overcrowded conditions or pay unsustainably high rents to secure adequate spaces. The lack of family-sized rental units disproportionately affects low- and moderate-income households, placing them under severe financial strain and increasing their risk of housing instability or displacement. Without access to appropriately sized homes, families must often double up with relatives, rent smaller units, or relocate outside of the City. Addressing this issue will require the development of larger rental units that are affordable across various income levels to ensure families can secure stable and adequate housing without excessive cost burdens.

Accessible Housing

Another critical gap in Gardena's housing market is the lack of accessible housing for individuals with disabilities. Many residents require specific features such as grab bars, ramps, widened doorways, no step thresholds, and auditory or visual aids to maintain their independence and quality of life. However, the existing housing stock lacks sufficient units equipped with these features, leaving many individuals without viable housing options.

The lack of accessible units not only limits opportunities for individuals with disabilities to live independently but also creates additional barriers for caregivers and family members. Moreover, the absence of accessible housing exacerbates imbalances in housing choice and quality for residents with disabilities, who may already face other economic or social challenges. To address these needs, it is imperative for the City to prioritize the development of accessible units in both new construction and rehabilitation projects.

Discussion

Gardena's housing market faces significant supply gaps that hinder affordability and accessibility for various population groups. The shortage of small, affordable units makes it difficult for single-person households, small families, and seniors to find suitable housing. At the same time, large families struggle with overcrowding due to a lack of spacious rental options, and individuals with disabilities face barriers to securing accessible homes.

Addressing these challenges requires a comprehensive approach that includes expanding the diversity of housing types, increasing the supply of affordable units, and ensuring that new developments meet the needs of a broad range of residents. By aligning policy efforts and resources with identified housing needs, the City can create a more sustainable housing market that meets the needs of all residents.

MA-15 Housing Market Analysis: Cost of Housing

Introduction

The cost of housing is a key determinant of accessibility and stability within a community. In Gardena, rising housing costs continue to place significant financial strain on residents, particularly low- and moderate-income households. The gap between housing costs and income levels has widened dramatically, making homeownership unattainable for most and rental housing increasingly unaffordable. When housing costs rise faster than wages, affordability gaps emerge, leading to increased cost burdens, overcrowding, displacement, and homelessness.

Recent trends highlight significant increases in home values and rents, driven by limited housing supply, strong demand, and rising construction costs. Between 2010 and 2020, the median home value in the City increased by 46 percent, rising from $354,900 to $519,000. Over the same period, median contract rents increased by 18 percent, from $1,082 to $1,281. These increases accelerated between 2020 and 2023, with home values surging another 29 percent to $667,600, and median contract rents rising 37 percent to $1,761.

These rapid cost increases highlight the growing affordability crisis for Gardena residents. Fair Market Rents (FMR) and HOME Rents remain lower than the area's median rents, indicating the importance of rental assistance programs in bridging affordability gaps. Despite this, the availability of affordable units remains insufficient to meet demand.

Table 32 – Cost of Housing

Cost of Housing	2010	2020	2023	% Change
Median Home Value	$354,900	$519,000	$667,600	46%
Median Contract Rent	$1,082	$1,281	$1,761	18%

Data Source: 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year); 2019-2023 ACS (DP04)

Table 33 – Rent Paid

Rent Paid	Number	Percent
Less than $500	830	8.0%
$500-999	1,810	17.4%
$1,000-1,499	4,440	42.8%
$1,500-1,999	1,955	18.8%
$2,000 or more	1,365	13.1%
Total	10,400	100.1%

Data Source: 2016-2020 ACS

Table 34 – Housing Affordability

Units Affordable to Household Earning	Renter	Owner
30% HAMFI	485	No Data
50% HAMFI	2,255	490
80% HAMFI	6,660	935
100% HAMFI	No Data	1,535
Total	9,400	2,960

Data Source: 2016-2020 CHAS

Table 35 – Monthly Rent

Monthly Rent	Efficiency	1 BR	2 BR	3 BR	4 BR
Fair Market Rent	$1,534	$1,747	$2,222	$2,888	$3,170
High HOME Rent	$1,415	$1,518	$1,823	$2,097	$2,320
Low HOME Rent	$1,103	$1,182	$1,418	$1,639	$1,828

Data Source: 2023 HUD FMR and HOME Rents

Table 36 – Rental Housing Costs

Rental Cost by Bedroom	2023	2024	2025
1-bedroom	$1,895	$1,895	$1,925
2-bedroom	$2,225	$2,395	$2,495
3-bedroom	$3,850	$3,400	$4,000

Data Source: Zumper Research

Is there sufficient housing for households at all income levels?

The City of Gardena's housing market does not adequately serve households across all income levels. On paper, 10,825 housing units are considered affordable to the City's 11,910 low- and moderate-income households (≤ 80 percent of AMI). While this may suggest there is only a shortage of 1,085 units, this figure is misleading because it does not account for critical issues such as the suitability of housing for specific household needs, whether units are actually available for occupancy, or whether affordable units are occupied by households they are intended to serve. These challenges highlight the complexities of the housing market and the barriers faced by many residents in securing appropriate and affordable housing.

A notable issue is the mismatch between affordable housing units and their occupants. While data suggests there are sufficient units affordable to low- and moderate-income

households, there is no assurance that these units are occupied by the intended income groups. Higher-income households often occupy lower-cost housing, which reduces the availability of these units for low- and moderate-income residents who need them most. This misallocation exacerbates the housing crisis and highlights a key inefficiency in the market.

Additionally, the Needs Assessment revealed widespread housing cost burdens among low- and moderate-income households, with the greatest challenges faced by extremely low-income households (≤ 30 percent of AMI). There are 4,240 extremely low-income households in Gardena competing for just 485 affordable units. This results in a market characterized by high competition, low vacancy rates, and the lack of alternative options which makes these units effectively inaccessible for many residents. Low- and moderate-income households face similar pressures, as housing demand continues to exceed the production of affordable units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability challenges are projected to persist as home values and rents continue to rise faster than income levels. With the median home value reaching $667,600 in 2023, homeownership remains unattainable for most residents. To afford a home at this price point, a household would need an annual income of approximately $165,814.64, assuming a 20 percent down payment of $133,520. This income threshold far exceeds what most Gardena residents earn, effectively locking them out of homeownership and increasing long-term reliance on rental housing. As home prices continue to rise, the opportunity to build generational wealth through homeownership diminishes, particularly for low- and moderate-income households.

The rental market presents similarly concerning trends. The current market rent for a two-bedroom unit at $2,495 and a three-bedroom unit at $4,000 places these housing options well beyond the financial reach of many low- and moderate-income residents. At these prices, a household would need an annual income of $99,800 to afford a two-bedroom unit and $160,000 for a three-bedroom unit without experiencing cost burdens. This highlights the severe affordability gap in the rental market. As rental costs continue to climb, low- and moderate-income households face even greater barriers to securing stable housing, pushing many into cost burdened, overcrowded, or substandard housing conditions.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMR) and HOME Rents are essential tools for addressing the housing affordability gap in Gardena, particularly for low-income households. These programs provide crucial benchmarks for affordable rental pricing that align with the financial capacity of households earning at or below specific income thresholds.

For instance, the 2023 FMR for a two-bedroom unit is $2,222 which is 11 percent lower than the area median rent of $2,495 for the same type of unit. Low HOME Rents provide an even

deeper level of affordability, with two-bedroom units priced at $1,418, making them accessible to low-income households. These rent levels provide a much-needed safety net, yet the availability of units at these price points is extremely limited due to financial disincentives for landlords and developers.

The significant gap between market-rate rents and affordable rent thresholds highlights the inability of the private market to produce and maintain low-cost housing without significant subsidies. For a developer, renting a two-bedroom unit at Low HOME Rent levels would result in $258,480 of foregone income over a 20-year affordability period compared to market-rate rents. Even renting at FMR levels would result in $65,520 in lost income over the same period. These figures reveal the financial disincentives inherent in producing affordable housing, emphasizing the critical role of public assistance to encourage private sector participation in affordable housing development.

Discussion

Gardena's housing affordability crisis is driven by rising home values, escalating rents, and the inability of the private market to produce affordable units without significant public assistance. Homeownership remains out of reach for most residents, and rental costs continue to climb, disproportionately affecting low- and moderate-income households.

To address these challenges, the City must adopt a comprehensive approach that integrates the production of new affordable units, the preservation of existing affordable housing, and the expansion of rental assistance programs. Public investment is critical to offset the financial losses incurred by developers to ensure that Gardena's housing stock meets the needs of all residents, not just those who can afford market-rate housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing the condition and age of the City of Gardena's housing stock provides essential insights into the challenges of maintaining safe, habitable, and affordable housing. The condition of housing not only affects its livability but also impacts affordability. This evaluation is critical for developing strategies to address housing deficiencies, mitigate health risks, and preserve the long-term viability of the City's existing housing inventory.

As of 2020, approximately 34 percent of owner-occupied units and 48 percent of renter-occupied units in the City exhibit at least one substandard condition such as lacking complete kitchen or plumbing facilities, overcrowding, or cost burden. These conditions are most prevalent among low- and moderate-income households, who often lack the financial resources to address them. Compounding these challenges, 79 percent of the housing stock was built before 1980, increasing the likelihood of structural deficiencies, outdated electrical and plumbing systems, and lead-based paint hazards. The condition and aging nature of the housing stock emphasizes the critical need for rehabilitation programs that support both homeowners and landlords in addressing deficiencies.

Definitions

The City of Gardena defines housing conditions based on the California Health and Safety Code (HSC). A housing unit is classified as "substandard" if it poses a risk to the health, safety, or welfare of its occupants or the public. Conditions that contribute to substandard housing include:

- Inadequate sanitation (e.g., lacking complete kitchen or plumbing facilities)
- Structural hazards (e.g., compromised foundations, walls, or other vertical supports)
- Hazardous electrical, plumbing, or mechanical systems that are unsafe or not functioning properly
- Faulty weather protection (e.g., leaky roofs or insufficient insulation)
- Fire, health, or safety hazards (as determined by appropriate fire or health official)
- Use of unapproved or unsafe construction materials, or non-compliant additions
- Inadequate structural resistance to horizontal forces.

For the purposes of the CDBG programs, housing units in substandard condition are considered suitable for rehabilitation if the deficiencies can be corrected in a cost-effective manner without requiring complete demolition.

Housing units are classified as being in "standard" condition if they comply with all applicable state and local requirements and meet HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE).

Table 37 – Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
With one selected Condition	3,380	34%	5,015	48%
With two selected Conditions	280	3%	845	8%
With three selected Conditions	0	0%	55	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,350	63%	4,475	43%
Total	10,010	100%	10,390	100%

Data Source: 2016-2020 ACS

Table 38 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2000 or later	670	7%	465	4%
1980-1999	1,205	12%	2,020	19%
1950-1979	5,950	59%	6,155	59%
Before 1950	2,180	22%	1,745	17%
Total	10,005	100%	10,385	99%

Data Source: 2016-2020 CHAS

Table 39 – Risk of Lead-Based Paint

Risk of LBP Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Units Built Before 1980	8,130	81%	7,900	76%
with children under 6	590	6%	165	2%
Units Built Before 1980 with households <80% AMI	15,190	19.6%	25,655	36.2%
with children under 6	1,785	2.3%	5,805	8.2%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Table 40 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Data Source: No Data Available

Need for Owner and Rental Rehabilitation

Gardena housing stock shows widespread signs of deterioration, particularly among rental units which constitute the majority of the City's housing inventory. As Table 37 indicates, approximately 48 percent of renter-occupied and 34 percent of owner-occupied units exhibit at least one substandard condition. Among rental units, 8 percent have two or more conditions, with some showing multiple deficiencies that compound housing instability.

The age of a housing unit is a key predictor of its likelihood to require rehabilitation. In Gardena, over 79 percent of all housing units were built before 1980, with a significant portion dating back more than 45 years. Older housing is more likely to have structural deficiencies, outdated systems, and environmental hazards such as lead-based paint (LBP). Older homes not only require maintenance but also contribute to higher utility costs due to outdated insulation, inefficient appliances, and poor ventilation. Without rehabilitation, these issues can worsen over time, leading to unsafe and uninhabitable conditions for many residents.

Given that nearly half of all renter-occupied units and more than a third of owner-occupied units require repairs, housing rehabilitation programs must be prioritized. Low- and moderate-income homeowners often lack the financial means to make essential repairs, leading to progressive deterioration of their properties. Programs that provide grants or low-interest loans for rehabilitation are essential to supporting these households and preserving the quality and affordability of the City's housing stock.

Rental housing, which accounts for over half of Gardena's housing units, require additional attention. Many landlords lack incentives or the financial capacity to make necessary repairs, leaving renters vulnerable to unsafe and unhealthy living environments. Expanding landlord incentive programs, coupled with stronger code enforcement, is critical to ensuring rental units remain habitable.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

One of the most pressing risks associated with aging housing stock is the presence of lead-based paint (LBP) in homes constructed before 1978, when lead paint was banned. Among Gardena's 16,030 pre-1980 housing units, an estimated 13,175 are occupied by low- and

moderate-income households. Within this group, 3,180 units house children under six years old, representing a high-risk population for lead poisoning.

Exposure to lead can cause severe health effects, especially for children, including developmental delays, behavioral issues, and neurological damage. Addressing LBP hazards through testing and abatement programs, tenant education, and landlord compliance measures is essential to protecting public health and ensuring safe housing.

Discussion

The aging condition of Gardena's housing stock presents both a challenge and an opportunity. Rehabilitation of existing housing is a cost-effective solution that not only extends the lifespan of aging properties but also prevents the loss of affordable housing units, reduces health hazards, and improves residents' quality of life.

Preservation efforts are particularly vital for low- and moderate-income households, who are disproportionately impacted by substandard conditions and face the greatest obstacles to maintaining their homes. By implementing comprehensive housing rehabilitation programs, the City can ensure its housing inventory remains safe, habitable, and accessible.

MA-25 Public and Assisted Housing

Introduction

As indicated in the Needs Assessment, the City of Gardena does not operate traditional public housing developments. Instead, LACDA administers the Housing Choice Voucher (HCV) program to provide housing assistance to low- and moderate-income households. This decentralized approach leverages partnerships with private landlords and housing providers to meet the City's affordable housing needs.

Table 41 – Total Number of Units by Program Type

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# unit vouchers available	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units								

Data Source: PIC (PIH Information Center)
*Data was not available on vouchers by project-based and tenant-based designation

Describe the supply of public housing developments.

There are no public housing developments in the City of Gardena. Housing choice and project-based vouchers serve as the primary tool for addressing housing affordability challenges. These vouchers provide crucial assistance to low-income families, elderly individuals, and people with disabilities, enabling them to secure housing in the private market. However, the current supply is insufficient to meet the City's growing demand for affordable housing.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

Gardena does not have any traditional public housing developments. All housing assistance is provided through the HCV program. LACDA monitors the condition of all voucher-assisted units to ensure they meet HUD's standards.

Table 42 - Public Housing Condition

Public Housing Development	Average Inspection Score
Not applicable	Not applicable

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

While there are no public housing units in the City, LACDA ensures that all voucher-assisted units comply with HUD standards. The NSPIRE inspection criteria evaluates the physical condition of units, focusing on health, safety, and habitability. These inspections play a critical role in preserving the quality of the existing assisted housing stock and addressing the unique needs of voucher holders.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

LACDA employs a comprehensive strategy to improve the living environment of low- and moderate-income families residing in assisted housing. These efforts aim to enhance housing quality, promote economic mobility, and address the holistic needs of vulnerable populations. Key components of the stratgy include:

- **Counseling:** LACDA counsels HCV holders to assist them with locating units in areas with lower concentrations of poverty or minority populations. This initiative supports deconcentration efforts and expands access to higher opportunity neighborhoods which improve outcomes for families.
- **Resource Leveraging:** The agency actively seeks additional funding and resources to maintain and expand the supply of safe, decent, and sanitary housing units.
- **Supportive Service Partnerships:** LACDA partners with community organizations to provide on-site services desined to address the unique needs of program participants, including:
    - Workforce Development: Job training, adult education, and workforce development programs to address income disparities and promote self-sufficiency.
    - Childcare and Youth Programs: Affordable childcare and after school programs to alleviate financial pressures on families.
    - Healthcare Services: Primary care, mental health support and substance use services for residents.
    - Financial Literacy: Credit counseling, budgeting workshops, and homeownership counseling to empower families to achieve financial stability.
    - Food Assistance: Partnerships with food banks and meal programs to address food insecurity among households.

MA-30 Homeless Facilities and Services

Introduction

This section provides a summary of the facilities, housing, and services that meet the needs of homeless people throughout the City of Gardena. HUD uses the following definitions for these three facility types:

- **Emergency Shelter (ES)** is any facility with the primary purpose of providing a temporary shelter for the homeless in general or for specific homeless populations which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing (TH)** is designed to provide homeless individuals and families with interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement when residing in transitional housing.
- **Permanent Supportive Housing (PSH)** is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PSH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

The most recent inventory of resources available within Los Angeles County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2024 Housing Inventory reported to HUD by the Los Angeles CoC as reflected below.

Table 43 – Facilities and Housing Targeted to Homeless Households

	ES Beds	TH Beds	PSH Beds	
	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	246	43	79	47
Households with Only Adults	542	66	691	
Chronically Homeless Households	0	0	162	
Veterans	0	22	314	
Unaccompanied Youth	13	0	0	

Data Source: 2024 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, childcare, and cash payments to meet basic needs such as housing and transportation.

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these families may be eligible to receive immediate short-term help with housing, utilities, childcare, food, clothing, or medical care.

CalFresh, formerly the Food Stamp Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people receiving public assistance to purchase food and other essential items.

The Medi-Cal program provides health coverage for people with low income and limited ability to pay for health coverage, including seniors, those with disabilities, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS), are also eligible.

CDBG Funded Activities

Congress designed the CDBG programs to serve low-income people, some of whom may meet the federal poverty definition. At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- and moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: benefit low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- and moderate-income), address slums or blight, or meet a particularly urgent community need.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Gardena falls within Service Planning Area (SPA) 8, covering the South Bay region, of the Los Angeles CoC. Harbor Interfaith Services is the Lead Agency within SPA 8 and operates two emergency shelters in the South Bay for individuals and a separate family shelter. Additionally, St. Margaret's Center provides emergency and supportive

services including hot lunches, case management, and hygiene supplies for homeless and low-income families.

Table 44 – Homeless Service Providers for Gardena

Provider	Facility Type	Services
City of Gardena	ES	Provides case management, emergency shelter (ES) coordination services, and homeless prevention assistance.
Gardena Police Department Mental Health Evaluation Team (MET)	N/A	Works with a Homeless Coordinator for on-site outreach. Pairs law enforcement with mental health professionals.
Harbor Interfaith Services	ES	Provides emergency shelter and case management for homeless persons.
LA County "Pathway Home"	ES	Provides temporary motel-based, interim housing for individuals in encampments.
Family Promise of Los Angeles	ES, TH	Provides case management, emergency shelter (ES), and transitional housing (TH).
Mental Health America of Los Angeles (MHALA)	ES, PSH	Provides comprehensive mental health, medical, and support services.
Los Angeles Center for Alcohol and Drug Use (LA CADA)	ES	Provides emergency shelter and substance use disorder services.
St. Margaret's Center	ES	Provides emergency and supportive services including case management.
Los Angeles Homeless Services Authority (LAHSA)	N/A	Coordinates regional services and housing.
Holliday's Helping Hands	ES, TH	Provides emergency shelter and interim housing to homeless persons.
Catholic Charities	ES, TH	Provides emergency shelter, bridge housing, case management, and other supportive services to homeless persons.
New Star Family Center	DV	Provides supportive services to survivors of domestic violence (DV).
Provider	**Facility Type**	**Services**
Sanctuary of Hope	RRH	Provides rapid re-housing assistance for young adults.
SHARE Housing	PSH	Provides permanent supportive housing in single-family homes across LA County for individuals with disabilities, veterans, and mental health consumers.

MA-35 Special Needs Facilities and Services

Introduction

Gardena is home to several special needs populations who face significant barriers to stable housing and supportive services due to unique vulnerabilities. These populations include the elderly and frail elderly, individuals with disabilities, persons with alcohol or drug addictions, individuals living with HIV/AIDS, and survivors of domestic violence. Unlike the general population, these groups often require tailored housing solutions and specialized services to address barriers such as limited income, accessibility needs, health conditions, and social stigma.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

The housing and supportive service needs of these populations were identified through resident surveys, consultations with stakeholders and service providers, and analyses of local and national data sources and reports. These efforts provided a comprehensive understanding of the unique challenges and service gaps faced by these populations.

Elderly and Frail Elderly

The housing and supportive service needs of the elderly and frail elderly residents are centered on maintaining independence, ensuring accessibility, and promoting social connection. Key housing needs include affordable units equipped with aging-in-place features, such as grab bars, ramps, no-step entries, and single-story layouts. Accessible transportation options, proximity to healthcare services, and community-based programs are essential to enhancing quality of life.

Supportive services must address the unique challenges faced by elderly residents, including fixed incomes, mobility limitations, and social isolation. Services such as in-home care, meal delivery, and social engagement programs are critical to mitigate the risks associated with aging and fostering independence.

Persons with Disabilities

Housing needs for persons with disabilities include affordable and accessible units that accommodate a variety of impairments, such as mobility challenges, sensory disabilities, and cognitive conditions. Features such as widened doorways, no step thresholds, lowered countertops, roll-in showers, and auditory or visual aids are critical to ensuring independence. Proximity to healthcare providers and accessible public transportation further enhances the ability of persons with disabilities to live independently.

Supportive services should include case management, vocational training, and access to specialized healthcare. These services help disabled individuals overcome the unique challenges they face by ensuring they have opportunities for independent living.

Persons with Alcohol and Other Drug Addictions

Stable housing paired with integrated supportive services is vital for individuals recovering from substance use disorders. Transitional housing, sober living environments, and long-term supportive housing provide safe and structured settings conducive to recovery and reintegration into the community.

Supportive services must include detoxification programs, outpatient and inpatient treatment options, counseling, and peer support networks. Prevention and education initiatives targeting youth and at-risk populations are key to altering perception of substance use and mitigating its impact on the community.

Victims of Domestic Violence

Victims of domestic violence often require immediate access to emergency shelters or transitional housing to escape unsafe environments. Long-term supportive housing is also needed to ensure survivors can achieve stability and rebuild their lives.

Supportive services must include counseling, legal advocacy, financial assistance, and workforce development programs to address the comprehensive needs of survivors and promote self-sufficiency.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting.

Coordinated discharge planning for those exiting foster care, health and mental health care, and corrections facilities is recognized as a best practice by the Los Angeles County Board of Supervisor's Homeless Initiative. One of the goals included in the County's Plan to Address Homelessness is to build and strengthen regional support systems to help residents obtain and maintain housing. This collective approach emphasizes methods to increase communication, coordination, and data sharing among institutions and service providers which helps ensure that hospitals, jails, and foster care programs can more effectively assist people being discharged by providing appropriate referrals in order to facilitate smoother transition to supportive or mainstream housing. Moreover, the County Board of Supervisors adopted a "zero tolerance" policy for discharging individuals from any County institution, facility, any County sponsored program to homelessness.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

During the 2026-2030 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to support activities that benefit people with special needs. In the 2026-2027 Action Plan, the City will provide CDBG funds to the City's Housing Rehabilitation Program.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Gardena's regulations are designed to manage growth and maintain community standards. However, certain policies inadvertently hinder the development and preservation of affordable housing. Restrictive zoning, stringent development standards, complex permitting processes, and substantial development fees, all contribute to the ongoing shortage of affordable housing. While these regulations are lawful constraints on housing production, they create barriers that disproportionately impact low- and moderate-income households.

One of the primary barriers to affordable housing development in Gardena is the City's zoning ordinances and land use designations, which restrict higher-density development to specific areas. Only a small portion of land is zoned for densities of 20 or more units per acre, the minimum typically needed for affordable housing projects to be financially viable. Multi-family housing is restricted to R-3, R-4, and Mixed-Use (MU) overlay zones, but even in these areas, developers face additional constraints such as parking requirements, open space mandates, and design guidelines, which limit the number of units that can be built and drive-up costs.

The MU overlay zones present another challenge by requiring residential development to be combined with commercial uses. While mixed-use projects can promote walkability and economic activity, they are often costlier and more complex to finance than standalone residential developments. Consequently, these requirements limit opportunities for dedicated affordable housing projects and discourage developers from pursuing such projects in high-opportunity neighborhoods where land values are highest and demand for affordable housing is greatest.

Stringent development standards further complicate affordable housing production. Minimum lot sizes, height restrictions, open space requirements, and density limitations make it difficult to achieve the economies of scale needed for affordable housing projects. For example, in R-3 zones, density is capped at 17.4 units per acre, falling short of the levels typically needed to make affordable housing cost-effective.

Excessive parking requirements also present a significant barrier. Many affordable housing projects serve low-income households, seniors, or individuals who rely on public transportation and own fewer vehicles. Yet developers are forced to dedicate valuable land to parking rather than housing. These requirements reduce the total number of housing units that can be built on a given site, increase construction costs, and ultimately raise housing prices.

The cost of permits, impact assessments, and utility connections places a heavy financial burden on affordable housing developers. According to the City's 2021-2029 Housing Element, the estimated fees associated with constructing a 15-unit multi-family project amount to approximately $105,000. When combined with rising land costs and

construction expenses, these fees can render affordable housing projects financially infeasible, pushing developers toward market-rate developments with higher returns.

The cumulative effect of these policies has exacerbated the housing crisis, leading to higher costs, reduced affordability, and limited access to housing in high-opportunity neighborhoods. Addressing these barriers requires bold reforms, targeted incentives, and strategic partnerships. By prioritizing these efforts, Gardena can create a more inclusive housing market, expand affordable housing opportunities, and ensure that all residents, regardless of income, have access to safe, high-quality housing.

MA-45 Non-Housing Community Development Assets

Introduction

The economic health of the City of Gardena is closely tied to the strength of its workforce, the competitiveness of its businesses, and the adequacy of its infrastructure. As a key hub within the South Bay region, Gardena benefits from a diverse economy, strategic location near Los Angeles International Airport (LAX), the Port of Los Angeles, and proximity to major transportation corridors. However, challenges such as mismatches between workforce skills and employer needs, infrastructure limitations, and housing affordability constraints must be addressed to sustain long-term economic growth.

This section evaluates the City's major employment sectors, workforce characteristics, and infrastructure needs while exploring strategies to expand economic opportunities for low- and moderate-income residents. By aligning investments with local needs, the City can fully unlock its potential and create a more competitive and resilient local economy.

Table 45 – Business Activity

Business Activity by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas	195	45	1%	0%	-1%
Arts, Entertainment, Accommodations	3,465	4,444	14%	18%	4%
Construction	866	2,213	3%	9%	6%
Education and Health Care Services	4,789	3,822	19%	16%	-3%
Finance, Insurance, and Real Estate	1,174	749	5%	3%	-2%
Information	755	127	3%	1%	-2%
Manufacturing	2,531	4,217	10%	17%	7%
Other Services	913	927	4%	4%	0%
Professional, Scientific, Management	2,080	828	8%	3%	-5%
Public Administration	0	0	0%	0%	0%
Retail Trade	2,760	3,310	11%	13%	2%
Transportation and Warehousing	2,003	1,433	8%	6%	-2%
Wholesale Trade	1,481	1,540	6%	6%	0%
Total	23,012	23,655	--	--	--

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 46 – Labor Force

Labor Force Statistics	Number
Total Population in the Civilian Labor Force	30,185
Civilian Employed Population 16 years and over	29,095
Unemployment Rate	3.64%
Unemployment Rate for Ages 16-24	9.29%
Unemployment Rate for Ages 25-65	2.39%

Data Source: 2016-2020 ACS

Table 47 – Occupations by Sector

Occupations by Sector	Number
Management, business and financial	6,185
Farming, fisheries, and forestry occupations	1,760
Service	3,480
Sales and office	7,555
Construction, extraction, maintenance, and repair	1,800
Production, transportation, and material moving	1,745

Data Source: 2016-2020 ACS

Table 48 – Travel Time

Travel Time to Work	Number	Percent
< 30 Minutes	15,516	58%
30-59 Minutes	8,104	30%
60 or More Minutes	3,198	12%
Total	26,818	100%

Data Source: 2016-2020 ACS

Table 49 – Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,345	200	1,505
High school graduate (includes equivalency)	5,635	150	1,925
Some college or Associate's degree	8,290	240	2,615
Bachelor's degree or higher	7,685	195	1,220

Data Source: 2016-2020 ACS

Table 50 – Educational Attainment by Age

Educational Attainment by Age	In Labor Force				
	18–24	25–34	35–44	45–65	65+
Less than 9th grade	70	165	590	1,510	1,595
9th to 12th grade, no diploma	460	470	865	1,445	685
High school graduate, GED, or alternative	1,200	1,945	1,810	3,955	2,855
Some college, no degree	2,255	2,785	1,560	4,035	1,850
Associate's degree	160	635	720	1,415	705
Bachelor's degree	360	2,205	1,815	2,590	1,630
Graduate or professional degree	10	585	695	1,225	720

Data Source: 2016-2020 ACS

Table 51 – Median Earnings in the Past 12 Months by Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$25,428
High school graduate (includes equivalency)	$32,317
Some college or Associate's degree	$35,402
Bachelor's degree	$52,903
Graduate or professional degree	$68,902

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Gardena's economy is anchored by several prominent employment sectors, each with unique contributions and challenges. According to Table 45, the City's workforce and business activity are concentrated in the following key sectors:

- **Arts, Entertainment, and Accommodations:** Employing 13 percent of workers but only 7 percent of available jobs, many residents must seek employment outside of the City. Gardena's proximity to the LAX and major tourism hubs presents an opportunity to expand local hospitality, entertainment, and dining options to capture more tourism-driven economic benefits.
- **Manufacturing:** Comprising 8 percent of the workforce but 25 percent of all jobs, this industry is one of the City's major economic drivers. The large surplus of jobs compared to workers (17 percent) suggests this sector heavily relies on labor from outside of the City. Addressing this gap will require vocational training, investment in advanced manufacturing programs, and apprenticeship opportunities.
- **Education and Health Care Services:** This represents the largest sector by employment, accounting for 20 percent of workers and 21 percent of jobs. This sector's dominance reflects the City's focus on wellness and the growing needs of an aging population. Workforce training in nursing, medical technology and allied health fields will be essential to meet industry needs and provide residents with pathways into stable high-paying careers.
- **Retail Trade:** This sector employs 10 percent of Gardena's workforce and makes up 15 percent of local jobs, indicating a stable retail environment. As consumer spending patterns shift toward e-commerce, businesses will need to modernize operations and integrate digital sales channels. Investments in small business support services and workforce training for customer service, logistics, and digital marketing will help sustain the industry's growth.
- **Professional, Scientific, and Management Services:** Although 13 percent of residents work in these fields, these jobs only account for 2 percent of local employment opportunities, highlighting a significant talent outflow to other cities. Expanding business incubators, technology hubs, and co-working spaces will be critical to retaining talent locally and grow the City's knowledge-based economy.
- **Transportation and Warehousing:** Accounting for 11 percent of workers and 8 percent of jobs, this sector remains integral to the regional economy. With rising demand for e-commerce logistics, this industry is expected to see continued growth. Investments in logistics training programs, infrastructure, and warehouse technology advancements will ensure that local workers can access these jobs.

Disparities between the number of workers and available jobs in these sectors reflect underlying challenges. Sectors with more jobs than workers, such as manufacturing, rely heavily on non-resident labor, while sectors with more workers than jobs push residents to commute to neighboring regions for employment. Aligning workforce skills with local job opportunities will help reduce these imbalances and foster a more robust local economy.

Describe the workforce and infrastructure needs of the business community

The economic vitality of Gardena hinges on the alignment of workforce capabilities with the demands of local industries. While the City has a relatively well-distributed labor force, there are notable gaps between the skills possessed by workers and the needs of employers. Industries such as advanced manufacturing, logistics, and healthcare require specialized skills that are currently in short supply. Expanding access to vocational training, adult education, and technical certification programs will ensure residents can compete for higher-wage jobs in emerging industries. Additionally, targeted efforts to improve bilingual education and English language proficiency will enable non-native English speakers to participate fully in the workforce, particularly in customer service and professional fields.

Youth employment opportunities also represent a critical need, as the unemployment rate for residents aged 16-24 stands at 9.3 percent, which is significantly higher than the citywide unemployment rate of 3.6 percent (Table 46). Programs aimed at expanding youth apprenticeship programs, career mentoring, and job readiness initiatives will be crucial to connect young workers to long-term career pathways.

Infrastructure improvements are equally critical to supporting economic growth. Table 48 reveals that over half (58 percent) of residents commute more than 30 minutes to work, with 12 percent of these workers commuting over an hour. These lengthy commutes, often driven by a jobs-to-housing imbalance, strain the transportation network and impose significant financial burdens on workers. This highlights the need for investment in reliable public transit, efficient road networks, and broadband infrastructure to improve job accessibility. Expanding broadband access will also facilitate remote work, online education, and small business growth.

As revealed during the public meetings, the lack of affordable housing near employment centers is a barrier to economic mobility. Many low- and moderate-income workers are forced to live outside the City, contributing to long commute times. Investing in affordable housing near transit corridors and job centers will improve economic access, reduce transportation burdens, and enhance workforce stability.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Gardena is poised to experience several economic shifts during the planning period. The City is home to Ducommun and other cutting-edge aerospace firms, presenting opportunities for high-wage job creation in engineering, advanced manufacturing, and logistics. Strengthening Science, Technology, Engineering, and Mathematics (STEM) education and technical training programs will be crucial to developing local talent pipelines for these industries and ensuring residents can access these high-paying jobs.

As online shopping continues to expand, the demand for warehouse and last-mile delivery jobs will increase. To capitalize on these opportunities the City will need to invest in

workforce training, transportation infrastructure, and modernized industrial spaces to accommodate this sector's growth.

The Civic Center Revitalization project aims to transform Gardena downtown core into a mixed-use economic hub. This initiative will drive commercial investment, housing development, and public space enhancements, making the area more attractive for businesses, residents, and visitors.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Gardena's labor force consists of 25,740 residents, with 24,955 individuals employed and an unemployment rate of 3.6 percent. The workforce is heavily concentrated in education, health care services, arts and entertainment, retail, and manufacturing. While these sectors provide significant employment opportunities, the concentration in traditional and service-based industries highlights the need to diversify the local economy by developing high-wage industries such as specialized engineering, professional management, and finance.

Educational attainment remains a critical factor influencing workforce participation and earnings. Approximately 14 percent of the workforce lacks a high school diploma, limiting access to higher-paying jobs and contributing to economic disparities. In contrast, residents with a bachelor's degree or higher earn significantly more, with median annual earnings of $52,903, compared to $25,428 for those without a high school diploma. Expanding access to education, technical certifications, and vocational training programs will be vital to bridge this gap and equipping residents with the skills needed to participate in emerging industries that offer greater earning potential and opportunities for upward mobility.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Gardena is home to a variety of workforce training initiatives that are instrumental in preparing residents for high-demand careers. El Camino Community College's IT-Flex and Bio-Flex/Health-Flex programs equip students with essential skills for tech and healthcare careers.

The South Bay Workforce Investment Board (SBWIB) implements several programs including career counseling, job placement, and apprenticeships in industries such as healthcare, advanced manufacturing, and logistics. Expanding these initiatives will be essential in ensuring residents can access jobs in emerging industries.

These initiatives align with the City's Consolidated Plan by enhancing employment opportunities for low- and moderate-income residents. Strengthening partnerships between local businesses, workforce agencies, and educational institutions will be essential in ensuring that training programs meet the evolving needs of employers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Gardena participates in a Comprehensive Economic Development Strategy (CEDS) through its membership in the Los Angeles County Development Authority (LACDA). LACDA develops and maintains the CEDS for Los Angeles County.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Gardena adopted a four-year Economic Development Strategic Plan on April 25, 2023. This plan focuses on revenue generating programs, community service enhancements, and modernization of city operations. These strategies closely align with the objectives of the Consolidated Plan, particularly in expanding economic opportunities in underserved neighborhoods and for low- and moderate-income households.

In addition, the City is leveraging its Gardena Economic Business Advisory Commission (GEBAC) and One-Stop Business and Career Center services to drive economic growth and job creation. GEBAC focuses on attracting and retaining industrial/commercial jobs, offering job placement, and business support, directly aligning with Consolidated Plan goals for economic opportunities. The South Bay Workforce Investment Board (SBWIB) has operated the One-Stop Business and Career Center for more than 21 years as part of a workforce system that maximizes employment and economic opportunity in partnership with business and the South Bay community.

Discussion

Gardena's location at the hub of the South Bay, adjacent to LAX and near the San Pedro Harbor makes it a highly desirable location for small and large companies to call home. By leveraging strategic investments and partnerships, the City aims to address skill mismatches, improve job accessibility, and provide all industry clusters with the opportunity to grow and improve the region's competitiveness. HUD funds will play a critical role in supporting these objectives, particularly in enhancing public infrastructure and expanding affordable housing opportunities for low- and moderate-income residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Gardena faces significant housing challenges including cost burdens, overcrowding, and substandard housing conditions. To effectively identify areas of greatest need, a "concentration" of housing problems is defined as any census tract where the percentage of households experiencing housing problems exceeds the Citywide average by at least 10 percentage points. This methodology allows for consistent evaluation of disparities and ensures resources are directed to neighborhoods with disproportionate housing needs

Citywide, 43.7 percent of households experience housing problems. Using the 10 percentage point threshold, census tracts with over 53.7 percent of households experiencing these issues are considered high-need areas. Based on this, the following census tracts reflect the highest rates of housing problems:

- 6026.01: 62.33 percent
- 6030.05: 54.3 percent

These neighborhoods exhibit the most acute housing challenges and will require targeted intervention through housing development, rehabilitation, and rental assistance programs.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as census tracts with a majority non-White population (greater than 50 percent) and a poverty rate exceeding 40 percent or three times the regional average, whichever is lower. This definition helps pinpoint neighborhoods where racial or ethnic minorities face systemic economic disadvantages.

According to HCD's 2021 Data Viewer, there are no R/ECAPs in Gardena. Less than 20 percent of the population in most Gardena tracts is under the poverty level. There are two census tracts where 20 to 30 percent of the population is under the poverty level; one located in the northeastern corner of the City and one in the southern section north of W. Artesia Boulevard. Census tracts that exhibit high concentrations of low-income households and racial and ethnic groups often face overlapping challenges related to housing affordability, access to quality education, and economic mobility.

What are the characteristics of the market in these areas/neighborhoods?

Neighborhoods with concentrated housing problems, racial or ethnic minorities, and low-income households often share a range of socioeconomic and structural challenges. These areas are frequently characterized by older, substandard housing stock, overcrowding, and

high rates of housing cost burdens. The convergence of these issues directly impacts residents' health, safety, and quality of life.

Economic opportunities in these areas also tend to be limited. Many residents work in lower-wage industries such as hospitality, retail, or service, where opportunities for upward mobility are constrained. Additionally, residents in these neighborhoods often face barriers to accessing jobs in higher-paying sectors due to educational attainment gaps, language barriers, and inadequate transportation infrastructure.

Schools in these areas are frequently underfunded, contributing to lower educational outcomes and perpetuating cycles of poverty. Access to essential services such as healthcare, childcare, grocery stores, and recreational facilities is often insufficient, further straining residents' financial and emotional well-being.

Are there any community assets in these areas/neighborhoods?

Despite these challenges, neighborhoods with concentrated housing problems and racial or ethnic minorities possess valuable community assets that can serve as building blocks for revitalization. The City of Gardena has unique features that can be leveraged to improve quality of life and economic opportunities for residents.

For example, Gardena's manufacturing base provides opportunities for workforce development programs tailored to high-demand skills in advanced manufacturing, technology, and logistics. Similarly, City's proximity to LAX, the Port of Los Angeles, and aerospace companies presents opportunities to establish workforce training programs that prepare residents for high-paying in-demand jobs in emerging sectors.

More specifically, the northern section of the City is low resource, while the central and southern sections are moderate and high resources areas. Relative to the region, Gardena is in an area of transition with neighboring cities on the east having less access to opportunities and neighboring cities on the west having greater access.

Economic Opportunity

There is one tract in the City with an especially low economic score located in the northeastern section of the City. This tract is categorized as a low resource area and has concentrations of racial/ethnic minorities, children in female-headed households, and LMI households. The tract located along the southern border received the highest economic score.

Education

Areas with lower education scores are concentrated in the northern section of the City. The southern end of the City tends to have higher education scores and one tract along the western border received an education score in the highest percentile. The areas with lower education scores also received lower economic scores and are categorized as low resource.

Transportation and Employment

Access to transportation, and in turn employment opportunities, improves from northwest to southeast in Gardena. Most of Gardena is considered a High Quality Transit Area (HQTA). Gardena scored higher than the County average in access to transit and low transportation costs.

Are there other strategic opportunities in any of these areas?

Addressing the overlapping challenges faced by these communities requires a comprehensive approach that combines investments in housing, infrastructure, and public services. By aligning HUD funding with targeted revitalization efforts, the City can improve housing stability, enhance economic mobility, and foster long-term neighborhood sustainability.

MA-60 Broadband Needs

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to reliable high-speed internet is a critical component of modern life, enabling residents to pursue education, secure employment, access telehealth services, and engage in civic life. In the City of Gardena, while most residents have access to broadband through fixed and mobile technologies, significant disparities persist, particularly for low- and moderate-income households and neighborhoods.

In 2024, the Federal Communications Commission (FCC) updated its benchmark for highspeed internet from 25/3 (25 megabits per second (Mbps) download/3 Mbps upload) to 100/20 (100 Mbps download/20 Mbps upload). Most of Gardena is well-served by modern, high-speed standards, with speeds meeting or exceeding the FCC's benchmark speeds. However, this measure does not capture the variability in service reliability and performance across different neighborhoods. In many low- and moderate-income areas, outdated infrastructure delivers lower speeds and higher latency compared to fiber optic or cable broadband options available in higher-income neighborhoods.

Affordability remains a critical barrier. From 2021 through February of 2024, the FCC's Affordable Connectivity Program (ACP) provided low-income households with up to $50 per month to offset internet costs. As of December 2023, over 19,727 households in Gardena participated in the program, demonstrating significant demand for affordable internet options. The program's discontinuation leaves a significant gap, emphasizing the need for financial assistance programs to maintain connectivity for vulnerable populations.

The City complies with HUD's "Narrowing the Digital Divide" rule (81 FR 92626), which requires that broadband infrastructure be incorporated into all new construction and substantial rehabilitation of HUD-financed multi-family housing. This policy ensures that residents of HUD-assisted properties have access to adequate broadband services at the minimum threshold of 25/3 Mbps.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City is serviced by multiple Internet Service Providers (ISP), including AT&T, Earthlink and Spectrum. Fiber, Viasat, and HughesNet for fixed broadband, and AT&T, T-Mobile, and Verizon for mobile broadband services.

In areas with few ISPs, residents often face higher prices, slower speeds, and inconsistent service quality. This particularly impacts low-income neighborhoods, where providers are less likely to invest in high quality infrastructure due to perceived lower profitability. Encouraging entry of additional ISPs and increasing competition is vital to fostering a more comprehensive broadband market, as it drives improvements in service quality and affordability.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Gardena is increasingly vulnerable to a range of natural hazards intensified by climate change. The 2024 Local Hazard Mitigation Plan (LHMP) identifies earthquakes, hazardous material releases, pipeline failure, and windstorms as the most significant threats to public safety, infrastructure, and housing stability. Natural hazards are not only becoming more frequent but are also increasing in severity, emphasizing the need for proactive mitigation strategies.

While Gardena is an urbanized community, it also remains vulnerable to wildfires, particularly due to its proximity to wildfire-prone areas and the risk of urban fire spread. Climate change is increasing the frequency and intensity of wildfires across California, fueled by rising temperatures, prolonged droughts, and changes in vegetation patterns. Fire risk is further exacerbated by aging electrical infrastructure which has been linked to wildfire ignition across the State. For low- and moderate-income households, the recovery process is especially challenging as many lack insurance coverage or the financial resources necessary to rebuild or repair their homes.

Erratic precipitation patterns and reduced snowpack levels in the Sierra Nevada have led to persistent drought conditions, jeopardizing water availability across the City. Reservoir levels are projected to decline further, threatening residential water access and municipal supply systems. The impacts of drought disproportionately affect low-income communities and rural areas, where higher water bills and restricted access to clean water exacerbate existing economic vulnerabilities. Without proactive measures, the risk of desertification and water insecurity will continue to grow.

The frequency and intensity of heatwaves are projected to increase due to climate change. The City's urban landscape and high levels of impervious surfaces contribute to the urban heat island effect, where temperatures in developed areas are significantly higher. Vulnerable populations such as seniors, individuals with disabilities, and low-income households face increased risks of heat-related illnesses due to limited access to air conditioning, inadequate colling infrastructure, and higher energy costs.

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

Low- and moderate-income households are disproportionately affected by these hazards due to their limited financial capacity. Many of these households reside in poorly maintained homes that lack essential features such as modern insulation, fire-resistant materials, seismic retrofitting, or flood-proof construction. Moreover, these residents often live in multi-family rental housing which is more likely to be affected by heat stress, water shortages, and seismic risks.

Strategic Plan

SP-05 Overview

Overview

The Strategic Plan is a guide for the City of Gardena to establish its housing and community development priorities, strategies, and objectives for the investment of CDBG funds over the next five years, beginning July 1, 2026 and ending June 30, 2031.

The priority needs and goals established in this Strategic Plan (Plan) are informed by community input, including the Resident Survey, and an analysis of housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). Based on this assessment, the City has identified the following priority needs:

- Preserve the supply of affordable housing

Consistent with HUD's national goals for the CDBG programs to provide decent housing opportunities, maintain a suitable living environment, and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following measurable Strategic Plan goals:

- Affordable Housing Preservation
- Planning and Administration

SP-10 Geographic Priorities

Geographic Area

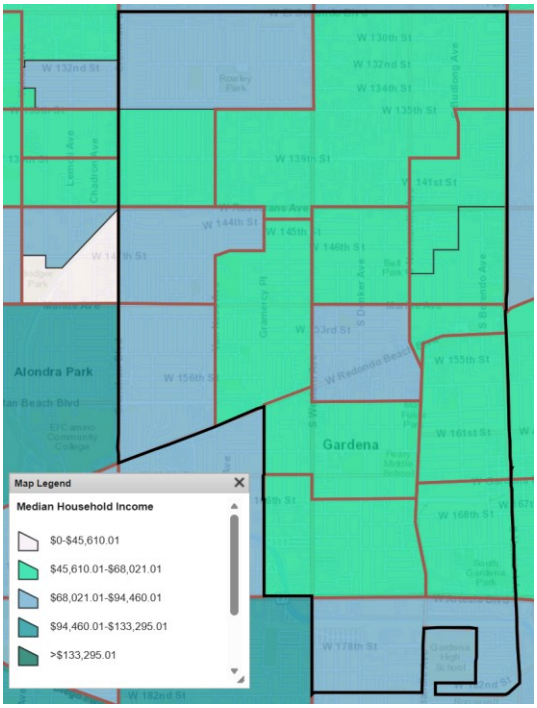
Table 52 - Geographic Priority Areas

	Target Area
1	Citywide

General Allocation Priorities

Gardena has a diverse population and evolving community needs. As outlined in the Needs Assessment, the median household income in Gardena is $64,015. Data from HUD's Community Planning and Development (CPD) mapping system reveals that most Census Tracts within the City have median household incomes ranging between $45,610 to $68,021, demonstrating that lower-income households are distributed throughout the community rather than concentrated in a limited number of geographic areas.

During the 2026-2030 Consolidated Plan period, the City will prioritize the use of CDBG funds for the implementation of a Residential Rehabilitation Program that assists income-eligible homeowners with critical home repairs and accessibility improvements. Since this activity serves individual low- and moderate-income households, rather than a specific geographic area, the program will be implemented on a citywide basis and will be available to eligible homeowners throughout Gardena. This approach ensures that CDBG resources are directed to households with the greatest need regardless of where they live in the City.



Map 1 - Median Household Income

SP-25 Priority Needs

Priority Needs Summary

Table 53 – Priority Needs Summary

1	**Priority Need Name**	**Preserve the supply of affordable housing**
	Priority Level	High
	Population	**Income Level:** Extremely Low, Low, and Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Preservation
	Description	The City of Gardena faces growing challenges related to the condition, affordability, and accessibility of its existing housing stock. As the City's housing stock ages, a growing proportion of housing units may need rehabilitation to allow them to remain safe and habitable. As of 2020, over one-third (34 percent) of owner-occupied units exhibit at least one housing condition that requires attention, such as lacking complete kitchen or plumbing facilities, overcrowding, or cost burden. Compounding these challenges, over three quarters (81 percent) of the homeowner housing stock was built before 1980, increasing the likelihood of structural deficiencies, outdated electrical and plumbing systems, and lead-based paint hazards. This issue is of particular concern for low- and moderate-income homeowners who often lack the financial resources to address these deficiencies, leading to declining property conditions and potential displacement. The condition and aging nature of the housing stock emphasizes the critical need for residential rehabilitation programs that support homeowners in addressing health and safety hazards, enhancing overall habitability, and improving accessibility.
	Basis for Relative Priority	The aging condition of Gardena's housing stock presents both a challenge and an opportunity. Rehabilitation of existing housing is a cost-effective way to extend the lifespan of properties that are already affordable to low- and moderate-income homeowners, improve safety and habitability, and improve residents' quality of life. Housing preservation is rated as a high priority based on the demand for services reported by the City's Community Development Department.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Table 54 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will Influence the Use of Funds Available for Housing Type
Tenant-Based Rental Assistance (TBRA)	The City of Gardena will not use CDBG funds for TBRA. With approximately $600,000 available annually, the City's CDBG allocation is limited relative to the high cost of rental housing in the local market. According to the Market Analysis, the median contract rent in Gardena is approximately $1,761 per month. Given these conditions, the City determined that allocating CDBG funds toward TBRA would only provide assistance to a small number of households and would not create a sustainable or lasting impact. Instead, the City will continue to rely on partnerships with the LACDA, which administers the Housing Choice Voucher (HCV) program and other rental assistance programs that are better positioned to support renter households at scale.
TBRA for Non-Homeless Special Needs	The City will not use CDBG funds for TBRA for non-homeless special needs populations. Instead, the City will prioritize housing preservation strategies that help vulnerable homeowners remain safely housed. Seniors and persons with disabilities often face barriers such as fixed incomes and accessibility limitations that make maintaining their homes difficult. Through the Residential Rehabilitation Program, the City will provide assistance for critical repairs and accessibility improvements that allow these households to remain in their homes safely and independently.
New Unit Production	The City will not utilize CDBG funds for new housing construction due to the limited size of its annual CDBG allocation and the high cost of development in the local housing market. Rising construction costs, land prices, and regulatory requirements significantly limit the feasibility of producing new affordable units with small funding sources. Instead, the City will pursue opportunities to support affordable housing development through other federal, state, and local funding programs that are designed to support larger-scale housing production efforts.

Rehabilitation	Market conditions strongly support the City's decision to prioritize housing rehabilitation with its CDBG funds. The Needs Assessment and Market Analysis indicate that many low- and moderate-income homeowners live in aging housing units that require repairs or accessibility modifications. At the same time, rising home values and construction costs make replacement housing increasingly unaffordable for many households. By investing in the rehabilitation of existing housing, the City can preserve the affordability of homes already occupied by low- and moderate-income households while improving housing quality and safety. Rehabilitation represents a cost-effective strategy that prevents housing deterioration, extends the useful life of existing housing stock, and supports neighborhood stability.
Acquisition, including Preservation	The City will not use CDBG funds for acquisition activities due to limited available resources and the high cost of property acquisition in the local housing market. While preserving existing affordable housing remains an important long-term objective, acquisition activities typically require significantly larger capital investments than the City's annual CDBG allocation can support. The City will continue to monitor opportunities to leverage other federal, state, and local resources that may support acquisition and preservation strategies in the future.

SP-35 Anticipated Resources

Introduction

During the five-year period of the Consolidated Plan, the City of Gardena anticipates investing approximately $3 million of CDBG funds to achieve the goals outlined in this Strategic Plan. It is important to note that the City's annual allocation of CDBG funds are subject to change based on federal budget appropriations and shifts in demographic data used in HUD's funding formulas.

For the 2026-2027 program year, the City anticipates receiving approximately $604,162 in CDBG funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,067,050 in CDBG funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

Anticipated Resources

Table 55 – Anticipated Resources

Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan: $	Narrative Description
		Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Admin and Planning Housing	$604,162.00	$0.00	$462,888.00	$1,067,050.00	$2,416,648.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

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

As a City with substantial housing and community development needs, Gardena understands that it may be advantageous for the City to use CDBG funds to leverage appropriate federal, state, local, and private resources, including but not limited to those listed below:

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- YouthBuild
- Federal Low-Income Housing Tax Credit (LIHTC) Program
- HUD Community Project Funding (CPF)
- HUD Section 108 Loan Guarantee

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County Development Agency (LACDA)
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Home Financing Authority (SCHFA)
- General fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way
- Private Contributions

HOME Match Requirements

The City does not receive HOME as part of its entitlement allocation. The amount of matching, is therefore, not applicable to Gardena.

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

As of the preparation of this Consolidated Plan, there is currently no publicly owned land or property that may be used to address the needs identified in this plan. Since Gardena is predominantly built out, there is nominal vacant land remaining to accommodate new development. As such, the City will explore opportunities to acquire nonvacant sites with other funding sources that are suitable for redevelopment that can be appropriately scaled to meet the needs identified.

Discussion

Gardena anticipates investing approximately $3 million in CDBG funds during the Consolidated Plan period to preserve the supply of affordable housing. These funds will be strategically leveraged with federal, state, local, and private resources to maximize the impact of this initiative.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City of Gardena will carry out its Consolidated Plan through a well-coordinated institutional delivery system that includes public institutions, nonprofit organizations, and private entities. This system is structured to ensure the effective use of HUD funds to address the high priority needs of low- and moderate-income residents.

Table 56 – Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gardena	Government	Affordable housing Homelessness Non-homeless special needs Community development Planning	Jurisdiction
Los Angeles County Development Authority (LACDA)	PHA	Public housing Affordable housing	Region
Los Angeles Homeless Services Authority (LAHSA)	CoC	Homelessness	Region

Assess of Strengths and Gaps in the Institutional Delivery System

Gardena's institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG funds to address affordable housing, public service, and community development needs. The Los Angeles County Development Authority (LACDA) and nonprofit partners ensure that residents have access to rental assistance, homeownership opportunities, and supportive housing programs. The Community Development Department coordinates resources to assist homeless individuals and families, while various City departments work together to implement public facility and infrastructure improvement projects.

Despite these strengths, gaps remain in the delivery system. The most significant challenge is the limited availability of financial resources. Federal funding allocations for CDBG are insufficient to fully address local housing and community development needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Table 57 – Homeless Prevention Services Summary

Homeless Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Gardena works closely with local nonprofits and regional service providers to ensure that homeless individuals, families, and persons with HIV/AIDS have access to housing assistance, supportive services, and case management. Homelessness prevention services such as rental assistance are available and target both homeless individuals and those at risk of homelessness.

However, there are gaps in services, particularly in street outreach and emergency housing. While nonprofits conduct outreach to connect unsheltered individuals with available resources, there is a lack of healthcare services targeted to individuals with HIV/AIDS, and few on-demand emergency shelter options for families and unaccompanied youth.

To improve service delivery, the City will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness

Gardena's institutional delivery system effectively supports homeless individuals, special needs populations, and low-income residents through a network of service providers offering case management, housing assistance, and supportive services. The City prioritizes programs that address the needs of chronically homeless individuals, families with children, veterans, and unaccompanied youth.

Service providers conduct direct outreach to homeless populations to ensure they are connected to housing programs and mainstream benefits. In partnership with the County, the City funds rental assistance programs for those most at risk of homelessness.

One of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the City's ability to expand supportive housing programs and case management services. To address these gaps, the City is seeking additional funding sources, strengthening partnerships, and exploring innovative housing solutions.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To enhance the effectiveness of the institutional delivery system and address service gaps, the City will pursue strategies to better meet the needs of residents. Through leveraged investments and strategic partnerships, the City aims to enhance housing stability, service accessibility, and overall quality of life for its most vulnerable residents. By continuously evaluating and adapting its strategies, Gardena will work toward building a more effective and well-funded system.

SP-45 Goals Summary

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2026	2030	Affordable Housing	Preserve the supply of affordable housing	$2,879,538.00	Homeowner housing rehabilitated: 50 Households / Housing Units
2	Planning & Administration	2026	2030	All	All	$604,160.00	Other: 5

Goal Descriptions

1	**Goal Name**	**Affordable Housing Preservation**
	Goal Description	Preserve the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the rehabilitation of existing owner-occupied housing units, with a focus on improving accessibility and addressing health and safety hazards. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability, reduce monthly household utility costs, and promote long-term affordability.
2	**Goal Name**	**Planning and Administration**
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination with community stakeholders to ensure resources are aligned with community needs and priorities.

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 91.315(b)(2)

Gardena anticipates providing affordable housing to 50 low- and moderate-income households through the following activities:

- Residential Housing Rehabilitation Program: $2,879,538.00 in CDBG funds (50 households / housing units)

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

LACDA encourages resident engagement and participation in housing programs through outreach, resident feedback opportunities, and program initiatives designed to promote long-term housing stability and economic mobility. One such initiative is the Family Self-Sufficiency (FSS) Program, which is available to public housing residents.

The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership. To support this effort, LACDA utilize marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

Public policies can influence the availability and affordability of housing by shaping how and where residential development occurs. In Gardena, barriers to affordable housing generally stem from a combination of high housing costs, limited land availability, and development constraints such as zoning and land use controls, development standards, permitting timelines, and fees and charges. While these policies serve important planning and community objectives, they may also affect the feasibility of producing housing that is affordable to low- and moderate-income households.

Unlike impediments to fair housing choice, which involve unlawful discriminatory practices, barriers to affordable housing typically arise from policies or market conditions that unintentionally constrain the production or preservation of affordable units.

Based on community engagement, the primary barriers to affordable housing in Gardena are the high cost of housing relative to household incomes and the limited financial resources available to support affordable housing development at the scale necessary to meet demand.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To overcome these obstacles, the City will continue implementing a coordinated strategy that pairs targeted investments with ongoing policy reforms established in the 2021-2029 Housing Element. During the 2026–2027 program year, planned actions include:

Preserve existing affordable housing through rehabilitation (Goal 1.0). During 2026–2027, the City's primary CDBG-funded housing action is a Residential Rehabilitation Program for income-eligible homeowners. This program will address critical health and safety repairs and accessibility needs, helping prevent housing deterioration and supporting long-term housing stability.

Support a variety of housing options and leverage external resources (Goal 2.0). Given limited local resources relative to development costs, the City will continue to pursue and support state, regional, and other funding opportunities and provide coordination support, as feasible, for affordable housing proposals that align with community needs, including housing for special needs populations.

Reduce governmental constraints where feasible (Goal 3.0). The City will continue to review development standards and project review/approval procedures and pursue refinements that remove or mitigate unnecessary constraints to residential development, consistent with state housing law and the Housing Element.

Maintain adequate sites and support housing capacity (Goal 4.0). The City will continue efforts to ensure adequate zoning capacity to accommodate housing needs and support

development at appropriate densities, including promoting use of density bonuses and other incentives that facilitate affordable housing.

Coordinate with regional partners. The City will continue coordination with LACDA and other housing and service providers to increase awareness of available housing resources (including voucher programs and other assistance) and connect residents to services that support housing stability.

SP-60 Homeless Strategy

Introduction

Preventing and reducing homelessness is a top priority for HUD and is addressed nationally through coordinated regional strategies carried out by government agencies and a wide variety of community-based organizations. In Los Angeles County, LAHSA is the lead agency for the CoC.

The City of Gardena supports these regional efforts by coordinating with LAHSA, service providers, and other partners that work to prevent and address homelessness. While the City's CDBG resources are limited, the City will invest its funds in a Residential Rehabilitation Program that helps income-eligible homeowners address critical home repairs and maintain safe and habitable housing, thereby helping prevent housing instability that could lead to homelessness.

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

The City of Gardena works closely with local nonprofits and regional service providers to ensure that individuals experiencing homelessness are connected with housing assistance, supportive services, and case management. Outreach to unsheltered individuals is primarily coordinated through LAHSA and its contracted outreach teams operating throughout Los Angeles County.

When City staff encounter individuals experiencing homelessness, they provide referrals to appropriate service providers, including LAHSA and United Way's 2-1-1 information and referral system, which connects individuals with emergency shelter, outreach services, and other housing resources.

To more rapidly identify and assess people experiencing homelessness, the CoC adopted the national best-practice coordinated intake and assessment model to more effectively connect individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions. Through dynamic prioritization, collaborative coordination, intentional resource utilization, and regional service planning area prioritization, the Coordinated Entry System (CES) facilitates the referral process to ensure residents are directed to the appropriate CoC service provider.

Addressing the emergency and transitional housing needs of homeless persons

The CES uses a standardized assessment process to assist in determining homelessness, vulnerability, strengths, barriers, and other criteria related to eligibility for housing programs. The standardized CES assessment process is consistent across all access points including street outreach teams. Through this process, individuals and families are

assessed and referred to the most appropriate resource based on the outcome of their assessment.

Emergency shelter and transitional housing services for individuals experiencing homelessness in Gardena are primarily provided through regional programs administered by LAHSA and its network of nonprofit service providers. These organizations operate emergency shelters, transitional housing programs, and supportive services designed to help individuals stabilize their living situations and transition toward permanent housing.

The City supports these regional efforts through coordination and information sharing with service providers and by maintaining zoning regulations that allow for a variety of housing options, including emergency shelters and supportive housing. These policies help facilitate the development of housing resources needed to address homelessness throughout the region.

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.

The Los Angeles County CoC utilizes a Housing First approach, which prioritizes connecting individuals experiencing homelessness to permanent housing as quickly as possible while providing supportive services needed to maintain housing stability. Through this regional system, individuals experiencing homelessness are connected with housing navigation services, rapid rehousing programs, permanent supportive housing opportunities, and other resources that promote long-term housing stability.

Implementation of CES over the past five years has shortened the period that individuals and families experience homelessness. The City supports these efforts by coordinating with regional partners and by implementing programs that preserve existing affordable housing. During the Consolidated Plan cycle, the City's Residential Rehabilitation Program will help maintain safe and habitable housing for income-eligible homeowners, thereby contributing to broader efforts to stabilize housing and prevent displacement.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The City recognizes that homelessness often results from a combination of factors, including rising housing costs, loss of income, health challenges, and limited access to

affordable housing. Preventing homelessness requires strategies that stabilize housing for vulnerable households before they experience a housing crisis.

Through its Residential Rehabilitation Program, the City will provide assistance to low- and moderate-income homeowners who may otherwise struggle to maintain their homes due to financial constraints. By addressing critical repairs and improving housing conditions, the program helps prevent housing deterioration and reduces the risk of displacement for vulnerable households.

SP-65 Lead-based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Over three quarters of the City's housing stock (79 percent) was built before 1980, when the use of lead-based paint was outlaws, meaning that residents of these homes are at risk of lead-based paint hazards. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City's Residential Rehabilitation Program, a typical lead-based paint screening survey costs approximately $650. To reduce lead-based paint hazards, the City takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the City's residential rehabilitation activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over time through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City's Residential Rehabilitation Program Guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing poverty and promoting economic stability for low- and moderate-income residents is an important priority for the City of Gardena. While the City's CDBG resources are limited, the Strategic Plan prioritizes investments that support housing stability and help prevent financial hardship among vulnerable households.

During the 2026–2030 Consolidated Plan period, the City will focus its CDBG resources on the implementation of a Residential Rehabilitation Program that assists income-eligible homeowners with critical home repairs and accessibility improvements. By helping homeowners address deferred maintenance, health and safety hazards, and accessibility needs, the program reduces the financial burden faced by low- and moderate-income households and helps prevent housing deterioration that could lead to displacement or housing instability.

Through the implementation of this strategy, CDBG activities will contribute to reducing the number of poverty-level families by:

- Preserving housing that is already affordable to low- and moderate-income homeowners
- Reducing the financial burden associated with critical home repairs and housing maintenance
- Helping vulnerable households maintain safe and stable housing, which supports long-term economic stability

Although the City's CDBG funds are primarily focused on housing preservation, poverty reduction is also supported through coordination with regional partners and service providers that administer employment, social services, rental assistance, and other programs designed to support low-income households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's anti-poverty strategy is closely aligned with the affordable housing priorities identified in this Strategic Plan. The City's primary housing goal is the preservation of existing affordable housing, which directly benefits low- and moderate-income homeowners who may otherwise lack the financial resources to maintain their homes.

Through the Residential Rehabilitation Program, the City will assist eligible homeowners with critical repairs that improve housing safety, accessibility, and habitability. Addressing these housing needs helps residents remain safely in their homes, prevents housing deterioration, and reduces the risk of displacement. By stabilizing housing conditions for

vulnerable households, the City helps preserve long-term housing affordability and supports the overall economic well-being of low- and moderate-income residents.

In addition to local housing preservation efforts, the City will continue coordinating with regional housing authorities, nonprofit organizations, and social service providers that administer programs such as rental assistance, workforce development, and supportive services. Together, these efforts contribute to reducing poverty and improving housing stability for Gardena residents.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Gardena is responsible for ensuring that CDBG funds are used in accordance with applicable federal regulations and the goals established in the Consolidated Plan. The City will implement monitoring and oversight procedures designed to ensure compliance with program requirements and the effective use of federal funds.

Program Administration and Oversight

The City will directly administer the Residential Rehabilitation Program funded through CDBG. Staff will oversee all program activities to ensure compliance with HUD regulations, including eligibility requirements, national objective compliance, financial management standards, and applicable federal cross-cutting requirements.

Prior to providing assistance, each project will be reviewed to confirm eligibility under the CDBG program and to verify that the assisted household meets the low- and moderate-income national objective. The City will also review the proposed scope of work and cost estimates to ensure that CDBG funds are used only for eligible rehabilitation activities.

Compliance Monitoring

Throughout the implementation of the Residential Rehabilitation Program, the City will monitor activities to ensure compliance with applicable federal regulations, including environmental review requirements, lead-based paint requirements, procurement standards, and financial management requirements.

Program files will be maintained for each assisted household and will include documentation related to eligibility determinations, environmental review compliance, construction inspections, and project completion. The City will conduct periodic internal reviews of program files and financial records to verify that funds are expended in accordance with program requirements.

Recordkeeping and Reporting

The City will maintain comprehensive records documenting compliance with HUD program requirements and will report program accomplishments through HUD's Integrated Disbursement and Information System (IDIS) and other required reporting mechanisms. These procedures help ensure transparency, accountability, and long-term compliance with CDBG program requirements.

Action Plan

AP-15 Expected Resources

Introduction

The projects and activities included in the 2026-2027 Action Plan are based on resources that are reasonably anticipated to be available to the City from July 1, 2026, through June 30, 2027. The actual resources available to support activities during the implementation of the remainder of the 2026-2030 Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on several factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the grant programs, the addition or removal of entitlements receiving a particular grant, and the availability of reallocated funds.

For the 2026-2027 program year, the City anticipates receiving approximately $604,162 in CDBG funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,067,050 in CDBG funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

Anticipated Resources

Table 58 - Expected Resources – Priority Table

Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan: $	Narrative Description
		Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Admin and Planning Housing	$604,162.00	$0.00	$462,888.00	$1,067,050.00	$2,416,648.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

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

As a jurisdiction with substantial housing and community development needs, Gardena needs to leverage its CDBG entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- YouthBuild
- Federal Low-Income Housing Tax Credit (LIHTC) Program
- HUD Community Project Funding (CPF) Program
- HUD Section 108 Loan Guarantee

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County Development Agency (LACDA)
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Home Financing Authority (SCHFA)
- General fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way
- Private Contributions

HOME Match Requirements

The City does not receive HOME as part of its entitlement allocation. The amount of matching, is therefore, not applicable to Gardena.

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

As of the preparation of this Consolidated Plan, there is currently no publicly owned land or property that may be used to address the needs identified in this plan. Since Gardena is predominantly built out, there is nominal vacant land remaining to accommodate new development. As such, the City will explore opportunities to acquire nonvacant sites with other funding sources that are suitable for redevelopment that can be appropriately scaled to meet the needs identified.

Discussion

During the 2026-2027 Program Year, the City anticipates that these funds will be leveraged with other public and private funding. Along with leveraged dollars, the City expects to invest approximately $1,067,050 in CDBG funds toward eligible activities designed to provide suitable affordable housing and improve the quality of life for low- and moderate-income residents.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 59 – Goals Summary

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2026	2027	Affordable Housing	Preserve the supply of affordable housing	$946,218.00	Homeowner housing rehabilitated: 10 Households / Housing Units
2	Planning & Administration	2026	2027	All	All	$120,832.00	Other: 1

Goal Descriptions

1	**Goal Name**	**Affordable Housing Preservation**
	Goal Description	Preserve the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the rehabilitation of existing owner-occupied housing units, with a focus on improving accessibility and addressing health and safety hazards. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability, reduce monthly household utility costs, and promote long-term affordability.
2	**Goal Name**	**Planning and Administration**
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination with community stakeholders to ensure resources are aligned with community needs and priorities.

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 of Gardena anticipates providing affordable housing to 10 low- and moderate-income households through the following activities:

- Homeowner Housing Rehabilitation Program - $946,218 in CDBG funds (10 households / housing units)

AP-35 Projects

Introduction

To address the high priority needs identified in the 2026-2030 Consolidated Plan, the City of Gardena will invest CDBG funds in projects that preserve and improve the safety and habitability of housing occupied by low- and moderate-income residents.

Projects

Table 60 – Project Information

	Project Name
1	Affordable Housing Preservation
2	Program Administration

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

Consistent with the priorities established in the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding program administration) for program year 2026-2027 toward projects and activities that benefit low- and moderate-income households. More specifically, the City will implement a Residential Rehabilitation Program that assists income-eligible homeowners with critical home repairs, health and safety improvements, and accessibility modifications.

Despite these efforts, several obstacles continue to limit the City's ability to fully address underserved housing needs of low- and moderate-income households. These include limited federal and state funding resources, rising construction costs, and the lack of financing options for lower-income households in the private lending market. By utilizing CDBG funds through the 2026-2027 Action Plan to provide rehabilitation assistance, the City helps bridge this financing gap and supports the long-term preservation of affordable housing for low- and moderate-income residents.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Affordable Housing Preservation**
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	$946,218
	Description	Gardena has an existing Residential Rehabilitation Program geared towards the preservation of the quality of existing affordable housing stock occupied by low- and moderate-income homeowners.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	10 Homeowner Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	City of Gardena: Residential Rehabilitation Program (10 Households / Housing Units) - $946,218
2	**Project Name**	**Program Administration**
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	$120,832
	Description	Overall administration of the CDBG program which includes preparation and submission of the Action Plan and CAPER, IDIS data input, provision of technical assistance, monitoring, and fiscal management.
	Target Date	6/30/27
	Planned Activities	City of Gardena: CDBG Administration - $120,832

AP-50 Geographic Distribution

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

Consistent with the priorities established in the Strategic Plan, the City will utilize its CDBG funds to implement a Residential Rehabilitation Program that preserves and improves the safety and habitability of housing occupied by low- and moderate-income homeowners. Because eligible households are located throughout the City rather than concentrated within a single neighborhood, the program will be implemented on a citywide basis and will be available to income-eligible homeowners regardless of their location within Gardena.

Geographic Distribution

Table 61 - Geographic Distribution

	Target Area	Percentage of Funds
1	Citywide	100%

Rationale for the priorities for allocating investments geographically

For the 2026-2027 program year, the City will prioritize the use of CDBG funds to implement a Residential Rehabilitation Program that provides assistance directly to income-eligible homeowners rather than targeting specific geographic areas. As a result, the program will be implemented citywide to ensure that all qualifying households have access to assistance. This approach allows the City to address housing conditions wherever eligible low- and moderate-income homeowners reside while preserving housing that is already affordable to these households.

Providing rehabilitation assistance on a citywide basis also allows the City to respond flexibly to homeowner needs, address health and safety issues as they arise, and prevent housing deterioration across the community. By focusing resources on households with the greatest need, the City can maximize the impact of its limited CDBG allocation while supporting long-term housing stability.

Discussion

Gardena is allocating 100 percent of its non-administrative CDBG funds for program year 2026-2027 toward the Residential Rehabilitation Program. All assistance provided through this program will benefit low- and moderate-income households and will support the preservation of affordable housing throughout the community.

AP-55 Affordable Housing

Introduction

The 2026-2030 Consolidated Plan identified the preservation of affordable housing as a high-priority need for the City of Gardena. Many low- and moderate-income homeowners live in aging homes that require repairs to address health and safety issues, deferred maintenance, or accessibility barriers. Without assistance, these homeowners often lack the financial resources needed to complete necessary improvements, which can lead to housing deterioration and threaten long-term housing stability.

During the 2026–2027 program year, the City will utilize CDBG funds to implement a Residential Rehabilitation Program that assists income-eligible homeowners with critical home repairs and accessibility improvements. By investing in the rehabilitation of existing housing, the City will help preserve housing that is already affordable to low- and moderate-income households while improving the safety, habitability, and longevity of the housing stock.

As such, the City will implement the following affordable housing activity:

- Residential Rehabilitation Program – $946,218 in CDBG funds (10 households / housing units)

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special Needs	0
Total	**10**

Table 63 - One Year Goals for Affordable Housing by Support Type

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

Discussion

During the 2026-2027 program year, the City will allocate $946,218 in CDBG funds to implement a Residential Rehabilitation Program that assists low- and moderate-income homeowners with critical home repairs and accessibility improvements. This investment is expected to assist approximately 10 households during the program year.

By focusing on the rehabilitation of owner-occupied housing, the City will help preserve existing affordable housing while improving housing quality and safety for income-eligible households. Rehabilitation assistance also helps prevent housing deterioration, extends the useful life of the housing stock, and supports neighborhood stability by enabling residents to remain safely in their homes.

AP-60 Public Housing

Introduction

The City does not own or manage any traditional public housing developments. Instead, LACDA administers the Housing Choice Voucher (HCV) program to provide housing assistance to low- and moderate-income households. This decentralized approach leverages partnerships with private landlords and housing providers to meet the City's affordable housing needs.

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

Although the City does not directly administer public housing programs, it coordinates with LACDA and other regional partners to support housing stability for low- and moderate-income residents. Through the HCV program and other housing assistance initiatives administered by LACDA, eligible households are able to access rental assistance that helps address housing affordability challenges in the local housing market.

During the program year, the City will continue to support affordable housing opportunities by implementing programs that preserve existing housing and help maintain safe and habitable housing conditions for income-eligible households. The City will also continue to coordinate with regional housing providers and service organizations to ensure residents are aware of available housing resources.

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

LACDA encourages resident engagement and participation in housing programs through outreach, resident feedback opportunities, and program initiatives designed to promote long-term housing stability and economic mobility. One such initiative is the Family Self-Sufficiency (FSS) Program, which is available to public housing residents.

The FSS program provides participating households with access to supportive services, financial counseling, and employment resources that help participants work toward greater economic independence. Participants enter into a Contract of Participation (COP) that outlines program requirements and establishes an Individual Training and Services Plan (ITSP) identifying goals and supportive services needed to achieve self-sufficiency. Through this program, households may build savings in an escrow account tied to increases in earned income, which can ultimately support goals such as financial stability or homeownership. Upon successful completion of the program, participants may receive the funds accumulated in the escrow account, which can be used to support goals such as education, financial stability, or homeownership.

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

Not applicable, LACDA is designated as a High Performing PHA.

Discussion

The City of Gardena will continue to coordinate with LACDA to support housing stability for residents receiving housing assistance. Through this partnership, eligible households can access rental assistance and supportive programs administered by LACDA while the City focuses its CDBG resources on preserving existing affordable housing through its Residential Rehabilitation Program.

AP-65 Homeless and Other Special Needs Activities

Introduction

Preventing and reducing homelessness is a top priority for HUD and is addressed nationally through coordinated regional strategies carried out by government agencies and a wide variety of community-based organizations. In Los Angeles County, LAHSA is the lead agency for the CoC.

The City of Gardena supports these regional efforts by coordinating with LAHSA, service providers, and other partners that work to prevent and address homelessness. While the City's CDBG resources are limited, the City will invest its funds in a Residential Rehabilitation Program that helps income-eligible homeowners address critical home repairs and maintain safe and habitable housing, thereby helping prevent housing instability that could lead to homelessness.

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

The City of Gardena works closely with local nonprofits and regional service providers to ensure that individuals experiencing homelessness are connected with housing assistance, supportive services, and case management. Outreach to unsheltered individuals is primarily coordinated through LAHSA and its contracted outreach teams operating throughout Los Angeles County.

When City staff encounter individuals experiencing homelessness, they provide referrals to appropriate service providers, including LAHSA and United Way's 2-1-1 information and referral system, which connects individuals with emergency shelter, outreach services, and other housing resources.

During the 2026–2027 program year, the City will also invest $483,330 in CDBG funds to implement its Residential Rehabilitation Program. By assisting low- and moderate-income homeowners with critical home repairs and accessibility improvements, the program helps prevent housing deterioration and reduces the risk that vulnerable households could lose their housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing services for individuals experiencing homelessness in Gardena are primarily provided through regional programs administered by LAHSA and its network of nonprofit service providers. These organizations operate emergency shelters, transitional housing programs, and supportive services designed to help individuals stabilize their living situations and transition toward permanent housing.

The City supports these regional efforts through coordination and information sharing with service providers and by maintaining zoning regulations that allow for a variety of housing options, including emergency shelters and supportive housing. These policies help facilitate the development of housing resources needed to address homelessness throughout the region.

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

The Los Angeles County CoC utilizes a Housing First approach, which prioritizes connecting individuals experiencing homelessness to permanent housing as quickly as possible while providing supportive services needed to maintain housing stability. Through this regional system, individuals experiencing homelessness are connected with housing navigation services, rapid rehousing programs, permanent supportive housing opportunities, and other resources that promote long-term housing stability.

The City supports these efforts by coordinating with regional partners and by implementing programs that preserve existing affordable housing. During the program year, the City's Residential Rehabilitation Program will help maintain safe and habitable housing for income-eligible homeowners, thereby contributing to broader efforts to stabilize housing and prevent displacement.

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

The City recognizes that homelessness often results from a combination of factors, including rising housing costs, loss of income, health challenges, and limited access to affordable housing. Preventing homelessness requires strategies that stabilize housing for vulnerable households before they experience a housing crisis.

Through its Residential Rehabilitation Program, the City will provide assistance to low- and moderate-income homeowners who may otherwise struggle to maintain their homes due to financial constraints. By addressing critical repairs and improving housing conditions, the program helps prevent housing deterioration and reduces the risk of displacement for vulnerable households.

The City also coordinates with the Los Angeles County CoC to ensure that individuals and families exiting publicly funded institutions or systems of care have access to appropriate housing and supportive services when available.

Discussion

With limited CDBG resources available, the City of Gardena focuses its housing investments on the preservation of existing affordable housing. Through the implementation of its Residential Rehabilitation Program, the City will help low- and moderate-income homeowners maintain safe and stable housing, which contributes to broader regional efforts to prevent homelessness and promote housing stability.

AP-75 Barriers to affordable housing

Introduction:

Public policies can influence the availability and affordability of housing by shaping how and where residential development occurs. In Gardena, barriers to affordable housing generally stem from a combination of high housing costs, limited land availability, and development constraints such as zoning and land use controls, development standards, permitting timelines, and fees and charges. While these policies serve important planning and community objectives, they may also affect the feasibility of producing housing that is affordable to low- and moderate-income households.

Unlike impediments to fair housing choice, which involve unlawful discriminatory practices, barriers to affordable housing typically arise from policies or market conditions that unintentionally constrain the production or preservation of affordable units.

Based on community engagement, the primary barriers to affordable housing in Gardena are the high cost of housing relative to household incomes and the limited financial resources available to support affordable housing development at the scale necessary to meet demand.

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

To overcome these obstacles, the City will continue implementing a coordinated strategy that pairs targeted investments with ongoing policy reforms established in the 2021-2029 Housing Element. During the 2026–2027 program year, planned actions include:

- Preserve existing affordable housing through rehabilitation (Goal 1.0). During 2026–2027, the City's primary CDBG-funded housing action is a Residential Rehabilitation Program for income-eligible homeowners. This program will address critical health and safety repairs and accessibility needs, helping prevent housing deterioration and supporting long-term housing stability.
- Support a variety of housing options and leverage external resources (Goal 2.0). Given limited local resources relative to development costs, the City will continue to pursue and support state, regional, and other funding opportunities and provide coordination support, as feasible, for affordable housing proposals that align with community needs, including housing for special needs populations.
- Reduce governmental constraints where feasible (Goal 3.0). The City will continue to review development standards and project review/approval procedures and pursue refinements that remove or mitigate unnecessary constraints to residential development, consistent with state housing law and the Housing Element.

- Maintain adequate sites and support housing capacity (Goal 4.0). The City will continue efforts to ensure adequate zoning capacity to accommodate housing needs and support development at appropriate densities, including promoting use of density bonuses and other incentives that facilitate affordable housing.
- Coordinate with regional partners. The City will continue coordination with LACDA and other housing and service providers to increase awareness of available housing resources (including voucher programs and other assistance) and connect residents to services that support housing stability.

Discussion:

The City recognizes that market conditions create significant affordability challenges that cannot be fully addressed through limited annual CDBG resources alone. Accordingly, Gardena's strategy emphasizes the ongoing implementation of Housing Element programs that reduce constraints and maintain development capacity, leveraging of other federal, state, and regional resources to support affordable housing development and preservation, and targeted investment of available CDBG funds in housing rehabilitation to preserve the affordability and habitability of existing owner-occupied housing for low- and moderate-income households.

AP-85 Other Actions

Introduction

Through the implementation of the 2026-2027 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income residents include limited federal, state, and local funding resources, the high cost of housing relative to household incomes, and limited access to financing for home repairs in the private lending industry.

To help address these challenges, the City will invest its CDBG funds in a Residential Rehabilitation Program that assists income-eligible homeowners with critical home repairs and accessibility improvements. This program helps maintain safe and habitable housing conditions, preserve existing affordable housing, and support housing stability for vulnerable households.

Actions planned to foster and maintain affordable housing

During the 2026–2027 program year, the City will invest CDBG funds in its Residential Rehabilitation Program to preserve and maintain housing occupied by low- and moderate-income homeowners. By addressing health and safety repairs, accessibility improvements, and other critical maintenance needs, the program helps extend the useful life of the existing housing stock and preserve housing that is already affordable.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City will conduct lead-based paint testing and risk assessments for each property assisted under that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The City's investment in housing rehabilitation helps reduce the financial burden faced by low- and moderate-income homeowners who may otherwise struggle to address critical home repairs. By preserving safe and stable housing, the City helps prevent displacement and supports long-term housing stability for vulnerable households.

In addition to local efforts, federal and state programs also contribute to reducing poverty by providing supportive services and financial assistance to eligible households. Programs such as the Earned Income Tax Credit, Head Start, CalWORKs, CalFresh, and Medi-Cal provide assistance with employment, nutrition, health care, and family support services that help individuals and families meet basic needs and improve economic stability.

Actions planned to develop institutional structure

The City benefits from a collaborative institutional delivery system that includes local government agencies, regional partners, nonprofit organizations, and housing service providers. To enhance the effectiveness of the institutional delivery system and address service gaps, the City will continue working with these partners to implement housing and community development programs that address the needs of low- and moderate-income residents and strengthen the overall effectiveness of the service delivery network.

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

To enhance coordination between public and private housing and social service agencies, the City will continue to coordinate with public agencies, nonprofit organizations, and housing providers involved in delivering housing and supportive services to Gardena residents. Through outreach, collaboration, and information sharing, the City will help ensure that residents are aware of available housing programs and community resources. The City will also continue using digital communication tools and community outreach efforts to strengthen coordination and engagement with partner agencies and service providers.

Discussion:

Although the City receives a relatively small annual CDBG allocation, it remains committed to using these resources strategically to improve conditions for low- and moderate-income residents. Through targeted investments in the Residential Rehabilitation Program and continued coordination with regional partners and service providers, the City will address community development needs and help preserve safe and stable housing throughout Gardena.

AP-90 Program Specific Requirements

Introduction:

Throughout the implementation of activities under the 2026-2027 Annual Action Plan, the City of Gardena will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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. The City will meet this requirement over the 2024-2025, 2025-2026, and 2026-2027 program years.	100.00%



APPENDIX A

Citizen Participation



APPENDIX B

Grantee Unique Appendices



APPENDIX C

SF-424, SF-424B, & Certifications

CITY OF GARDENA
NOTICE OF PUBLIC HEARING – *REVISED*
DRAFT CITIZEN PARTICIPATION PLAN, CONSOLIDATED PLAN, & ACTION PLAN

PROGRAM DESCRIPTION
NOTICE IS HEREBY GIVEN that the City of Gardena (City) has prepared the draft Citizen Participation Plan (CPP), 2026-2030 Consolidated Plan, and 2026-2027 Action Plan to guide the investment of federal Community Development Block Grant (CDBG) program funds. As required by the U.S. Department of Housing and Urban Development (HUD), the CPP outlines the policies and procedures for community involvements in the planning, implementation, and evaluation of its HUD programs.

The Consolidated Plan provides a comprehensive assessment of local housing and community development needs and establishes funding priorities for the allocation of CDBG funds. The primary objective of these programs is to benefit low- and moderate-income residents by providing decent housing, fostering suitable living environments, and expanding economic opportunities. The proposed priorities and goals included in the draft 2026-2030 Consolidated Plan include: (1) Affordable Housing Preservation and (2) Program Administration.

The Action Plan identifies the specific projects and activities that will be implemented during the upcoming program year with CDBG funds to address the priority needs and goals established in the Consolidated Plan. On April 3, 2026, HUD announced the formula program allocations for FY 2026. For the 2026-2027 program year, the City will receive $583,796 of CDBG funds.

30-DAY PUBLIC REVIEW & COMMENT PERIOD
The City welcomes and encourages residents, community organizations, and stakeholders to provide written comments on the draft plans. Therefore, the draft CPP, 2026-2030 Consolidated Plan, and 2026-2027 Action Plan was made available for public review and comment from March 27, 2026, to April 28,2026.

PUBLIC HEARING – *REVISED DATE*
NOTICE IS HEREBY FURTHER GIVEN the City Council will conduct a public hearing to provide an opportunity for residents to present oral comments or questions related to the citizen participation process, priority housing and community development needs, goals outlined in the draft Consolidated Plan, activities identified in the draft Action Plan, and proposed strategies for affirmatively furthering fair housing.

When: May 12, 2026 at 7:30om (*previously noticed for April 28, 2026 at 7:30 pm*)
Where: City Hall – Council Chambers, 1700 W. 162nd Street, Gardena, CA 90247

ADA COMPLIANCE
It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If, as a participant and observer at this meeting, you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Residents in need of accommodation should contact the City Clerk's office at cityclerk@cityofgardena.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PUBLISHED
April 30, 2026 (*Gardena Valley News*)

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 17A.
Section: DEPARTMENTAL ITEMS - PUBLIC WORKS
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6726, Confirming the Diagram and Assessment contained in the Engineer's Report Dated April 2, 2026, for the Gardena Artesia Boulevard Landscaping Assessment District and Ordering the Levy of Assessments on the Same for Fiscal Year 2026-2027

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct Public Hearing; allow each speaker three (3) minutes; and Adopt Resolution No. 6726

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that the City Council adopt Resolution No. 6726 subsequent to holding a hearing to consider any and all protests related to the levy of the proposed annual assessment under the Gardena Artesia Boulevard Assessment District for Fiscal Year 2026-2027.

On February 10, 2026, the City Council adopted Resolution 6722, directing the City Engineer to prepare and file a report according to the provisions of the "Landscape and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the said assessment district.

On April 14, 2026, the City Council adopted Resolution No. 6724 approving the Engineer's Report, filed in the office of the City Clerk, and declaring it's intention to levy and collect assessments from the said assessment district for Fiscal Year 2026-2027.

The adoption of this resolution confirms the diagram and assessment contained in the Engineer's Report and constitutes the levy of the assessment that will pay for the service and maintenance costs of landscaping and appurtenant improvements within the median islands on Artesia Boulevard between Western Avenue and Normandie Avenue.

FISCAL IMPACT/COST:

Budget Amount: $21,662 for Fiscal Year 2026-2027

Funding Sources: Assessment District

APPROVED:



_____
Clint Osorio, City Manager

Attachments

Reso 6726_Artesia Landscaping District.pdf

RESOLUTION NO. 6726

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT CONTAINED IN THE ENGINEER'S REPORT DATED APRIL 2, 2026, FOR THE GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT AND ORDERING THE LEVY OF ASSESSMENTS ON THE SAME FOR FISCAL YEAR 2026-2027.

WHEREAS, on February 10, 2026 the City Council of the City of Gardena, California, adopted Resolution No. 6722, directing the City Engineer to prepare and file a report according to the provisions of the "Landscaping and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, and;

WHEREAS, the Engineering Report was prepared and was filed in the office of the City Clerk, and;

WHEREAS, on April 14, 2026, the City Council adopted Resolution No. 6724 approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, declaring its intention to levy upon and collect assessments for Fiscal Year 2026-2027, and;

WHEREAS, the City Council scheduled a hearing to consider any and all protests related to the levy of the proposed annual assessment for Tuesday, May 12, 2026, at 7:30 p.m. in the City of Gardena Council Chambers, 1700 West 162nd Street, City of Gardena, California, and;

WHEREAS, on May 12, 2026, the City Council held the duly noticed hearing and considered all protests and comments regarding the assessments

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. A written majority protest was not filed against the annual levy of the assessment of the Gardena Artesia Boulevard Landscaping Assessment District.

SECTION 2. The adoption of this Resolution confirms the diagram and the assessment contained in the Engineer's Report and constitutes the levy of the assessment on the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027.

SECTION 3. The City Council orders and directs the City Treasurer to establish

a special fund according to the State of California Streets and Highways Code, Division 15, Part 2, for Fiscal Year 2026-2027 entitled, "Gardena Artesia Boulevard Landscaping Assessment District," and place into the fund all payments of assessments received from the County Tax Collector.

SECTION 5. That the City Clerk is ordered to transmit to the County Auditor of Los Angeles County, State of California, a certified copy of the diagram and assessment no later than the third Monday, August 17, 2026.

SECTION 6. That the City Manager, or his authorized agent, is designated as the person for the transmittal of the data processing for the Assessment Roll.

SECTION 7. That this Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 12 day of May, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 17B.
Section: DEPARTMENTAL ITEMS - PUBLIC WORKS
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6727, Confirming the Diagram and Assessment contained in the Engineer's Report Dated April 2, 2026, for the Gardena Consolidated Street Lighting Assessment District and Ordering the Levy of Assessments on the Same Fiscal Year 2026-2027

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct Public Hearing; allow each speaker three (3) minutes; and Adopt Resolution No. 6727

RECOMMENDATION AND STAFF SUMMARY:

Staff recommends that the City Council adopt Resolution No. 6727 subsequent to holding a Public Hearing to consider any and all protests related to the levy of the proposed annual assessment under the Gardena consolidated Street Lighting Assessment District for Fiscal Year 2026-2027.

On February 10, 2026, the City Council adopted Resolution 6723, directing the City Engineer to prepare and file a report according to the provisions of the "Landscape and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the said assessment district.

On April 14, 2026, the City Council adopted Resolution No. 6725 approving the Engineer's Report, filed in the office of the City Clerk, and declaring it's intention to levy and collect assessments from the said assessment district for Fiscal Year 2026-2027.

The adoption of the resolution confirms the diagram and assessment contained in the Engineer's Report and constitutes the levy of the assessment that will pay for all energy, construction and maintenance costs of street lighting, including safety lights that are above traffic signals. These fees are assessed and collected through the Los Angeles County Office of the Assessor and the Los Angeles County Treasurer and Tax Collector and are remitted to the City on a biannual basis.

FISCAL IMPACT/COST:

Budget Amount: $964,856.23 for Fiscal Year 2026-2027

Funding Sources: Assessment District (Fund 30)

APPROVED:



_____

Clint Osorio, City Manager

Attachments

Reso 6727_Consolidated Street Lighting District.pdf

RESOLUTION NO. 6727

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT CONTAINED IN THE ENGINEER'S REPORT DATED APRIL 2, 2026, FOR THE GARDENA CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT AND ORDERING THE LEVY OF ASSESSMENTS ON THE SAME FOR FISCAL YEAR 2026-2027.

WHEREAS, on February 10, 2026, the City Council of the City of Gardena, California, adopted Resolution No. 6723, directing the City Engineer to prepare and file a report according to the provisions of the "Landscaping and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2026-2027, and;

WHEREAS, the Engineering Report was prepared and was filed in the office of the City Clerk, and;

WHEREAS, on April 14, 2026, the City Council adopted Resolution No. 6725 approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2026-2027, declaring its intention to levy and collect assessments for Fiscal Year 2026-2027, and;

WHEREAS, the City Council scheduled a hearing to consider any and all protests related to the levy of the annual proposed assessment for Tuesday, May 12, 2026, at 7:30 p.m., in the City of Gardena Council Chambers, 1700 West 162nd Street, City of Gardena, California, and;

WHEREAS, on May 12, 2026, the City Council held the duly noticed hearing and considered all protests and comments regarding the assessments

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. A written majority protest was not filed against the annual levy of the assessment of the Gardena Consolidated Street Lighting Assessment District.

SECTION 2. The adoption of this Resolution confirms the diagram and the assessment contained in the Engineer's Report and constitutes the levy of the assessment on the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2026-2027.

SECTION 3. The City Council orders and directs the City Treasurer to establish

a special fund according to the State of California Streets and Highways Code, Division 15, Part 2, for Fiscal Year 2026-2027 entitled, "Gardena Consolidated Street Lighting Assessment District," and place into the fund all payments of assessments received from the County Tax Collector.

SECTION 4. The City Council orders all payments shall be made out of the special fund and only for the purposes provided for in the State of California Streets and Highways Code, Division 15, Part 2.

SECTION 5. The City Clerk is ordered to transmit to the County Auditor of Los Angeles County, State of California, a certified copy of the diagram and assessment no later than the third Monday, August 17, 2026.

SECTION 6. That the City Manager, or his authorized agent, is designated as the person for the transmittal of the data processing for the Assessment Roll.

SECTION 7. That this Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 12 day of May, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 17C.
Section: DEPARTMENTAL ITEMS - PUBLIC WORKS
Meeting Date: May 12, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Award Construction Contract for the Various Streets Rehabilitation Project, JN 526 & 548 to Hardy and Harper Inc. in the amount of $2,125,000.00. Additionally Award Construction Management and Inspection Services to Transtech Engineers Inc. in the amount of $149,640.00, and the Material Testing Services to Terracon Consultants Inc. in the amount of $10,295.00. Approve the Project Plans & Specifications, 15% Project Contingency of $318,750.00, and Declare California Environmental Quality Act (CEQA) Exemption

COUNCIL ACTION REQUIRED:

Staff Recommendations:

- Award Construction Contract
- Award Construction Management and Inspection Services
- Award Material Testing Services
- Approve Project Plans and Specifications
- Approve Project Contingency
- Declare CEQA Exemption

RECOMMENDATION AND STAFF SUMMARY:

On April 9, 2026, the City solicited construction bids for the project, which consists of street rehabilitation on the following road segments:

1. Normandie Avenue - from Artesia Boulevard to 177th Street
2. Cassidy Street - from Normandie Avenue to Vermont Avenue
3. Vermont Avenue - from 177th Street (Flood Channel) to 182nd Street
4. 132nd Street - from Wilton Place to Western Avenue
5. 135th Street - from Western Avenue to Budlong Avenue
6. Marine Avenue - from Western Avenue to Vermont Avenue
7. 145th Street - from Gramercy Place to Western Avenue
8. 166th Street - from Western Avenue to Normandie Avenue (Striping only)

The proposed street improvements include cold mill existing asphalt pavement, construction of new asphalt pavement and rubberized asphalt overlays (ARHM), application of slurry seal, striping, remove and replacements certain sections of curb, gutter, sidewalk, and handicap ramps as well as all appurtenant work in conjunction with street improvements.

A Notice Inviting Bids was published in the Gardena Valley News, the City Website and the CR Planwell. On April 28, 2026, the bid opening date, five (5) bids were received, and the results are as follows:

Organization	**BID AMOUNT**
Hardy & Harper, Inc.	$2,125,000.00
Onyx Paving Company, Inc.	$2,155,000.00
Sequel Contractors, Inc.	$2,184,561.75
All American Asphalt, Inc.	$2,448,515.96
Palp Inc. DBA Excel Paving	$2,486,352.68

Staff reviewed the lowest bid was submitted by Hardy and Harper Inc. It was determined to be responsive and cost competitive. Based on Hardy and Harper Inc.'s previous work accomplishments, staff believe that Hardy and Harper Inc. possess the necessary qualifications and experience for the construction of the Project and is therefore a responsible bidder.

In addition, construction management, inspection (CMI) services, material testing and reestablishing survey monuments will be required during the construction of this Project. Staff solicited Request for proposal (RFP) and received three (3) proposals from existing on-call consultants for CMI services and the results are as follows:

CONSULTANT for CMI Services	**FEE PROPOSAL**
Transtech Engineers Inc.	$149,640.00
Onward Engineering	$153,130.00
Accenture	$245,387.50

Staff reviewed the three (3) proposals and recommends Transtech Engineers Inc. to provide CMI professional services in an amount not to exceed $149,640 based upon the qualification, project scope understanding, approach to work and determined that the rates are fair and reasonable for the cost not to exceed contract amount.

Based on an award date of May 12, 2026, construction is scheduled to start in early July 2026, with completion of the project anticipated by the end of October 2026. Traffic control measures to minimize inconvenience will be monitored closely during construction. The contractor will be required to maintain sufficient traffic flow, pedestrian access, and access to private properties.

Staff recommends that the City Council:

a. Award the construction contract for the Various Streets Rehabilitation Project, JN 526 & 548, to Hardy and Harper Inc. in the amount of $2,125,000.00.
b. Award Construction Management and Inspection services to Transtech Engineers Inc. in the amount of $149,640.00
c. Award Material Testing services to Terracon in the amount of $10,295.00.
d. Approve the Project Plans & Specifications.
e. Approve 15% Project Contingency of the construction award in the amount of $318,750.00.
f. Declare the project to be categorically exempt under CEQA, Class 1, Section 15301, as rehabilitation of existing facilities.

FISCAL IMPACT/COST:

JN 526 & 548 Source of Funds

Prop C	$1,362,000.00
Measure M Local	$1,462,000.00
Surface Transportation Program Local (STPL)/Prop C	$182,781.00
CalRecycle Pavement Grant	$100,500.00
Total	**$3,107,281.00**

Estimated Expenditures

Design Phase Expenditures and Project Management	$219,515.00
Construction Contract Award	$2,125,000.00
Construction Management & Inspection	$149,640.00
Material Testing	$10,295.00
15% Project Contingency	$318,750.00
Total	**$2,823,200.00**

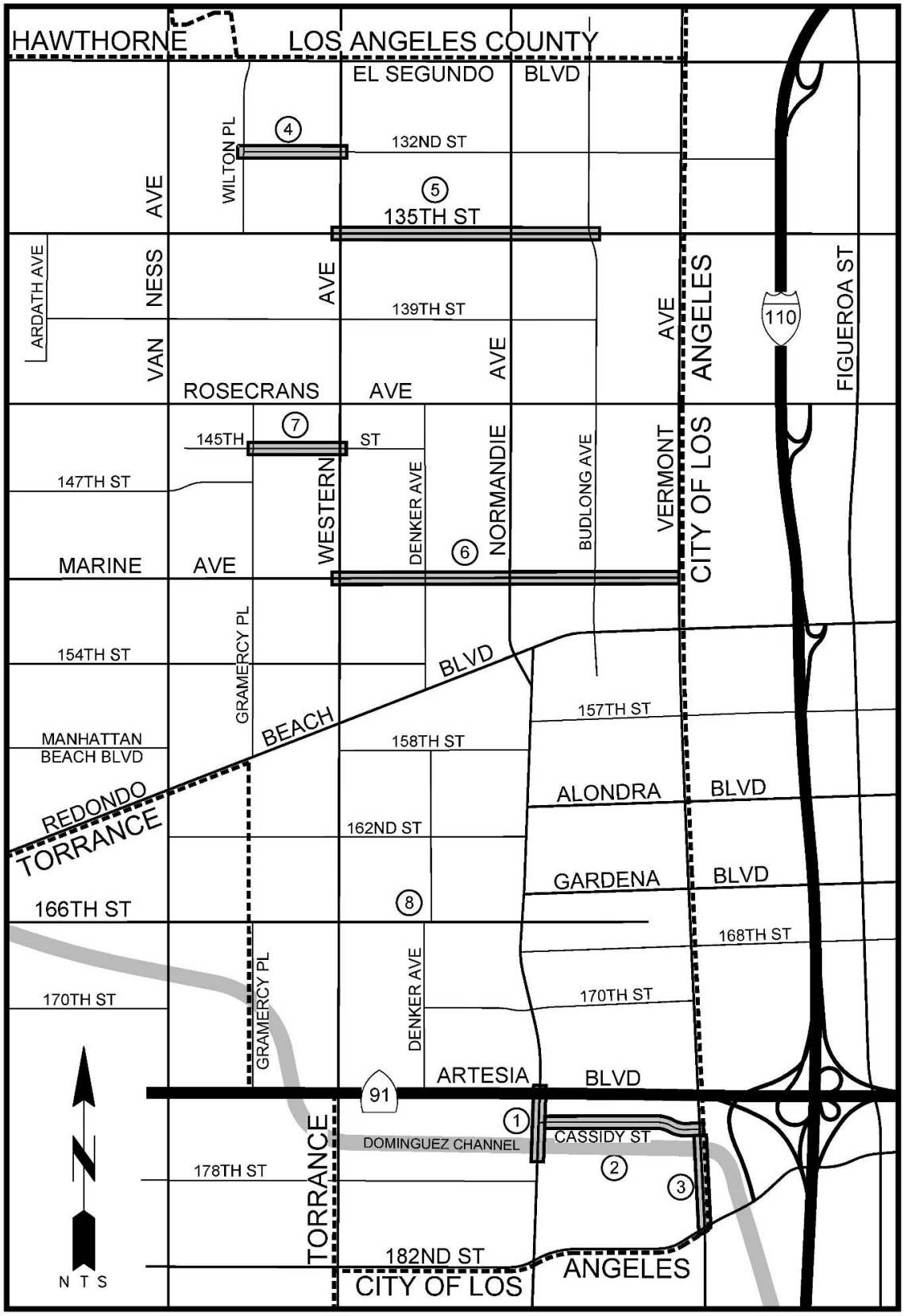
APPROVED:



_____
Clint Osorio, City Manager

Attachments

Project Location Map.pdf
Various Streets Rehabilitation Project, JN 526 & 548 - CEQA-NOE.pdf
CD & Specification_Various Street Improvements Project JN526 &JN 548.pdf
Hardy and Harper Inc. Proposal.pdf
Transtech Engineers Inc. Proposal.pdf
Terracon Proposal.pdf
Final Plans for Various Streets Project JN526 & 548.pdf



PROJECT LOCATION MAP

(#) = LOCATION NO.

NOTICE OF EXEMPTION

TO: County Clerk / Registrar Recorder

FROM: City of Gardena (Lead Agency) 1700 W. 162 Street, Gardena, CA. 920247

ATTN: Environmental Filings Clerk 12400 East Imperial Highway, Room 1101, Norwalk, CA 90650

PROJECT TITLE: Various Streets Rehabilitation Project, JN 526 & 548

PROJECT LOCATION (Specific): Following road segments: Normandie Avenue - from Artesia Boulevard to 177th Street, Cassidy Street - from Normandie Avenue to Vermont Avenue, Vermont Avenue - from 177th Street (Flood Channel) to 182nd Street, 132nd Street - from Wilton Place to Western Avenue, 135th Street - from Western Avenue to Budlong Avenue, Marine Avenue - from Western Avenue to Vermont Avenue, 145th Street - from Gramercy Place to Western Avenue, and166th Street - from Western Avenue to Normandie Avenue.

PROJECT LOCATION - City: Gardena **PROJECT LOCATION - County**: Los Angeles

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: This project will include cold milling of the existing pavement, construction of asphalt pavement, construction of rubberized asphalt overlay replacing of certain sections of curb, gutter, sidewalk, handicap ramps, and as well as all appurtenant work in conjunction with street improvements.

Beneficiaries: General public

AGENCY APPROVING PROJECT: City of Gardena

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of Gardena

- ☐ Ministerial (Sec. 21080(b)(1); 15268).
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)).
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).
- ☑ Categorical Exemption under CEQA Class 1, Section 15301 as rehabilitation of existing facilities.
- ☐ Statutory Exemptions. *State code number:*

REASON WHY PROJECT IS EXEMPT: The project involves work within the existing facilities, more specifically cold milling 2.5" of existing asphalt concrete and overlaying 2.5" asphalt pavement. And removing and replacing the existing curb, cutter and sidewalk. Therefore, the proposed project is categorically exempt from CEQA under CEQA Guidelines Class 1, Sections 15301.

LEAD AGENCY:
Contact Person: Kevin Kwak **Telephone:** 310-217-9643

If filed by applicant:

1. Attach certified document of exempting finding.
2. Has a notice of exemption been filed by the public agency approving the project? √ YES NO

Date received for filing:

_____

Clint Osorio Date
City Environmental Quality Officer

☒ **Signed by Lead Agency**

☐ **Signed by Applicant**

NOTE: Exempt from Dept. of Fish & Game Wildlife Fee in accordance with de Minimis impact finding 735.5[c]

CITY OF GARDENA

CONTRACT DOCUMENTS AND SPECIFICATIONS

FOR

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

March, 2026

CITY OF GARDENA

CONTRACT DOCUMENTS AND SPECIFICATIONS

FOR

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

Plans & Specifications prepared by:



Memoranda:

Plans and specifications are available at Planwell Administrator, 562.436.9761 or https://www.e-arc.com/location/costa-mesa/ (Go to Planrooms/Order From Planwell/Public Planroom and select City of Gardena under pulldown menu)

Bid Results: https://www.cityofgardena.org/public-contracts/

City of Gardena Public Works Engineering Division: 310.217.9568

CITY OF GARDENA
NOTICE INVITING BIDS
for
VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST,
MARINE AVE, 145TH ST & 166TH ST
PROJECT NO. JN 526 & JN 548

Plans and Specifications are available through ARC Document Solutions. Please be advised that there is an additional charge for delivery. Upon payment of the purchase price, they become the property of the purchaser and may not be returned for refund.

You may access the plans through the following website under Public Planroom:

https://www.e-arc.com/location/costa-mesa/
(Scroll down to "Planrooms"/"Order From PlanWell"/"Public Planroom" and select City of Gardena under the "in all company" pulldown menu)
or
https://customer.e-arc.com/arcEOC/Secures/PWELL_PrivateList.aspx?PrjType=Pub&mem=29&c

For help accessing and ordering, please contact a Planwell Administrator at 562.436.9761.

Notice is hereby given that the City of Gardena will receive sealed bids at the office of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until **2:00 PM** on **April 28, 2026** and shortly thereafter on this same day, they will be publicly opened and read in the City Clerk's Office in-person and via ZOOM.

The information to join the bid opening via ZOOM is the following:

Topic: Bid Opening
Time: 2:00 PM on April 28, 2026 (Shortly thereafter the deadline)
Join ZOOM Meeting

https://us02web.zoom.us/j/86376154988
Meeting ID: 863 7615 4988
Dial by phone: +1 669 444 9171US

Should you have any questions or concern in delivering a bid or joining the ZOOM Meeting, please contact City Clerk's office at (310) 217-9565 or via email at cityclerk@cityofgardena.org.

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. JN 526 & JN 548**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder. Bids are required for the entire work as described below:
Work consists of excavation, asphalt concrete pavement, cold mill, curb and gutter, sidewalk, cross gutter, adjustment of manholes and water valves to grade, driveway, striping and traffic

signal battery backup, ped. Push bottom, traffic control, water pollution control and all other related work for various streets as mentioned above.

ENGINEER'S ESTIMATE: $2.6 M

The time of completion of contract shall be **75 working days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **$2,500 per each consecutive calendar day**.

Each bidder must submit a proposal to the City, c/o City Clerk in accordance with the Plans and Specifications. Said proposal is to be accompanied by a cash deposit, a certified or cashier's check, or a bidder's bond, made payable to the City of Gardena, in an amount not less than 10 percent of the total bid submitted.

The envelope enclosing the proposal shall be sealed and addressed to the City of Gardena c/o City Clerk, and delivered or mailed to the City at 1700 W. 162nd Street, Gardena, California 90247-3778. The envelope shall be plainly marked in the upper left-hand corner as follows:

ATTENTION: CITY, c/o CITY CLERK
(Bidder's Name and Address) _____

(Number and title of this project) _____

The successful bidder will be required to furnish a faithful performance bond in the amount of 100 percent of the contract price, and a payment bond in the amount of 100 percent of the contract price, both in a form satisfactory to the City Attorney.

The contractor shall have an active **Class "A"** license from the Contractor's State License Board at the time of submitting bid.

Pursuant to Public Contract Code Section 22300, the Contractor may, at Contractor's sole cost and expense, substitute securities equivalent to any monies withheld by the City to insured performance under the contract unless applicable federal regulations or policies do not allow such substitution. Such security shall be deposited with the City, or a state or federally chartered bank as escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Contractor shall be the beneficial owner of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. No such substitution shall be accepted until the escrow agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

The City reserves the right to reject any or all bids and to waive any informality or irregularity in any bid received and to be the sole judge of the merits of the respective bids received. The award, if made, will be made to the lowest responsive responsible bidder.

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code,

California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under if shall comply with the requirements of said sections in the employment of apprentices.

The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) in a format prescribed by the Labor Commissioner no less than monthly.

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the Labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

These requirements will apply to all public works projects that are subject to the prevailing wage requirements of the Labor Code without regard to funding source.

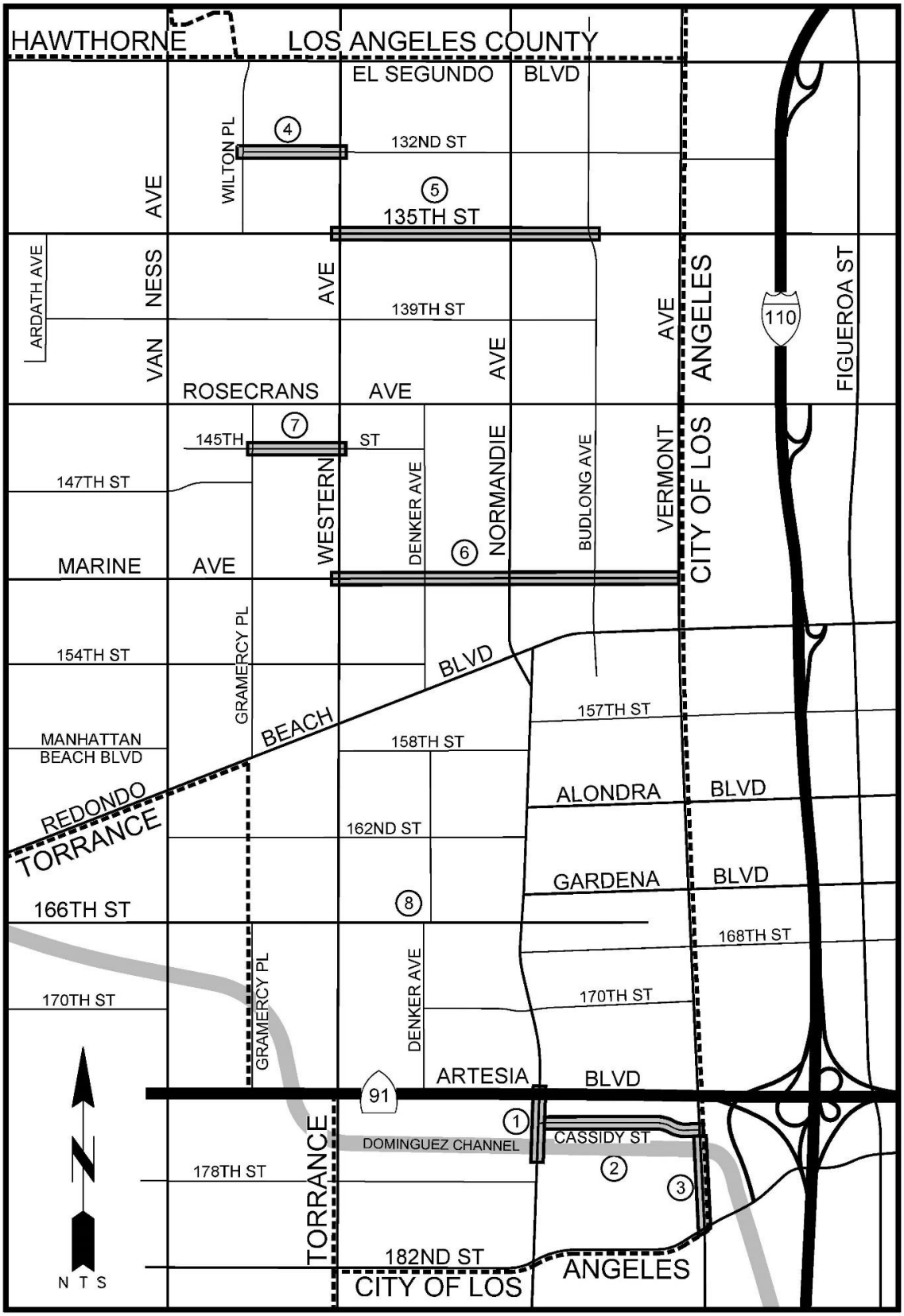
The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at http://www.dir.ca.gov/DLSR/PWD/index.htm).

Skilled and Trained Workforce: This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Contract Code.

Award of Contract: The following are conditions to the award of the contract:

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded): and
II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Amir H. Modarressi PE, Public Works Engineering Division at 310.217.9631.



PROJECT LOCATION MAP

(#) = LOCATION NO.

T A B L E O F C O N T E N T S

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

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APPENDIX E: BATTERY BACKUP CUT SHEET	

INSTRUCTIONS TO BIDDERS

FORM OF PROPOSAL

The Proposal shall be fully executed and submitted on the forms in the project specifications and shall be enclosed in a sealed envelope marked and addressed as directed in the Notice Inviting Bids.

PRPOSAL / BID DOCUMENTS

All Proposals shall include the following executed documents to be submitted with each bid:

Bidding Schedule

Acknowledgement of Addenda Received

Bidder's Declaration

Non-Collusion Affidavit

Declaration of Eligibility of Contract

Bid Bond

Designation of Subcontractors

Construction Project Reference

Certificate of Non-Discrimination by Contractors

Certification of Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Primary Covered Transitions

DELIVERY OF PROPOSAL

The Proposal shall be delivered by the time and to the place stipulated in the Notice Inviting Bids. It is the bidder's sole responsibility to see that its Proposal is received as stipulated. Any Proposal received after the scheduled closing time for receipt of proposals will be returned to the bidder unopened.

WITHDRAWAL OF PROPOSAL

The Proposal may be withdrawn by the bidder by means of a written request, signed by the bidder or its properly authorized representative. Such written request must be delivered to the place stipulated in the Notice Inviting Bids for receipt of proposals prior to the scheduled closing time for receipt of proposals. No Proposal may be withdrawn after the hour fixed for opening bids.

MODIFICATIONS AND ALTERNATIVE PROPOSALS

Unauthorized conditions, limitations, or provisions attached to the Proposal will render it informal and may be grounds for its rejection as non-responsive. The completed Proposal forms shall be without interlineations, alterations, or erasures. Alternative proposals will not be considered unless specifically requested. Oral, telegraphic, or telephonic proposals or modifications will not be considered.

The contract will be awarded to the lowest responsible bidder for the Base Bid Amount. The City of Gardnea will have full discretion whether to include the Add Alternate Work.

DISCREPANCIES IN PROPOSALS

In the event there is more than one bid item in a Bidding Schedule, the bidder shall furnish a price for all bid items in the Schedule, and failure to do so will render the Proposal informal and may be grounds for its rejection as non-responsive. The bidder shall state in words and figures the unit prices or the specific sums as the case may be, for which it proposes to supply the labor, materials, supplies, or machinery, and completely perform the Contract. The total amount of each item bid and the total amount of the bid shall be stated in words and figures.

In case of any discrepancy between the words and the figures, the words shall prevail. If the unit price and the total amount named by a bidder for any items are not in agreement, the unit price alone will be considered as representing the bidder's intention and the total will be corrected to conform thereto.

PROPOSAL GUARANTEE – BIDDER'S SECURITY

Each bidder shall submit with his Proposal cash, an unconditional certified or cashier's check, or a bidder's bond, in the sum of the percentage of the bid stated in the Notice Inviting Bids, payable to the City as a guarantee that the bidder will, if its Proposal is accepted, execute the Contract and furnish a satisfactory Faithful Performance Bond, a satisfactory Payment Bond and insurance certificates as specified herein.

If a bidder to whom an award is made, fails or refuses to sign the Contract or furnish the required bonds and certificates, all within the time stated in Section 2-1.5 of the Special Provisions herein, the funds represented by said cash, check or bidder's bond shall be forfeited and become and remain the property of the City; the amount thereof being agreed to by the bidder and the surety as a bid bond forfeiture due to the City because of the delay in the execution of the Contract and in the performance of work thereunder, resulting from such failure or refusal, except that if the City awards the contract to the next lowest responsive responsible bidder, only that portion of the bidder's security equal to the difference between the two bids will be forfeited.

A Bid Bond must be obtained from a corporate surety authorized to do business as such in the State of California as an "admitted surety insurer" and shall be on the form furnished by the City or one substantially in conformance with it. Certified or cashier's checks must be drawn on a solvent state or nationally chartered bank or branch thereof in the State of California. The liability of the City in connection with the checks shall be limited to the return of the checks (without interest) as provided in Section 2-1.6 of the Special Provisions bound herein.

DISQUALIFICATION OF BIDDERS

A person, firm, or corporation shall NOT be allowed to make or file, or to be interested in, more than one bid, except an alternative bid when specifically requested; provided, however, a person, firm, or corporation who has submitted a sub-proposal to a bidder submitting a Proposal, or who has quoted prices on materials to such bidders, is not thereby disqualified from submitting a sub-proposal or from quoting prices to other bidders submitting proposals, or from submitting a Proposal as a prime contractor. Similarly, failure to comply with the registration requirements of Labor Code Section 1725.5, as further described in the Notice Inviting Bids, will disqualify a bidder.

ADDITIONAL REQUIREMENTS

The bidder's attention is directed to the Special Provisions and Technical Provisions bound herein for additional requirements of the Proposal and Contract Documents.

CONTRACT DOCUMENTS

Contract Documents are to be submitted within twenty-one (21) calendar days AFTER award of contract unless extended by agreement of the City. Failure to timely submit executed Contract Documents may be grounds for rejecting the bid award and forfeiture of the bid security. See enclosed documents commencing on page CD-1.

BID PROPOSAL (BP)

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

Contractor: _____

Address: _____

Phone: _____

Fax: _____

License No.: _____

D.I.R. No. _____

Email: _____

To Be Submitted

WITH

Bid Package

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

BID SCHEDULE

The undersigned, having examined the proposed Contract Documents titled:

VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST,
MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

and having visited the site and examined the conditions affecting the work, hereby proposes and agrees to furnish all labor, materials, equipment, and appliances, and to perform operations necessary to complete the work as required by said proposed Contract Documents and itemized bid schedule below. All work for the Base Bid shall be completed within **75 Working Days** from the date the Notice of Proceed is issued by the Engineer.

Item No.	Item Description	Unit	Approx. Quantity	Unit Price in Figures	Item Total
1	Mobilization	LS	1	$	$
2	Remove and Reconstruct Commercial Sidewalk	SF	114	$	$
3	Remove and Reconstruct Residential Sidewalk	SF	4,563	$	$
4	Remove and Reconstruct Commercial Driveway Type A	SF	964	$	$
5	Remove and Reconstruct Residential Driveway	SF	1,171	$	$
6	Remove and Reconstruct Access Ramp	EA	23	$	$
7	Retrofit Existing Ramp with Plastic Bolt Down Truncated Domes	EA	17	$	$
8	Mill Pavement (2” Depth)	SF	188,048	$	$
9	Mill Pavement (3Depth)	SF	44,769	$	$
10	Variable Mill Pavement (1.5”-3.5” Depth)	SF	40,553	$	$
11	Variable Mill Pavement (2”-4” Depth)	SF	15,496	$	$
12	Variable Mill Transition Area	SF	10,685	$	$
13	Unclassified Excavation	CY	62	$	$
14	Asphalt Concrete	TON	125	$	$

15	Type 2 REAS Slurry Seal	SF	332,945	$	$
16	ARHM Overlay	TON	3,468	$	$
17	Reconstruct Traffic Loop Detection	EA	58	$	$
18	Adjust Manhole to Grade	EA	23	$	$
19	Adjust Water Valve to Grade	EA	37	$	$
20	Battery Backup for Traffic Signal	EA	11	$	$
21	Upgrade Existing Pedestrian Push Button	EA	84	$	$
22	Signing and Striping	LS	1	$	$
23	Traffic Control	LS	1	$	$
				TOTAL	$

TOTAL CONTRACT BID:

(Figures) $ _____

(Words) _____

*** In case of error in extension of price into the total price column, the unit price will govern.**

All work required and shown on the construction plans and this specification, for which no price or item is listed on this proposal, it shall be understood that such work, equipment, labor, tools and materials shall be provided without extra charge, allowance or direct payment of any kind. Payment for performing such work or furnishing such equipment, labor, tools and materials shall be included in the above lump sum or unit bid prices and no additional compensation will paid therefore.

If the City determines that any of the unit bid prices are significantly unbalanced to the potential detriment of the City, the bid will be replaced as non-responsive.

In case of any discrepancy between the words and the figures, the words prevail. If the unit price and the total amount for any item are not in agreement, the unit price alone shall be considered to represent the bidder's intention and all totals will be corrected to confirm thereto.

Attached hereto is cash, a certified check, a cashier's check, or a bidder's bond in the amount of _____Dollar, said amount being not less than 10 percent of the amount bid. Pursuant to Public Contract Code Sections 20172 and 20174, it is agreed a portion equal to the difference between the low bid and second low bid shall be retained as a bid bond forfeiture by the City if the undersigned fails or refuses to execute the Contract and furnish the required bonds and certificates of insurance within the time provided.

_____
Name of Bidder

_____
Signature of Bidder

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

ACKNOWLEDGEMENT OF ADDENDA RECEIVED

The Bidder shall acknowledge the receipt of addenda by number and date each addendum received.

Addendum No. ____ Date _____ Addendum No. ____ Date _____

Addendum No. ____ Date _____ Addendum No. ____ Date _____

Addendum No. ____ Date _____ Addendum No. ____ Date _____

Addenda will be issued only through the ARC Document Solutions and access under their "Planrooms"/"Order From Planwell" (https://www.e-arc.com/location/costa-mesa/). It is the Bidder's sole responsibility to visit the Planroom to obtain and administer any Addendum related to this bid. **An Addendum must be acknowledged above by a bidder in its submitted form of Proposal.**

If an addendum or addenda has been issued by the City and not noted above as being received by the Bidder, the Bid Proposal may be rejected.

_____ _____

Bidder's Signature Date

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

BIDDER'S DECLARATION

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, the Special Provisions, and the Technical Provisions.

2. The undersigned has, by investigation at the site of the work and otherwise, satisfied himself as to the nature and location of the work and fully informed himself as to all conditions and matters, which can in any way affect the work or the cost thereof.

3. The undersigned fully understands the scope of work and has checked carefully all words and figures inserted in this Proposal and he further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.

4. The undersigned agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.

The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.

The undersigned will begin work after award of Contract and a Notice to Proceed has been given as herein specified and will complete said work within the time specified in the Bidding Schedule.

5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding. The undersigned has not in any manner sought by collusion to secure for himself any advantage over any other bidder.

6. The undersigned will accept an award and enter into a Contract for all work scheduled herein on which he puts in a bid. The awards for such work are to be entirely at the discretion of the City after evaluation of the bids as submitted. The undersigned agrees that the City shall recover or retain as a bid bond forfeiture an amount equal to the difference between the low bid and amount of the bid of the bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest bidder in accordance with the provisions of the Public Contract Code Sections 20172 and 20174 in the event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.

BIDDER'S DECLARATION (Continued)

7. The undersigned bidder stated under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

Contractor's Business Name	Contractor (Print) Title
Business Address: Street	Signature Title
City State Zip	Contractor's License No. and Classification
Business Phone Number	Business Fax Number
Date	
Name Title	Residence: Street
City State Zip	Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the bidder, whose address must be given: if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each partner (general and/or limited) must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the separate corporate officer's certification shall be provided.

BID PROPOSAL

PROJECT NO. _PROJECT NO. JN 526 & JN 548

NON-COLLUSION AFFIDAVIT

(To be executed by Bidder and submitted with Bid)

State of California

County of Los Angeles

_____being first duly sworn, deposes and says that he or she is_____of _____ _____the party making the foregoing bid, that the bid is not made in the interest of, or on the behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay fee to any corporation, or agent thereof to effectuate a collusive or sham bid.

_____
NAME OF BIDDER

_____
SIGNATURE OF BIDDER

_____
ADDRESS OF BIDDER

_____
CITY STATE ZIP

ALL SIGNATURES MUST BE WITNESSED BY NOTARY
(attach appropriate jurats)

DECLARATION OF ELIGIBILITY TO CONTRACT

[Labor Code Section 1777.1; Public Contract Code Section 6109]

The undersigned, a duly authorized representative of the contractor, certifies and declares that:

1. The undersigned contractor is aware of Sections 1777.1 and 1777.7 of the California Labor Code, which prohibit a contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.

2. The undersigned contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.

3. The undersigned contractor is aware of California Public Contract Code Section 6109, which states:

> "(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code."
>
> "(b) Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a contractor on the project shall be returned to the awarding body. The contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project."

4. The undersigned contractor has investigated the eligibility of each and every subcontractor the undersigned contractor intends to use on this public works project, and has determined that none of them are ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this _____ day of _____, 20___, at _____ _____ *(place of execution)*, California_____.

Signature: _____ Name: _____

Title: _____ Company: _____

PROJECT NO. JN 526 & JN 548

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, as Principal, and _____, as Surety, are held firmly bound unto the City of Gardena in the sum of $_____; _____DOLLARS,
(not less than ten percent of total amount of bid)
for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a bid to the City to perform all work required under the following:

PROJECT: **VARIOUS STREETS REHABILITATION PROJECT**
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

NOW, THEREFORE, if said Principal is awarded a Contract by the City and, within the time and in the manner required in the Specifications for said project, enters into the written form of Contract bound with said Specifications and furnishes the required bonds, one to guarantee faithful performance and the other to guarantee payment for labor and materials, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by the City and judgment is recovered, said Surety shall pay all costs incurred by the City in such suit, including a reasonable attorneys' fee to be fixed by the court. Surety hereby waives the provisions of California Civil Code §2845.

SIGNED AND SEALED, this_day of _____, 20_____.

_____(SEAL) _____(SEAL)
Principal Surety

BY:_____ BY:_____
Signature Signature

Note: This bond must be dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney–in-fact must be attached.

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

DESIGNATION OF SUBCONTRACTORS

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Public Contract Code of the State of California, and any amendments thereto, each bidder shall set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime contractor's total bid, and shall further set forth the portion of the work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

If the contractor fails to specify a subcontractor for any portion of the work to be performed under the contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the City.

Portion of Work %	Subcontractor's Name & Address	Type of Work	State License Number	Class	D.I.R. Number

Not more than _____%.

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CONSTRUCTION PROJECT REFERENCE

In order to more fully evaluate your background and experience for the project herein proposed, please submit a list of Public Works and/or similar construction projects completed or in progress within the last three (3) years. Failure to provide this information may constitute grounds for rejection of your bid as non-responsive.

Number of years as a contractor in construction work of this type: _____

Three projects of this type recently completed:

1. Name (Firm/Agency): _____
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

2. Name (Firm/Agency): _____
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

3. Name (Firm/Agency): _____
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

Bidder's Signature _____

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CERTIFICATE OF NON-DISCRIMINATION BY CONTRACTORS

As suppliers of goods or services to the City, the firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all applicable federal, state, and local directives, and executive orders regarding non-discrimination in employment; and that it agrees to pursue positively and aggressively the principle of equal opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.

2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.

3. To take affirmative steps to hire minority employees within the company.

FIRM_____

TITLE OF PERSON SIGNING_____

SIGNATURE_____

DATE_____

Please include any additional information available regarding equal opportunity employment programs now in effect within your company:

_____

_____

_____

_____

_____

_____

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION – PRIMARY COVERED TRANSACTIONS

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON NEXT PAGE)

The Contractor shall not perform Work with any Subcontractor that has been debarred or suspended pursuant to California Labor Code Section 1777.1 or any other federal or State law providing for the debarment of contractors from public works. The Contractor and Subcontractors shall not be debarred or suspended throughout the duration of the Contract pursuant to Labor Code Section 1777.1 or any other federal or State law providing for the debarment of contractors from public works. If the Contractor or any Subcontractor becomes debarred or suspended during the duration of the Project, the Contractor shall immediately notify the City.

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

    b. Have not within a 5-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

    d. Have not within a 5-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Signature: _____ Name: _____

Title: _____ Company: _____

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION – PRIMARY COVERED TRANSACTIONS (Continued)

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
4. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).
6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the ineligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

CONTRACT DOCUMENTS (CD)

VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

To be Submitted
within twenty-one (21) calendar days

AFTER
Award of Contract

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20_____, by and between CITY OF GARDENA in the State of California, hereinafter referred to as "CITY" and_____, hereinafter referred to as "CONTRACTOR."

The City and the Contractor mutually agree as follows:

ARTICLE I.

THE PROJECT

For and in consideration of the mutual promises set forth herein, Contractor agrees to perform and complete in a good and workmanlike manner all work required by the Contract Documents for City Project No. JN 526 and JN 548, which is described as follows:

PROJECT: **VARIOUS STREETS REHABILITATION PROJECT**
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

Said work shall be performed in accordance with the Plans, Specifications and other Contract Documents, all of which are referenced in Article III hereof and incorporated herein as though fully set forth. Contractor shall furnish at its own expense all labor, materials, equipment and services necessary therefor, except such labor, materials, equipment and services as are provided in the Contract Documents to be furnished by City.

This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Contract Code.

ARTICLE II.

CONTRACT SUM AND PAYMENT

For performing and completing the work in accordance with the Contract Documents, City shall pay Contractor, in full compensation therefor, the contract sum set forth in the Bidding Schedule. Said sum shall constitute payment in full for all work performed hereunder, including, without limitation, all labor, materials, equipment, tools and services used or incorporated in the work, supervision, administration, overhead, expenses and any and all other things required, furnished or incurred for completion of the work as specified in the Contract Documents. City shall make payments to Contractor on account of the contract sum at the time, in the manner, and upon the conditions specified in the Contract Documents.

ARTICLE III.

CONTRACT DOCUMENTS

The Contract Documents, which constitute the entire agreement between the City and the Contractor, are enumerated as follows: Proposal Documents, including the Notice Inviting Bids, Instructions to Bidders, Bidding Schedule, Bidder's Declaration, Designation of Subcontractors, Bidder's Assurance, and Fair Employment Practices documents; this Agreement; Standard Specifications; Special Provisions; Technical Provisions; Drawings; Plans; and all addenda issued prior to and all modifications issued after the execution of this Agreement. These form

the Contract, and all are as fully a part of the Contract as if attached to this Agreement or repeated herein.

ARTICLE IV.

EFFECTIVE DATE

This Agreement shall become effective and commence as of the date set forth below on which the last of the parties, whether City or Contractor, executes said Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized.

CITY

Tasha Cerda, Mayor

Date:
Seal:

CONTRACTOR

Name & Title

Sign:
Date:

SECOND SIGNATURE: (Contractor)

Name & Title

ATTEST:

Sign:
Date:

Mina Semenza, City Clerk

Date:

APPROVED AS TO FORM:

Carmen Vasquez, City Attorney

Date:

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

FAITHFUL PERFORMANCE BOND

WHEREAS, the City of Gardena has awarded to _____, hereinafter designated as the "Principal", a Contract for:

PROJECT: **VARIOUS STREETS REHABILITATION PROJECT**
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

WHEREAS, said Principal is required under the terms of said Contract to furnish a bond for the faithful performance of said Contract;

NOW, THEREFORE, we,_____
as Principal, and_____
as Surety, are held and firmly bound unto the City in the sum of_____
_____
Dollars ($_____), this amount being not less than one hundred percent (100%) of the total Contract price, lawful money of the United States of America, for payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In case suit is brought upon this bond, the Surety will pay all court costs and reasonable attorneys' fees to the City of Gardena in an amount to be fixed by the court.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the said Contract and any alteration thereof, made as therein provided, all within the time and in the manner therein designated and in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition, or modification to the terms of the Contract, or of the work to be performed thereunder, or the specifications for the same, shall in any way affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration, addition, or modification to the terms of the Contract or to the work or to the specifications thereunder. Surety hereby waives the provisions of California Civil Code §§ 2845 and 2849. The City is the principal beneficiary of this bond and has all rights of a party hereto.

This bond shall remain in full force and effect for a warranty period of one full year after acceptance of the job by the City.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and

Surety named herein, on the_____ day of_____, 20___, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

[PRINCIPAL]

By _____

Title _____

_____

Signature

[SURETY]

By _____

Title _____

Address _____

_____

Phone No. _____

_____

Signature

All signatures must be notarized.

Appropriate modifications shall be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.

Corporations must affix corporate seal.

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

PAYMENT BOND

WHEREAS, the City of Gardena has awarded to _____, as Contractor, a contract for the work described as follows:

PROJECT: **VARIOUS STREETS REHABILITATION PROJECT**
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

AND WHEREAS, said Contractor is required to furnish a bond in connection with said contract, to secure the payment of claims of laborers, mechanics, materialmen and other persons, as provided by law;

NOW, THEREFORE, we, the undersigned Contractor and Surety, are held firmly bound unto the City in the sum of _____, Dollars ($_____) this amount being not less than one hundred percent (100%) of the total Contract price, for which payment well and truly to be made we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if said Contractor, its heirs, executors, administrators, successors, assigns, or subcontractors shall fail to pay any of the persons named in Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract, or any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, or any other amounts due to persons under any applicable project contract or law, with respect to such work and labor, then the Surety or Sureties herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the said Surety will pay all court costs and reasonable attorneys' fees to the plaintiff(s) and City in an amount to be fixed by the court.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Further, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition, or modification to the terms of the Contract, or of the work to be performed thereunder, or the specifications for the same, shall in any way affect its obligations under this bond, and it does hereby waive notice of such change, extension of time, alteration, addition, or modification to the terms of the Contract or to the work or to the specifications thereunder. Surety hereby waives the provisions of California Civil Code §§ 2845 and 2849.

This bond shall remain in full force and effect for six full months after the period in which verified claims may be filed as provided for in Section 3184 of the California Civil Code.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this_____day of _____20_____.

[PRINCIPAL]

By _____

Title _____

_____

Signature

[SURETY]

By _____

Title _____

Address _____

_____

Phone No. _____

_____

Signature

All signatures must be notarized.

Appropriate modifications shall be made to this form if the bond is being furnished for the performance of an act not provided for by agreement.

Corporations must affix corporate seal.

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

WORKER'S COMPENSATION INSURANCE CERTIFICATE

The Contractor shall execute the following form as required by the California Labor Code, Sections 1860 and 1861:

> I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of the Contract.

DATED:_____

_____
CONTRACTOR

By_____
Signature

_____
Title

ATTEST:

By_____
Signature

_____
Title

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND WAIVER OF SUBROGATION AND CONTRIBUTION

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

To the fullest extent permitted by law, Indemnitor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Gardena and its respective elected officials, officers, attorneys, agents, employees, volunteers, successors, and assigns (collectively "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith (collectively "Liabilities"), arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to any act, failure to act, error, or omission of Indemnitor or any of its officers, agents, servants, employees, subcontractors, materialmen, suppliers or their officers, agents, servants or employees, arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to the above-referenced contract, agreement, license, or permit (the "Agreement") or the performance or failure to perform any term, provision, covenant, or condition of the Agreement, including this indemnity provision. This indemnity provision is effective regardless of any prior, concurrent, or subsequent active or passive negligence by Indemnitees and shall operate to fully indemnify Indemnitees against any such negligence. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision, and an entry of judgment against an Indemnitee shall be conclusive in favor of the Indemnitee's right to recover under this indemnity provision. Indemnitor shall pay Indemnitees for any attorney fees and costs incurred in enforcing this indemnification provision. Notwithstanding the foregoing, nothing in this instrument shall be construed to encompass (a) Indemnitees' sole negligence or willful misconduct to the limited extent that the underlying Agreement is subject to Civil Code 2782(a), or (b) the contracting public agency's active negligence to the limited extent that the underlying Agreement is subject to Civil Code 2782(b). This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Agreement or any additional insured endorsements which may extend to Indemnitees.

Indemnitor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the Indemnitor regardless of any prior, concurrent, or subsequent active or passive negligence by the Indemnitees. Accountants, attorneys, or other professionals employed by Indemnitor to defend Indemnitees shall be selected by Indemnitees.

In the event there is more than one person or entity named in the Agreement as an Indemnitor, then all obligations, liabilities, covenants and conditions under this instrument shall be joint and several.

"Indemnitor"

Company/Contractor _____

Name & Title _____

Signature & Date _____

CONTRACT DOCUMENT

PROJECT NO. JN 526 & JN 548

INSURANCE

CERTIFICATION OF INSURANCE (COI) SHALL BE SUBMITTED BY THE CONTRACTOR

1. **COMMENCEMENT OF WORK**. Contractor shall not be authorized to commence Work under this Contract until it has obtained approved insurance. Before beginning Work hereunder, during the entire period of this Contract, for any extensions hereto, and for periods after the end of this Contract as may be indicated below, Contractor must have and maintain in place not less than the insurance coverages required in this Section at his sole cost and expense. Contractor's insurance shall comply with all items specified by this Contract. Any subcontractors shall be subject to all of the requirements of this Section and Contractor shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Contractor's insurance may cover all subcontractors. The insurance requirements are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under this Contract.

2. **INSURANCE COMPANY REQUIREMENTS.** All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers admitted to do business in the State of California. Insurers shall have a current Best's rating of not less than A-:VII, unless otherwise approved by City.

3. **COVERAGES, LIMITS AND POLICY REQUIREMENTS**. Contractor shall maintain the types of coverages indicated below:

4. **COMPREHENSIVE GENERAL LIABILITY INSURANCE.** A policy of comprehensive general liability insurance written on a per occurrence basis in an amount not less than either one million dollars ($1,000,000) per occurrence or two million dollars ($2,000,000) aggregate.

5. **COMMERCIAL AUTO LIABILITY INSURANCE**. A policy including all coverages provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93, including Symbol 1 (any auto) with no special limitations affecting City. The minimum auto insurance coverage shall be one million dollars ($1,000,000) combined single limit per accident.

6. **WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE**. A policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars ($1,000,000) per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to City.

   In accordance with the provisions of section 1860 of the California Labor Code, Contractor's attention is directed to the requirement that in accordance with the provisions of section

3700 of the California Labor Code, Contractor and every subcontractor will be required to secure the payment of compensation of his or her employees, or obtain a certificate of consent to self-insurance by the Director of Industrial Relations in accordance with the requirements of Section 3700 of the California Labor Code.

In accordance with the provisions of section 1861 of the California Labor Code, Contractor shall sign and file with the awarding body the following certification prior to performing any work on the Project:

> "I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

7. **POLICY REQUIREMENTS.** The policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

   (i) City and its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy as respects liabilities arising out of the performance of any work done under the Contract.

   (ii) The insurer shall agree to provide City with thirty (30) days prior written notice, return receipt requested, of any cancellation, non-renewal or material change in coverage.

   (iii) For any claims with respect to the Project covered by this Contract, Contractor's insurance coverage shall be primary insurance as respects City and its elected and appointed officers, employees, agents and volunteers. Any insurance or self-insurance maintained by City and its elected and appointed officers, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

   (iv) The policy shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the company's liability.

8. **COURSE OF CONSTRUCTION INSURANCE.** Contractor shall provide course of construction insurance covering for "all risks" of loss in the amount of the completed value of the Work. The City shall be named as a loss payee and the insurer shall waive all rights of subrogation against the City. This policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled until thirty (30) days written notice, return receipt requested, is mailed to the City. Course of Construction Insurance may be provided for each separate Phase.

9. **ADDITIONAL REQUIREMENTS.** The procuring of required insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Contract. City shall notify Contractor in writing of changes in the insurance requirements. If Contractor does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within sixty (60) days of receipt of such notice, Contractor shall be deemed in default hereunder.

10. **DEDUCTIBLES.** Any deductible or self-insured retentions must be declared to and approved by City. Contractor shall guarantee that, at the option of the City, either: the insurer shall eliminate or reduce such deductibles or self-insured retentions with respect to

City, its officers, employees, agents and volunteers (with additional premium, if any, to be paid by Contractor); or Contractor shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration and defense expenses in the amount of any deductibles or self-insured retentions.

11. **VERIFICATION OF COMPLIANCE.** Contractor shall furnish City with the required endorsements attached hereto. All documents are to be received and approved by City before Work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Contract, Contractor shall deliver to City a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Contractor shall provide full copies of any requested policies to City within three (3) days of any such request by City.

12. **TERMINATION FOR LACK OF REQUIRED COVERAGE.** If Contractor, for any reason, fails to have in place, at all times during the term of this Contract, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Contractor's expense and/or terminate this Contract. Contractor shall indemnify, defend and hold harmless City and its elected and appointed officers, employees, agents and volunteers from any claim resulting from failure of either Contractor or any subcontractor to take out or maintain any insurance required by this Contract.

13. **EQUIPMENT COVERAGE**. Any policy or policies of insurance Contractor or his subcontractors elect to carry as insurance against loss or damage to construction equipment and tools or other personal property shall include a provision waiving the insurer's right of subrogation against City.

GENERAL PROVISIONS

VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST
PROJECT NO. JN 526 & JN 548

PART 1 – GENERAL PROVISIONS

SECTION 1 – GENERAL

1-1 GENERAL. The Standard Specifications for Public Works Construction ("Greenbook") written and promulgated by the Southern California Chapter of the American Public Works Association and the Southern California Districts of the Associated General Contractors of California shall be the Standard Specifications of the City. All work shall conform to the 2024 edition, including supplements of the Standard Specifications, the Special Provisions which supplement or modify the Standard Specifications, and the Standard Drawings as issued by the City (defined herein as "Agency") available at the time bids are opened unless otherwise specified in the Contract Documents.

The above referenced Standard Specifications, Special Provisions and Standard Drawings are hereby made a part of the Contract Documents.

For the convenience of the Contractor, the section and subsection numbering system used in these Special Provisions corresponds to that used in the Standard Specifications.

1-2 TERMS AND DEFINITIONS. Whenever in the Standard Specification the following terms are used, they shall be understood to mean and refer to the following:

(a)	AGENCY	The City of Gardena, a California municipal corporation.
(b)	BOARD	The City Council of the City of Gardena
(c)	CONTRACT DOCUMENTS	Documents including but not limited to the proposal forms, Standard "Greenbook" Specifications, Special Provisions, Technical Provisions, Notice Inviting Bids, Instructions to Bidders, Bonds, Insurance, Contract and all Addenda setting forth any modifications of the documents.
(d)	ENGINEER	The City of Gardena Director of Public Works/City Engineer or his authorized representative.
(e)	BIDDER	An individual, co-partnership, association or corporation submitting a proposal for the work contemplated, acting directly or through a duly authorized representative.
(f)	LEGAL ADDRESS OF CONTRACTOR	The legal address of the Contractor to be the address given on the Contractor's bid and is hereby designated as the place to which all notices, letters or other

communications to the Contractor shall be mailed or delivered.

(g) LABORATORY An established laboratory approved and authorized by the Engineer for testing materials and work involved in the contract.

1-7 AWARD AND EXECUTION OF THE CONTRACT.

1-7.1 General. **The proposal shall be fully executed and submitted on the forms provided by the Agency and shall be enclosed in a sealed envelope marked and addressed as directed in the "Notice Inviting Bids".**

If the proposal is made by an individual, it shall be signed and his or her full name and address shall be given; if it is made by a firm it shall be signed with co-partnership name by a general partner thereof, who shall also sign his or her known name, and the name and address of each member of such co-partnership shall be given; if made by a corporation, the name of the corporation shall be signed by its duly authorized officers and attested by the corporate seal.

Bidders are warned against making erasures or alterations of any kind on their Proposal. Proposals which contain omissions, erasures, alterations, conditions or additions not called for may be rejected.

At the time the Contract is awarded by the Agency, the Contractor shall be licensed under the provisions of Chapter 9, Division 3, of the Business and Professions Code of the State of California to do the type of work contemplated in the Contract and shall be skilled and regularly engaged in the general class or type of work required by this Contract.

1-7.2 Contract Bonds. The "Performance Bond" is equivalent to City's "Faithful Performance Bond".

1-7.3 Examination of Plans, Specifications and Project Site. **Bidders shall read the specifications, review the drawings and examine the existing facilities to fully understand the project in order to plan for the improvements as shown in the contract, including local condition, uncertainty of weather and all other contingencies.**

Bidders shall satisfy themselves by personal examination of the proposed work sites, and by such other means as they may choose as to actual conditions and requirements and as to the accuracy of the quantities stated in the Proposal forms. Information derived from the maps, plans, specifications, profiles, drawings, or from the Engineer/Architect of the record, shall not relieve the bidder of this responsibility, and the interpretation of the data disclosed by borings or other preliminary investigations is not guaranteed nor is any liability assumed by the Agency.

1-7.4 Interpretation of Drawings and Documents. If a prospective bidder is in doubt as to the true meaning or intent of any part of the Contract Documents including the Specifications, or discovers discrepancies in, or omissions from, the Specifications or Drawings, he may submit to the Engineer a written request for an interpretation or a correction thereof. Interpretations or corrections of the Contract Documents including the Specifications and Drawings, shall be made only by addendum duly issued by the Engineer, and a copy of such addendum will be sent by certified mail, postage prepaid, or delivered to each person receiving a set of the Contract Documents whose address is known to the Engineer and such addendum shall be considered a part of and incorporated in the Contract Documents.

1-7.5 Award of Contract. After the Proposals have been publicly opened and read aloud, they will be checked for accuracy and compliance with all provisions as specified herein.

The Agency reserves the right to reject any or all bids and to waive any informality or irregularity in any bid received and to be the sole judge of the merits of the respective bids received.

Bids subsequently shown to be mathematically unbalanced would be rejected as nonresponsive.

A mathematically unbalanced bid is one containing lump sum or unit bid items which do not reflect reasonable actual costs plus a reasonable proportionate share of the bidder's anticipated profit, overhead costs, and other indirect costs, which he/she anticipates for the performance of the items in question.

"A bid is mathematically unbalanced if the bid is structured on the basis of nominal prices for some work and inflated prices for other work; that is, each element of the bid must carry its proportionate share of the total cost of the work plus profits."

"A bid is materially unbalanced if there is a reasonable doubt that award to the bidder submitting the mathematically unbalanced bid will result in the lowest ultimate cost to the Government. Consequently, a materially unbalanced bid may not be accepted."

Award of the Contract, if it be awarded, will ordinarily be made by the Agency within 30 days after opening of the bids. Award will be made to the lowest responsive responsible bidder.

In selecting the lowest responsive responsible bidder, consideration will be given to the general competency of the bidder for the performance of the work covered by the proposal. To receive favorable consideration, a bidder may be required to present evidence that he has successfully performed similar work of comparable magnitude or submit other evidence satisfactory to the Agency that he or his associates are competent to manage the proposed undertaking and to carry it forward to a successful conclusion. Professional integrity and honesty of purpose shall be essential requirements. A showing of adequate financial resources may be required but will not alone determine whether a bidder is competent to undertake the proposed work.

Only manufacturers or contractors of established reputation, or their duly authorized dealers or agency, having proper facilities for the manufacture of the materials or equipment and for servicing same, or for proper execution of the work called for in the contract, will be considered in making the award.

1-7.6 Execution of Contract. A bidder whose proposal is accepted shall properly sign a written contract with the Agency on the form attached hereto and return said contract together with good and approved bonds and insurance certificates as required by the Contract Documents **within twenty-one (21) calendar days** from the date of the mailing of a notice from the Agency to the bidder, according to the address given by him, of acceptance of his proposal.

Contract bonds and certificates of insurance, if required, shall be filed in all instances before delivering any equipment, materials, or performing any work under the contract; also before any purchase order shall be issued. An executed Power of Attorney form shall be submitted with all contract bonds herein specified.

If a bidder whose proposal is accepted fails or refuses to enter into a contract as herein provided, or to conform to any stipulated requirement in connection therewith, the money represented by his check or bidder's bond shall be refunded less the difference between the low bid and the bid of the bidder with whom the Agency enters into an agreement in accordance

with the provisions of the Public Contracts Code Section 20174. At the discretion of the Agency, an award may be made to the bidder whose proposal is next most acceptable to the Agency, and such bidder and his surety shall fulfill every stipulation embraced herein as if he were the party to whom the first award was made.

A corporation to which an award is made may be required before the contract is finally signed to furnish evidence of its corporate existence, of its right to do business in California and of the authority of the officer signing the contract and bonds for the corporation to so sign.

1-7.7 Return of Proposal and Guarantee. The check or bond of a bidder to whom the contract has been awarded will be returned to him after all of the acts, for the performance of which said security is required, have been fully performed. The checks or bid bonds of the second and third lowest bidders will be returned when the bidder to whom the contract has been awarded has properly executed all of the required Contract Documents. Check or bid bonds of other bidders will be returned when their proposals are rejected or in any event at the expiration of forty-five (45) days from the date of opening bids.

1-7.8 Precedence of Contract Documents. The order of precedence of contract document shall be:

FIRST	Requirements of law, including the Code and Ordinances of the City of Gardena.
SECOND	Permits from other agencies as may be required by law.
THIRD	Permits from City of Gardena Departments as may be required by law or ordinance.
FOURTH	The Contract.
FIFTH	The Bid Proposal.
SIXTH	Addenda.
SEVENTH	Notice Inviting Bids.
EIGHTH	Instructions to Bidders.
NINTH	Technical Provisions.
TENTH	Plans.
ELEVENTH	General Provisions of the Standard Specifications.
TWELFTH	Standard Plans.
THIRTEENTH	Standard Specifications for Public Works Construction (current edition).
FOURTEENTH	Caltrans Standard Plans and Specifications.
FIFTEENTH	Reference Specifications.

Change orders, supplemental agreements and approved revisions to Plans and Specifications will take precedence over documents listed above, except those listed as FIRST, SECOND and THIRD. Detailed plans shall have precedence over general plans.

SECTION 2 – SCOPE OF THE WORK

2-2 PERMITS. The Contractor will obtain, at no cost to the Agency, all permits necessary to perform the work on streets, highways, railways or other rights-of-ways. The Contractor shall obtain and pay for all costs incurred for permits necessitated by its operations such as, but not limited to those permits required for night work, overload, blasting and demolition. For private contracts, the Contractor shall obtain all permits incidental to the work or made necessary by its operations, and pay all costs incurred by the permit requirements.

The Contractor and each subcontractor employed upon the work must have or obtain a valid City of Gardena Business License in accordance with the provisions of the Gardena Municipal Code.

2.10 DISPUTED WORK.

2.10.1 Retention of Imperfect Work. If any portion of the work done or materials furnished under the contract proves defective or not in accordance with the specifications and contract drawings, and if the imperfection in the same is not of sufficient magnitude or importance to make the work dangerous or undesirable, or if the removal of such work is impracticable or will create conditions which are dangerous or undesirable in the opinion of the Engineer, the Engineer shall have the right and authority to retain the work instead of requiring it to be removed and reconstructed, but he shall make deductions therefor in the payment of the contract item due Contractor as may be just and reasonable.

2-11. DISPUTE RESOLUTION.

2-11.1 Requests for Contract Adjustments and Relief. If either Contractor or the Agency believes that it is entitled to relief against the other for any event arising out of or related to the work or Project, such party shall provide written notice to the other party of the basis for its claim for relief. Such notice shall, if possible, be made prior to incurring any cost or expense and in accordance with any specific notice requirements contained in the applicable sections of this Contract.

In the absence of any specific notice requirement, written notice shall be given within a reasonable time, not to exceed fourteen (14) days, after the occurrence giving rise to the claim for relief or after the claiming party reasonably should have recognized the event or condition giving rise to the request, whichever is later. Such notice shall include sufficient information to advise the other party of the circumstances giving rise to the claim for relief, the specific contractual adjustment or relief requested and the basis of such request.

2-11.2 Dispute Avoidance and Resolution. The parties are fully committed to working with each other throughout the Project and agree to communicate regularly with each other at all times so as to avoid or minimize disputes or disagreements. If disputes or disagreements do arise, Contractor and the Agency each commit to resolving such disputes or disagreements in an amicable, professional and expeditious manner so as to avoid unnecessary losses, delays and disruptions to the work under the Contract.

Contractor and the Agency will first attempt to resolve disputes or disagreements at the field level through discussions between Contractor's Representative and the Engineer.

If a dispute or disagreement cannot be resolved through the Contractor's Representative and the Engineer, Contractor's Chief Executive Officer or similar senior representative and the Gardena City Manager, or designee, upon the request of the other party, shall meet as soon as conveniently possible, but in no case later than twenty (20) days after such a request is made, to attempt to resolve such dispute or disagreement. Prior to any meeting between the parties' senior representatives, the parties will exchange relevant information that will assist the parties in resolving their dispute or disagreement.

If, after meeting, the senior representatives determine that the dispute or disagreement cannot be resolved on terms satisfactory to both parties, the parties may submit the dispute to binding or non-binding mediation. The mediation shall be conducted in any manner and by any person or mediation association mutually acceptable to the parties.

2-11.3 Arbitration. Any claims, disputes or controversies between the parties arising out of or relating to the Contract, or the breach thereof, which have not been resolved in accordance with the procedures set forth in Section 2-11.2 above may be decided by binding or non-binding arbitration. The arbitration shall be conducted in any manner and by any person or arbitration association mutually acceptable to the parties.

2-11.4 Claims Disputes. Any claims of Contractor, as "claims" are defined in California Public Contract Code Section 9204 shall be processed in accordance with that section. Section 9204 provides in relevant part that upon receiving a claim from a contractor, together with reasonable documentation to support the claim, a contracting public entity shall conduct a reasonable review of the claim and, within a period not to exceed 45 days [except as otherwise provided in Section 9204], shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed.

Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, Section 2-11.3 shall apply. If the contractor disputes the public entity's written response, or if the public entity fails to respond to a claim within the time prescribed, the contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute.

Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed.

Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the contractor sharing the associated costs equally. The public entity and contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to other applicable procedures.

2-13 DRAWINGS AND SPECIFICATIONS ("RECORD" DRAWINGS). At all times, the Contractor shall maintain at the project a "Record" set of Drawings and Specifications to include all executed addenda, change orders, and field orders.

Prior to each progress payment the Contractor shall deliver to the Engineer, a set of contract drawings with all applicable "as constructed" notes placed/recorded thereon. Failure to provide "as constructed" plans will cause progress payment to be withheld until information is provided to City.

After completion of the work and before final payment, the Contractor shall deliver to the Engineer a complete set of contract drawings with all applicable "as constructed" noted placed/record thereon. The final form and detail of these as constructed plans are subject to the acceptance of the Engineer.

2-14 MARKING REMOVAL. All markings placed by the Contractor, City, and Underground Service Alert (USA) during construction shall be removed at the completion of the work. These markings shall include, but not limited to, paint, stakes, and metal tags.

All cost associated with removal of markings shall be included in the bid prices for the applicable bid items. Failure of the Contractor to remove these markings shall be cause for the City to do the work and withhold the costs from the Contractor's final payment.

SECTION 3 – CONTROL OF THE WORK

3-5 INSPECTION. Inspection shall be made once a day for areas ready for inspection. Areas or items that fail inspection or that are not ready for inspection shall be rescheduled by the contractor.

Inspection of the work shall not relieve the contractor of the obligation to fulfill all conditions and requirements of the contract.

3-6 THE CONTRACTOR'S REPRESENTATIVE. The Contractor shall furnish the Engineer with the name, address and cell/ business/home telephone numbers of the person responsible for the maintenance of barricades, traffic control signs, lights and other safety devices.

3-10 SURVEYING.

3-10.3 Line and Grade. Unless otherwise provided in the Technical Provisions, establishing lines and grades for construction shall be the responsibility of the Contractor, with the following provisions:

All work under this contract shall be built in accordance with the lines and grades shown on the plans. Field survey for establishing these, and for the control of construction, shall be the responsibility of the Contractor. All such surveys, including construction staking, shall be performed on all items ordinarily requiring grade and alignment, at intervals normally accepted by the agencies and trade involved.

The Contractor shall provide a copy of the office calculations and grade sheets to the Agency's Inspector. The Contractor shall be responsible for any error in the finished work, and shall notify the Engineer within 24 hours of any discrepancies or design errors discovered during staking.

Unless a separate bid item is provided, the payment for surveying, construction staking, professional services, office calculations, furnishing all labor, materials, equipment, tools and

incidentals, and for doing all work involved shall be considered as included in the various items of work, and no additional compensation will be allowed therefor.

3-10.4 Permanent Survey Markers. The preservation and/or reestablishment of existing survey monumentation, including required corner records, will be the responsibility of the engineer.

3-12 WORK SITE MAINTENANCE.

3-12.1 General. The Contractor shall keep the work site clean and free from rubbish and debris. The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water in keeping with the AQMD and NPDES requirements. Debris, soil or other matter shall not be washed into storm drains but shall be collected and disposed of in a legal, responsible manner. The construction area shall be cleaned with a power sweeper at the end of every workday and when deemed necessary by the Engineer.

The Contractor shall maintain drainage within and through the work areas. Earth dams will not be permitted in paved areas. Use temporary sandbags to control the site perimeter. At the completion of the project sandbags shall become the property of the City of Gardena and shall be remain in place.

The Contractor shall not spill on haul routes. Any such spillage shall be removed immediately and the area cleaned.

Stockpiling of construction materials or debris on City right-of-way shall be in accordance with the NPDES permit and shall be approved by the inspector. At the completion of work, the Contractor shall thoroughly clean all work areas.

3-12.2 Air Pollution and Surface Maintenance Control. The Contractor shall obtain a construction water meter from Golden State Water including required deposit and fees. The Contractor shall pay for the water used, at the current water rates. All arrangements for construction water shall be made by contractor with Golden State Water at Contractor expense.

3-12.4. Storage of Equipment and Material.

3-12.4.1 General. All costs associated with the disposal of all excavated or demolition materials, including any gate fees, shall be paid by the Contractor. These costs shall be included in the bid price for the applicable bid items.

Prior to any excavated or demolition material being removed from the construction site the Contractor shall notify the City as to the hauling route and destination for disposal. If the location for disposal is other than a county landfill then the Contractor shall provide the City with written permission and release of liability for the City from the owner of the property where the material will be deposited.

<u>The City has an exclusive agreement with Waste Resources, Inc. and no other firm may provide bulk trash bins in the event the work requires this service.</u>

3-12.4.2 Storage in Public Streets. Construction equipment shall not be stored at the construction site, any public street or publicly owned facilities without approval of the City. Contractor shall store equipment at a contractor's rental yard.

All excavated material that is to be hauled to and disposed of at a County landfill site by the Contractor is subject to a County gate fee based on tonnage.

3-12.5.4 Protection and Restoration of Existing Improvements. Any facilities, structures, water lines, landscaping, surfaces, signs, pavement markings, painted curbs, house numbers, etc., which are damaged during construction shall be restored to the satisfaction of the City. Damaged water lines shall be repaired immediately at no additional cost to the city.

3-12.5.5 Access to Private Property. The Contractor shall be aware that business and residential access must be maintained at all times. The Contractor shall schedule operations to minimize interference with access to private property.

The main access way to any business or home shall not be completely blocked for more than one four-hour period a day except blockage shall be limited to one twenty-four (24) hour period when concrete is poured.

Temporary access ways shall be provided from the street to the main access way of all businesses and homes by use of traffic rated steel plates or any other method approved by the city.

Payment for this item shall be included in the applicable contract work item.

3-13 COMPLETION, ACCEPTANCE, AND WARRANTY.

3-13.3 Warranty. In addition to the guarantees as required in Section 1-7.2 and 3-13.3 of the Standard Specifications, the Faithful Performance Bond shall remain in full force and effect for a period of one year after acceptance of the work by the Agency to insure that defects, which may appear within said period, will be repaired, replaced, or corrected by the Contractor, at his own cost and expense, to the satisfaction of the Engineer within thirty (30) days after written notice thereof by the Agency.

SECTION 4 – CONTROL OF MATERIAL

4-1 GENERAL.

4-1.1 Warranty of Title. No materials, supplies or equipment for the work under this Contract shall be purchased subject to any chattel mortgage or under a conditional sale contract or other agreement by which an interest therein or any part thereof is retained by the seller or supplier.

The Contractor warrants clear and good title to all materials, supplies and equipment installed and incorporated in the work, and agrees upon completion of all work to deliver the premises, together with all improvements and appurtenances constructed or placed thereon by him to the Agency free from any claims, liens, encumbrances or charges, and further agrees that neither he nor any person, firm or corporation furnishing any material or labor for work covered by the Contract shall have any right to a lien upon the premises or any improvement or appurtenance thereon; provided, that this shall not preclude the Contractor from installing metering devices or other equipment of utility companies the title of which is commonly retained by the utility company. Nothing contained in this section, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection, or any right under any law permitting such persons to look to funds due the Contractor, which are in the hands of the Agency.

The provisions of this section shall be inserted in all subcontractor's and material contracts, and notice of its provisions shall be given to all persons furnishing materials for the work when no formal contract is entered into regarding such materials.

SECTION 5 – LEGAL RELATIONS AND RESPONSIBLITIES

5-3 LABOR.

5-3.3 Payroll Records. The Contractor will be required to submit weekly-certified payrolls for the project. The Contractor shall also submit payrolls for all subcontractors. These payrolls shall be submitted to the Engineer on a weekly basis. The Contractor shall also maintain separate records for three years after the project is completed. In the event a legal request is made for a redacted copy of these payroll records, the Contractor shall provide same within three working days of receipt of this demand.

Submitting certified payrolls to other agencies (Union, Prime Contractor, Labor Compliance Program, and Department of Industrial Relations) does not fulfill the requirement to submit certified payroll records to the City.

5-4 INSURANCE. In lieu of Section 5-4 of the Standard Specifications, refer to the City Contract Documents Section, CD-10, for detail requirements.

5-5 ANTITRUST CLAIMS. By entry into this Contract, Contractor hereby acknowledges the terms of Section 7103.5 of the Public Contract Code and hereby offers and agrees to assign to the Agency all rights, title and interest in all causes of action it may have as outlined above.

5-7 SAFETY.

5-7.4 Hazardous Substances. As required by Public Contract Code Section 7104, if this Contract involves digging trenches or other excavations that extend deeper than four (4) feet below the surface, Contractor shall promptly, and prior to disturbance of any conditions, notify the Agency of: (1) any material discovered in excavation that Contractor believes to be a hazardous waste that is required to be removed to a Class I, Class II or Class III disposal site; (2) subsurface or latent physical conditions at the site differing from those indicated by the Agency; and (3) unknown physical conditions of an unusual nature at the site, significantly different from those ordinarily encountered in such contract work. Upon notification, the Agency shall promptly investigate the conditions to determine whether a change order is appropriate. In the event of a dispute, Contractor shall not be excused from any scheduled completion date and shall proceed with all work to be performed under the Contract but shall retain all rights provided by the Contract and by law for making protests and resolving the dispute.

5-7.4.1 Edison Energized Conductors. Contractor hereby promises and agrees that in the performance of the work specified in this Contract, it will employ and utilized only qualified persons, as hereinafter defined, to work in proximity to Edison's secondary, primary and transmission facilities. The term "qualified person" is defined in Title 8, California Administrative Code, Section 2700, as follows:

> "Qualified Person: A person who by reason of experience or instruction is familiar with the operation to be performed and the hazards involved."
>
> Contractor further promises and agrees that the provisions of this section shall be and are binding upon any subcontractor or subcontractors that may be retained by it, and that Contractor shall take such steps as are necessary to assure compliance by said subcontractor or subcontractors with the requirements of this section.

5-7.4.2 Emergency Provisions. Unusual conditions may arise on the work which will require that immediate and unusual provision be made to protect the public from danger or loss or damage to life and property, due directly or indirectly to the prosecution of the work, and it is part of the service required of the Contractor to make such provisions and to furnish such protection.

Whenever, in the opinion of the Agency, an emergency exists of which the Agency is aware and against which the Contractor has not taken sufficient precaution for the safety of the public or the protection of utilities or of adjacent structures or property which may be injured by the progress of construction; and whenever, in the opinion of the Agency, immediate action shall be considered necessary in order to protect public or private personnel or property interests, or prevent likely loss of human life or damage on account of the operations under the Contract, then in that event the Agency may provide suitable protection to said interests by causing such work to be done and material to be furnished, as in the opinion of the Agency may seem reasonable and necessary, all at the expense of the Contractor.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

6-1 CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK

6-1.1 Construction Schedule. The Contractor's proposed construction schedule shall be submitted to the Engineer within fourteen (14) calendar days after the date of the contract execution. The schedule shall be supported by written statements from each supplier of materials or equipment indicating that all orders have been placed and acknowledged and setting forth the dates that each item will be delivered.

The Contractor shall include in his bid all costs to perform the work under this contract in stages. The Contractor shall begin and complete work in each stage prior to starting work in subsequent stages unless previous permission is obtained from the Engineer. The contractor shall stage the work to allow parking on the next adjacent streets. Restricting parking on multiple adjoining streets shall require approval of the engineer.

6-1.2 Commencement of the Work. City may establish a Notice to Proceed (NTP) date no later than thirty (30) calendar days after the date of the contract execution. Prior to issuing the Notice to Proceed, the Engineer will schedule a preconstruction meeting with the Contractor to review the proposed construction schedule and delivery dates, arrange utility coordination, discuss construction methods and clarify inspection procedures.

The names, addresses and telephone numbers of the Contractor and subcontractors, or their representatives, shall be filed with the Public Works Manager and the County Sheriff's Department or the City Police Department prior to beginning work.

The Contractor shall also notify the City of Gardena and the owners of all utilities and substructures within the Project area not less than 48 hours prior to starting construction. The following utility companies list of names and telephone numbers is intended for the convenience of the contractor and is not guaranteed to be complete or correct:

COMPANY	***CONTACT***	***TELEPHONE NO.***
Southern California Edison	Manuel Vargas, Jr.	310.783.9389
Southern California Gas	Melissa Fukunaga: Tech Services Planning: Attn - Lead Planner	213.231.7281

AT&T	Marco A. Perez	626.491.5503
	Raymond Dover	310.515.4257
Gardena Police	Dispatch	310.3237911
L.A. County Fire Dept.		310.323.7911
Time Warner Communications	Arturo Fernandez	310.750.9099
Crown Castle	Hector Aguilera	951.454.5111
Waste Resources of Gardena	Lorena Rodriguez	310.366.7600
Golden State Water Co.	Justin Doronio	310.436.6950 x111
	Joseph Salcido	310.660.0320 x101
L.A. County Flood Control	Daryll Chenoweth	626.458.3129
L.A. Sanitation District	Jon Ganz	562.908.4288
Metropolitan Water District	Civil Eng. Substructures Section	213.217.7059
Chevron Pipeline	Dave Zerler	310.669.4014
Underground Service Alert		800.422.4133

The Contractor shall submit periodic Progress reports to the Engineer by the tenth day of each month. The report shall include an updated Construction Schedule. Any deviations from the original schedule shall be explained. Progress payments will be withheld pending receipt of any outstanding reports.

6-1.3 Working Day. The Contractor's working hours shall be limited to the hours between 7:30 A.M. and 4:30 P.M., Monday through Friday except holidays. No work which will cause loud or disruptive noise to adjacent residents and "No Parking" enforcement shall begin prior to 8:00 a.m. nor terminate later than 4:30 p.m. Deviation from normal working hours will not be allowed unless written permission has been duly obtained beforehand from the office of the City Engineer. The Contractor shall provide adequate light for proper prosecution of the work, for the safety of the workmen and the public, and for proper inspection.

If the Contractor works beyond the allowed working hours without prior written approval from the Engineer, the Contractor may be charged Five Hundred ($500) for each occurrence as required by the Engineer. The amount will be deducted from a progress payment or bond.

Contractor hereby acknowledges and shall be required to comply with the provisions of California Labor Code Section 1810 et seq. According to those sections, eight (8) hours of labor shall constitute a legal day's work. Contractor shall pay to the Agency a penalty of Twenty-Five Dollars ($25.00) for each worker employed in the execution of this Contract by Contractor, or by any Subcontractor, for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any calendar day or forty (40) hours in any one (1) calendar week, except when payment for overtime is made at not less than one and one-half (1-1/2) times the basic rate for that worker.

In the event of either a requested or emergency deviation, inspection service fees will be charged against the Contractor. The service fees will be calculated at overtime rates including benefits, overhead and travel time. The service fees will be deducted from any amounts due to the Contractor.

6-1.4 Notice and Service Thereof. Any notice required or given by one party to the other under the contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatever unless served in the following manner:

Notice shall be given to the Agency by personal delivery thereof to the City of Gardena Engineer or by depositing the same in the United States mail enclosed in a sealed envelope, registered and with postage prepaid, addressed to:

Public Works Department
City of Gardena
1717 W. 162nd Street
Gardena, CA 90247-3778

Notice shall be given to the Contractor by personal delivery thereof to said Contractor or to his authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope addressed to said Contractor at the address established for the conduct of the work under this Contract, postage prepaid and registered.

Notice shall be given to the Surety, or any other person, by personal delivery to said Surety or other person, or by depositing the same in the United States Mail, enclosed in a sealed envelope addressed to such Surety or persons at the address of said Surety or persons last communicated to the party giving the notice, postage prepaid and registered.

Notification of Property Owners and Tenants - The Contractor shall notify each property owner and/or tenant in the project area in writing five (5) working days prior to the start of construction. If pedestrian or vehicular access to private property is to be blocked, the Contractor shall again notify each property owner and/or tenant in writing five (5) working days prior to construction activities. The Contractor shall provide additional notices when a lapse time occurs during each phase/segment work.

The written notice shall be submitted to the Engineer for approval prior to being delivered.

6-2 PROSECUTION OF THE WORK.

6-2.1 Contractor's Responsibility for Work. Until the formal acceptance of the work by the Agency, the Contractor shall have the charge and care thereof and shall, subject to the insurance protection furnished in accordance with the Section 1-7.6 and 5-4 hereof, bear the risk of accident, loss or damage to any part thereof by action of the elements or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore and otherwise correct damages to any portion of the work occasioned by any of the above causes before its acceptance.

In case of suspension of work from any cause whatsoever, the Contractor shall be responsible for all materials and the proper temporary storage thereof.

6-3 TIME OF COMPLETION.

6-3.1 General. The contract time shall begin per the City's written notification. Work must be completed within working days specified for the project. In addition, the Contractor shall notify the City 24 hours in advance of the actual commencement of work.

No work shall be undertaken during the City's holiday closures. It is the Contractor's responsibility to determine the City's closure dates.

6-9 LIQUDATED DAMAGES. The amount of liquidated damages is hereby amended to **$2,500** for each consecutive calendar day.

SECTION 7 – MEASUREMENT AND PAYMENT

7-1 MEASUREMENT OF QUANTITIES FOR UNIT PRICE WORK.

7-1.2 Method of Measure. The quantities shown on the Bid Schedule are approximate only. The Contractor will be paid for the actual quantities of work based on approved field measurements as provided for in these Specifications. The City reserves the right to increase or decrease the amount of any item or portion of work to be performed or materials furnished, or to delete any item, in accordance with the Specifications. Additional bid item work shall be completed within the total working days in these specifications. Additional working days maybe allowed with the approval of the engineer.

7-3 PAYMENT.

7-3.2 Partial and Final Payment. The Engineer will authorize monthly partial/progress payments per Section 7-3.2 of the Standard Specifications. Contractor's monthly invoice shall be submitted on company letterhead. Each invoice submitted shall include: project name, job number, date of invoice, progress payment number, and purchase order number. All bid items shall be included on each invoice and include unit, unit price bid, original quantity, amount, previous payment quantity and amount, current invoice payment quantity and amount, total project payment quantity and amount. In addition, any approved change orders shall be listed on invoice. Payment to Contractor typically takes 30 days from submittal of approved invoice. However, payments will be withheld pending receipt of any outstanding reports required by the Contract Documents.

In addition to the provisions outlined in Section 5-3.3 Payroll Records**, the City will withhold progress payments or final payment for failure to submit weekly-certified payrolls.**

7-3.3 Delivered Materials. The City will NOT honor or make any progress payments for materials ordered and delivered to the job site by the Contractor unless prior approval is obtained from the Engineer.

7-4 PAYMENT FOR EXTRA WORK.

7-4.3 EXTRA WORK. When work is performed on a "time and materials" basis, the following percentages shall be added to the Contractor's cost and shall constitute the markup for all overhead and profits:

1) Labor 20
2) Materials 15
3) Equipment Rental.....15
4) Other Items and Expenditures.....15

To the sum of the costs and markups provided for in this section, 1 percent shall be added as compensation for bonding.

When all or any part of the extra work is performed by a Subcontractor, the markup established above shall be applied to the Subcontractor's actual cost of such work. A markup of 10 percent on the first $5,000 of the subcontracted portion of the extra work and a markup of 5 percent on work added in excess of $5,000 of the subcontracted portion of the extra work may be added by the Contractor.

SECTION 8 – FACILITIES FOR AGENCY PERSONNEL

8-2 FIELD OFFICE FACILITIES. The Contractor shall provide the class of field office indicated below:

☐ Class "A" ☐ Class "B" ☐ Class "C"

In the event none of the boxes are marked above, no specific field office will be required, and the use therefor of any field office will be at the Contractor's discretion. The location of any field office shall be as provided on the plans, in these Specifications or as designated by the Engineer.

END OF GENERAL PROVISIONS

TECHNICAL PROVISIONS

VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST,
W 135TH ST, MARINE AVE, 145TH ST & 166TH ST
PROJECT NO. JN 526 & JN 548

PART 1 – TECHNICAL PROVISIONS

SECTION 1 – GENERAL

PREFACE: All work and materials shall conform to the "Standard Specification for Public Works Construction", 2024 edition, except as modified by the contract and these Technical Provisions.

Incidental Work - All work and materials required by the plans and specifications, and not specifically listed in the bid schedule items of work, shall be considered incidental and no additional payment shall be made therefore. Incidental items shall include, but are not limited to, mobilization; implementation of the SWPPP and Best Management Practices for the protection of storm drain structures; adjusting utility access covers to grade; saw cutting; excavation and disposal of materials; survey; traffic control and coordination of utilities.

PART 2 – CONSTRUCTION MATERIALS

SECTION 200 – ROCK MATREIALS

200-2. UNTREATED BASE MATERIAL

200-2.1 General. The Contractor shall furnish Certified Weight Tickets for material delivered to the job site and deliver it to the Engineer or his representative before the end of the working day.

The City may hire a qualified soils engineer to perform all tests. If the material furnished by the Contractor fails any tests, the Contractor shall remove said material and shall complete the construction of the base with material acceptable to the Engineer at no extra cost to the City.

Costs for base material shall be incidental and included in the bid item of work for which it is required, and no additional payment will be allowed therefore.

SECTION 201 – CONCRETE, MORTAR, AND RELATED MATERIALS

201-1 PORTLAND CEMENT CONCRETE.

201-1.1.2 Concrete Specified by Class and Alternate Class. Concrete shall be 520-C-2500 for curb-gutter, curb ramps, driveways, sidewalk and concrete pavement. Curing compound shall be Type 2 (if required).

SECTION 203 – BITUMINOUS MATERIALS

203-5 RUBBERIZED EMULSION – AGGREGATE SLURRY (REAS)

203-5.1 General. The material shall be a Type 2 REAS slurry seal.

203-6 ASPHALT CONCRETE.

203-6.4.1 Class and Grade. Asphalt hot mix shall be C2-PG64-10 for capping or finish course. Feather join edges shall be made along straight lines by hand raking out all heavy aggregates prior to rolling to produce a smooth uniform surface. Compacted edge along gutter lip shall be 3/8 inch in height.

203-11 ASPHALT RUBBER HOT MIX (ARHM).

203-11.3 Composition and Grading. Asphalt-Rubber shall be Class ARHM-GG-C, Standard Specifications Section 230-11 Wet Process and Section 302-9.

The binder material must contain a minimum of 300 pounds (equivalent to 15 perfect by weight) of the tire-derived crumb rubber from only California- generated waste tires per ton of rubberized binder. The binder may be either asphalt rubber/field blend or terminal blend.

PART 3 – CONSTRUCTION METHODS

SECTION 300 - EARTHWORK

300-1 CLEARING AND GRUBBING.

In addition to the work outlined in Section 300-1, the following items of work are included under "Clear and Grub":

A. Providing clean topsoil and grading of parkways as directed by the Engineer to restore the parkway grades.
B. Replacement of damaged pipe curb drain, as well as the coring and/or reinstatement of pipe curb drains.
C. Protection or replacement of brick banding on driveway.
D. Protection of fences adjacent to and within the public right-of-way.
E. Relocation of existing signs and warning devices (City shall provide new poles as required.)
F. Painting new and repainting existing curb markings such as yellow, blue, white, green or red curb as well as curb addresses
G. Protect existing private/public irrigation systems, and repair irrigation systems damaged during construction.
H. Protection of all existing improvements (public or private), unless shown to be removed/relocated/adjusted as part of the construction. The Contractor shall repair or replace these items if damaged with new materials equal to the original or better, as required by the Engineer.
I. Protection of all utilities, walls, fences, hedges, buildings, concrete slabs, planters, and other private or public improvements not specifically shown to be removed as part of the construction. The Contractor shall replace these items, if damaged, with new material equal to the original or better, as required by the Engineer.

J. All complaints/claims resulting from reconstruction of concrete improvements will be forwarded to the Contractor. The complaint/claim will be fully rectified or the City will repair the item and deduct that amount from progress payment.

300-1.1.a General.

All existing improvements, including those on private property, shall be protected in place. Any damage to and removal of these improvements shall be repaired and replaced by the Contractor at his expense.

All excavated material shall be immediately hauled away and disposed of outside the project limits. The Contractor shall be responsible for all damages and claims that may arise as a result of this disposal.

300-12 EXCAVATION. Roadway excavation shall include sawcutting, excavating, removing, hauling, and disposing of all soil materials, existing asphaltic concrete pavement, PCC pavement, subgrade and similar appurtenances which are to be removed for construction of the street reconstruction as shown on the Plans. Earthwork, subgrade preparation and finishing roadway shall confirm to the applicable requirements of Section 300 and 301 and other pertinent sections of the Standard Specifications for the various items involved. Payment for excavation shall be incidental and included in the appropriate unit price bid.

300-12.1 Asphalt Pavement Removal. **The edges of asphalt pavement remaining in place shall be sawcut and shall have clean, solid vertical faces. The edges of asphalt pavement broken during construction shall be resawn and removed before surfacing material is placed at the expense of the Contractor.**

All edges shall be parallel or perpendicular to curb faces except cuts around objects shall be on a curvilinear cut, a maximum 4 inches departure from the straight cut every 2 feet.

300-12.2 Concrete Removal. **Concrete to be removed shall be sawcut to a minimum depth of 5 inches at score marks or as marked by the City. Sawed edges, broken or chipped during construction shall be resawn at the contractor's expense. Increase in concrete quantity due to resawing shall not be considered for payment. Upon concrete removal, the City Parks Superintendent shall be informed to check and approve all roots to be removed. If he determines the tree cannot be saved, removal and planting of a new tree shall be per unit cost.**

All edges shall be parallel or perpendicular to curb faces except cuts around objects shall be on a curvilinear cut, a maximum of 4 inches departure from the straight cut within every 2 feet. The edges of Portland cement concrete remaining in place shall be sawcut and shall have clean, solid vertical faces.

The Contractor is responsible for inspecting each location prior to submitting a bid.

Excavation in the street section adjacent to concrete replacement shall be a minimum width of 1-foot and a minimum depth of 6-inches or 1-inch greater than the existing AC section if greater than 6-inches in depth.

Remove and replace defective concrete work with new materials. Permission to patch any defective areas shall not be a waiver of the Engineer's right to require complete removal of defective work if patching does not restore quality and appearance of work.

The Contractor may stockpile sand or clean fill dirt within the street, except arterial streets, between the curb and 8-feet out, for no longer than 72 hours in any one location with prior approval by the Engineer. The Contractor shall notify the fronting residence 24 hours prior to stockpiling any material. Said stockpile shall not block the flow line of the gutter and shall be barricaded with flasher-equipped barriers. The Contractor shall ensure that the street is swept clean upon vacating the stockpile site. No excavated or removed dirt or concrete may be stockpiled in any street overnight.

The Contractor shall remove all debris and perform all cleanup work to the satisfaction of the Engineer within 3 working days after forms have been removed at any location.

Concrete removed shall be replaced within five (5) days after removal. All restorations shall be completed a maximum of five (5) days after concrete placement (i.e. backfill, grading of dirt, asphalt repave etc.) One Hundred ($100) dollars per calendar day and location shall be charged to the Contractor for failure to comply with the above schedule as required by the Engineer.

SECTION 302 – ROADWAY SURFACING

302-1 CRACK SEALING AND PAVEMENT PREPARATION.

Existing pavement cracks, joints, spalls and cracks around utility patches, shall be sealed as follows:

Cracks, Joint Widths	Required Sealing Method
1/4 " to 1/2 "	Rout to 1/2" wide, 1/2 " deep Fill with Sealant*
1/2" to 3/4"	Fill with sealant*
Greater than 3/4"	Fill with hot mix asphalt paving (F-AR4000)

* Use Type "D" joint sealant to seal P.C.C. to be overlaid with asphalt use Type "A" sealant (color to match existing P.C.C.) in P.C.C., which is not to be overlaid.

All loose material shall be removed from cracks and joints and an approved herbicide shall be applied prior to sealing.

Cracks shall be filled flush with the road surface. Excess material shall be removed.

Sealant shall be applied according to the manufacturer's specifications, which shall be furnished to the Engineer at the preconstruction job meeting.

302-5 ASPHALT CONCRETE (AC) PAVEMENT.

302-5.1 General. The Contractor shall establish designated asphalt truck routes and staging areas and shall communicate these routes and areas to truck drivers prior to the arrival at the job site. This plan must be approved by the Engineer five (5) days prior to paving.

302-5.3 Prime Coat. Prime coat shall be applied to all subgrade surfaces prior to asphalt hot mix surfacing. The prime coat shall be Grade SC-250 liquid asphalt uniformity per Green Book requirements.

302-5.4 Tack Coat. Asphalt tack coat shall be applied to all existing asphalt surfaces prior to asphalt overlay.

Existing surfaces shall be cleaned utilizing a power sweeper and free of water prior to applying PG 64-10 or SS-1h asphalt tack coat per Green Book requirements. Tack coat shall uniformly cover all areas to be paved.

302-5.5 Distribution and Spreading.

BOTTOM DUMPING OF ASPHALT PAVING SHALL NOT BE ALLOWED.

302.5.6.2 Density and Smoothness. Failed areas shall be removed and replaced at Contractor's expense.

302-5.7 Joints. COLD JOINTS SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. COLD JOINTS PLACED WITHOUT APPROVAL SHALL BE REMOVED AT THE SOLE EXPENSE OF THE CONTRACTOR.

302-9 APHALT RUBBER HOT MIX (ARHM).

302-9.1 General. The Contractor shall establish designated asphalt truck routes and staging areas and shall communicate these routes and areas to truck drivers prior to the arrival at the job site. This plan must be approved by the Engineer five (5) days prior to paving.

CONTRACTOR SHALL REMOVE ALL TRACKED ASPHALT MATERIALS FROM CONCRETE SURFACES AND RAISED PAVEMENT MARKERS.

302-9.3 Distribution and Spreading. Feather join edges shall be made along straight lines by hand raking out all heavy aggregates prior to rolling to produce a smooth uniform surface. Compacted edge along gutter lip shall be 3/8 inch in height.

BOTTOM DUMPING OF ASPHALT PAVING SHALL NOT BE ALLOWED.

302-9.5 Joints. JOINTS SHALL NOT BE ALLLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. JOINTS PLACED WITHOUT APPROVAL SHALL BE REMOVED AT THE SOLE EXPENSE OF THE CONTRACTOR.

302-9.7 Rock Dust Blotter. Rock dust blotter shall be provided and uniformly applied using a mechanical spreader at a rate of approximately 1.65 kilogram per square meter.

302-15 ASPHALT TRACKING PAVEMENT AND MITIGATION. The purpose of this section is to address any tracking related problems caused by the Contractor. The City requires that all streets adjacent to the project remain track free during and after construction. Contractor shall prevent and mitigate asphalt tracking on all adjacent surfaces. The use of water or any other methods approved by the Engineer may be utilized. If tracking is present at the end of the work day, the Contractor shall use steam cleaning and a vacuum truck to remove tracking from all affected areas to the satisfaction of the Engineer.

SECTION 314 – TRAFFIC STRIPING, CURB AND PAVEMENT MARKINGS, AND PAVEMENT MARKERS

314-1 GENERAL. Furnishing and installation of traffic markings shall include all work required to place raised pavement markers, thermoplastic material and curb paint. Legends and crosswalks shall consist of thermoplastic material with glass bead finish.

Striping work and materials shall conform to the provisions of the Standard Specifications of the State of California, Department of Transportation, latest edition, and the Traffic Manual of the State of California, Department of Transportation. Installation of traffic markings shall be completed within 5 working days of paving.

314-4 APPLICATION OF TRAFFIC STRIPING AND CURB AND PAVEMENT MARKING.

314-4.1 GENERAL. Each fire hydrant in the project area shall be marked by placing a double-sided raised pavement marker with reflective blue markings on each side. The marker and adhesive shall be equivalent to Caltrans pavement markers.

Place one marker 6 inches from street centerline toward hydrant on a line projected approximately perpendicular to curb. Place two markers if hydrant is on a corner, one on each street.

PART 4 – EXISTING IMPROVEMENTS

SECTION 400 – PROTECTION AND RESTORATION

400-2 PERMANENT SURVEY MARKERS. The preservation and/or reestablishment of existing survey monumentation, including required corner records, will be the responsibility of the engineer.

SECTION 401 - REMOVAL

401-3. CONCRETE AND MASONRY IMPROVEMENTS.

401-3.2 Concrete Curb, Walk, Gutters, Cross Gutters, Curb Ramps, Driveway, and Alley Intersections.

Concrete sidewalk construction shall include removal and disposal of existing interfering structures, tree roots, objects, soil, etc. Contractor shall remove and replace any inadequate existing base material with compacted CMB.

Any damaged utility boxes, traffic signal pull boxes, etc., shall be replaced. All boxes shall be adjusted to grade and all costs for this work shall be incidental and included in this item of work.

Concrete curb and gutter construction shall include removal and disposal of existing interfering structures, objects, soil, etc.

Curb & gutter to be replaced shall be installed at the same location as the existing on a straight grade across the limits of the replacement.

Removal, disposal and construction of adjacent 2-feet wide asphalt hot mix paving (C2 PG64-10) over 6-inch thick C.A.B. shall be included.

The Contractor shall regrade the area at the back of curb/gutter where the new curb/gutter is constructed at a different grade than existing curb/gutter. The graded area shall have a maximum slope of 3:1 and 2% in city parkways. Fill material, if required, for this grading shall be furnished by the Contractor. All landscaping and irrigation in the graded area shall be repaired

Curb Ramp construction shall include removal and disposal of interfering structures, objects and soil. Ramp shall be 4" thick concrete over 6" thick C.A.B.

Included in this construction is the adjustment and protection of sweeps, conduits, pull boxes, utility access frames and covers to finished grade and protection of traffic detectors, stub-outs and homeruns. Traffic detectors damaged by the Contractor's operations shall be replaced at the Contractor's expense.

At locations where street lighting or traffic signal poles encroach into the curb ramp to be installed, concrete pedestals shall be constructed between finished grade and pole bases.

Removal, disposal and construction of adjacent curb & gutter, spandrel, cross gutter, and 24 in. wide hot mix asphalt paving (C2 PG64-10) over 6 in. thick C.A.B. shall be included. Ramp shall be poured separately from curb and gutter (min. 24hrs after curb and gutter).

The Contractor shall verify, with a “smart level”, that maximum ramp and sidewalk grades do not exceed maximum grades indicated on the project plans, when marking the required saw cut removal limits and when setting the concrete forms, prior to pouring any curb access ramp locations. It shall be the Contractor’s responsibility to supervise and utilize the proper experienced personnel to ensure that the proper saw cut limits are established for all access ramp locations and the Engineer shall not be responsible to direct the Contractor’s crews or otherwise serve in this management capacity.

The Contractor shall be responsible to layout the proposed access ramp to comply with the maximum grades indicated on the project plans. Typical construction tolerances to construct the new access ramp shall not apply and maximum grades indicated on the project plans shall not be exceeded. The Contractor shall be responsible to remove and reconstruct access ramps at his own cost if ramps are deemed non-compliant with the project plans and these Technical Provisions.

Where the type of access ramp includes a retaining curb at the back of access ramp to make up for a difference in elevation between the existing grade and access ramp grade, the construction of said retaining curb shall be considered as part of the access ramp work.

The access ramp construction work shall include all related adjustments of pull boxes, pull box covers, and protection of traffic signal poles and signs that fall within the proposed access ramp construction limits.

Special Note To Contractor:

Prior to constructing a curb ramp where physical site constraints do not allow the access ramp construction to fully meet the requirements/standard plans as indicated on the project plans, the Contractor shall so notify the Engineer for direction in advance of construction.

Curb ramp (modified) shall be per Section 18, except concrete spandrel shall be sawcut 6" from curb face and minimum asphalt replacement will be required if any.

Driveways, approach, alley intersection, spandrels and cross gutters construction shall include removal and disposal of interfering structures, objects and soil.

Removal, disposal and construction of adjacent 2-feet wide hot mix asphalt paving (C2 PG64-10) over 6-inch thick C.A.B. shall be included.

Pavers or Brickwork. At the locations where pavers or brickwork exist, no additional compensation will be made for reinstallation. Should pavers or brickwork be damaged during removal, the replacement shall match existing.

The Contractor shall regrade the area at the back of sidewalk where the new sidewalk is constructed at a different grade than existing sidewalk. The graded area shall have a maximum slope of 3:1 and 2% in City parkways. Fill material, if required, for this grading shall be furnished by the Contractor. All landscaping and irrigation in the graded area shall be repaired .

All existing asphalt concrete ramping adjacent to the new sidewalk shall be removed and disposed of by the Contractor.

SECTION 402 – UTILITES

402-2 PROTECTION. The Contractor shall provide coordination with all utility companies involved and shall provide protection from damage to their facilities. The Contractor shall be responsible for repair or replacement to said facilities made necessary by its failure to provide required protection.

The Contractor shall be solely responsible to check all utility record maps, books, and/or other data in the possession of the CITY, other agencies, and/or all utility companies, and no allowance shall be made for any failure to have done so.

The Contractor shall utilize the services of “Underground Service Alert-Southern California” for utility locating in all public right-of-ways by calling 811 or 1-800-227-2600 at least 48 hours prior to any excavation.

Underground lines that are potentially hazardous such as oil company lines, natural gas mains, and electrical conduits will be carefully located by the owner as provided in the Standard Specifications. The Contractor shall take special precautions in determining the precise location and depth of these structures and coordinate work with the utility to ensure that they will not be damaged by its operations.

SECTION 403 – MANHOLE ADJUSTMENT AND RECONSRTUCTION

403-1 GENERAL. Adjustment of utility access openings shall include all work required to set access frames and covers flush with pavement. Adjustment of utility access openings shall be incidental to the associated item of work, and no additional payment will be made therefore.

SECTION 404 – COLD MILLING

404-1 GENERAL. Payment for cold milling pavement shall be according to the depth and square feet of surface approved for milling irrespective of the actual area milled, the depth of milling, the number of passes required, or the pavement material milled. **There will be no compensation for over milling.**

The City has investigated the street section and determined that pavement section has variable depths of asphalt and Portland cement concrete pavement, however, any presence of pavement fabric, petromat or irregular material shall be included in the bid item price for "cold milling" and no extra payment shall be made.

Areas of distorted pavement shall also be cold milled to a smooth uniform surface.

COLD MILLED AREAS SHALL NOT REMAIN UNPAVED OVER MORE THAN ONE WEEKEND.

NOTE: ON LOCAL RESIDENTIAL STREETS, COLD MILLED AREAS SHALL NOT REMAIN UNPAVED OVER MORE THAN ONE DAY; ALL COLD MILLED AREAS SHALL BE PAVED THE FOLLOWING DAY.

PART 6 - TEMPORARY TRAFFIC CONTROL

SECTION 600 - ACCESS

600-1 GENERAL.

600-1.1 Public Convenience and Safety Access. The Contractor shall provide temporary “No Parking” and all other signs which are necessary for the safe and orderly conduct of vehicular traffic as directed by the Engineer and as specified herein. Contractor shall also provide an approval barricaded area in the parking lane for pedestrian traffic during such time as the parkway is unfit to be used for pedestrian traffic.

At such times as driveways are inaccessible due to the Contractor’s work, they shall be blocked by two (2) Class II barricades or one (1) Class II barricade and two (2) delineators. Driveways that are ramped or planked for temporary access shall be provided with a barricade or delineator at each side. The Contractor shall give 24-hour notice to affected property owners prior to blocking any driveway.

The Contractor shall provide access for refuse collection on the regularly scheduled days. He shall also facilitate or assist in the collection where such work is hampered by his operations.

600-1.2 Street Closures, Detours, and Barricades. The Contractor shall not close any street within the City of Gardena without first obtaining the approval of the Engineer. Barricading, traffic control and detour diagrams in connection with street closures shall be submitted by the contractor as required by the Engineer.

The Contractor shall provide and install barricades, delineators, warning devices and construction signs in accordance with the California Manual of Temporary Traffic Controls or W.A.T.C.H. Handbook. During adverse weather or unusual traffic or working conditions additional traffic devices shall be placed as directed by the Engineer. All traffic signs and devices shall also conform to the California Manual of Temporary Traffic Controls or W.A.T.C.H. Handbook.

The Contractor shall provide and maintain Type II barricades along excavation edges parallel to the flow of traffic at a maximum spacing of twenty-five feet. Type II barricades mounted with flashers shall be installed around work areas in parkways. Type II barricades shall have alternating reflective orange and reflective white stripes at an angle of 45 degrees. The strip width shall be in accordance with Table 5-1 "Barricade Characteristics" "Manual of Traffic Controls for Construction and Maintenance Work Zones".

During paving operations, barricades may be supplemented with minimum size eighteen-inch high traffic cones and delineators such that spacing between barricades and/or cones or delineators is no greater than twenty feet. Traffic cones and delineators used within State right-of-way shall be a minimum size of twenty-eight inches high. At all access points such as intersecting streets, alleys and driveways, barricades and/or cones shall be provided at five-foot intervals so as to prevent vehicular access to the paving area. Where access from an intersecting street is prohibited, a "Road Closed" sign shall be provided at the nearest prior intersection. "No Left Turn" signs shall be provided wherever required by the Engineer.

When one-way access from a side street or alley is permitted, barricades and cones shall be provided at five-foot intervals for a distance of fifty feet on either side of the centerline of the intersecting street, or alley.

Should the Contractor fail to furnish a sufficient number of traffic and/or pedestrian safety devices, the Agency will place such necessary items and the Contractor shall be liable to the Agency for providing such devices in accordance with the following provisions:

1. For placing of barricades: $5.00 per barricade for the first day or any part thereof and $2.00 per barricade, per day, for each day thereafter or any part thereof. For flashers: $2.50 per flasher for the first day or any part thereof and $1.00 per flasher, per day, for each day thereafter or any part thereof. For traffic cones: $1.00 per cone for each day or any part thereof.

2. In the event that the services of the Agency are required between the hours of 5:00 P.M. and 8:00 A.M., during the normal week or at any time on Saturday, Sunday or a Agency holiday, there shall be an additional charge to the above set forth minimums of $188.00 for each service trip required.

Contractor shall relocate, preserve and maintain the visibility of all existing signs within the project limits which affect the flow of traffic, as directed by the Engineer. Any signs which are damaged or found to be missing during the course of construction shall be replaced by the Contractor at his expense as directed by the Engineer. All other signs that interfere with the course of work and are not necessary for the safe flow of traffic will be removed and replaced by the Agency. Traffic control signs include Stop Signs, Speed Limit, Parking Restrictions and other regulatory signs.

SECTION 601 – TEMPORARY TRAFFIC CONTROL FOR CONSRTUCTION AND MAINTENANCE WORK ZONES

601-1 GENERAL. A minimum of two (2) lanes (one lane in each direction) shall be maintained at all times for a continuous flow of traffic, except as otherwise approved by the Engineer.

The Contractor shall provide two (2) Traffic Advisor Portable Changeable Message Signs, one week prior to the start of construction. The message text will include "MAJOR CONSTRUCTION ON XXXXX AVE" and start date. The Contractor shall be responsible for

providing moving and programming the message signs during the entire duration of construction as directed by Engineer.

Lane closures shall be allowed between 8:00a.m. and 4:00p.m. only. No traveled lane shall be closed overnight without prior City approval. Access to private property shall be maintained at all times.

"Temporary No Parking" signs shall be posted no more than 100 feet apart at least 72 hours prior to work. The signs shall be mounted on either 1" x 2" X 3' high wood stakes, Type II barricades, or 39-inch high delineators. Signs shall not be posted on trees, traffic signal poles, utility poles, streetlights, or any other street furniture. Signs shall be professionally made of moisture-resistant, heavy duty cardboard or other approved material. "Temporary No Parking" signs shall be maintained by the contractor at all times and shall be approved by the Engineer prior to posting. Cover existing street signs as directed by the Engineer.

"Temporary No Parking" signs shall be implemented for one week only (M-F) at a time. Signs shall be removed and reposted each week as needed and approved by the City.

DURING PAVING OPERATIONS, THE CONTRACTOR SHALL PROVIDE INDIVIDUALS AND EQUIPMENT DESIGNATED TO PERFORM AND MAINTAIN TRAFFIC CONTROL ONLY. The Contractor shall furnish, place and maintain all temporary traffic control devices required for the safe and orderly flow of vehicular and pedestrian traffic during construction. All Traffic control shall conform to the California Manual of Temporary Traffic Controls (California M.U.T.C.D.) or Work Area Traffic Control Handbook (W.A.T.C.H. Handbook).

If traffic control measures are not in conformance with these provisions, the project shall be stopped until conformance is attained to the satisfaction of the Engineer.

At locations where excavations are left open overnight, flashing barricades shall be placed along the excavation at a maximum spacing of 20 feet. A minimum of 3 flashing barricades shall be placed at any one excavation.

Temporary striping will be permitted only on base course and pavement to be overlaid. Temporary pavement markings to be placed on new asphalt shall be spaced at 25 ft maximum and shall be removable without damage to the new overlay. Method of temporary markings shall be submitted to the Engineer for approval at the preconstruction meeting.

The Contractor shall submit and obtain written approval of traffic control plans from the Engineer five (5) working days prior to implementing.

Temporary lane closures shall be allowed during working hours specified in these Technical Provisions. Temporary lane closures maintained beyond the normal working hours may have a negative economic effect on the local residential, commercial/industrial business, and traveling public. Unless the Contractor secures prior written approval from the Engineer to maintain temporary lane closures beyond the working hours allowed, the Engineer may deduct a fee from a progress payment or bond for each temporary lane closure maintained beyond the allowed working hours. The fee will be accessed at a rate of Five Hundred ($500) per each travel lane per each thirty (30) minute interval, or fraction thereof as required by the Engineer. In no event will work be allowed past 5 p.m.

PART 7 – STREET LIGHTING AND TRAFFIC SIGNAL SYSTEMS

SECTION 700 – MATERIALS

700-5 TRAFFIC SIGNAL MATERIALS.

700-5.8 Detectors.

700-5.8.2 Inductive Loop Detectors. Loop detector wire shall be Type 2 and loop detector lead-in cable shall be Type B per Section 86-1.02F of the State of California, Department of Transportation Standard Specifications, and latest edition.

SECTION 701 – CONSTRUCTION

701-13 GENERALWIRES, CONDUCTORS AND CABLES.

701-13.2 Splices. All conductor splicing shall conform to Section 87 of the Standard Specifications of the State of California, latest edition. All detector loop wire and lead-in cable shall be soldered at every splice or connection.

701-17.7.2 Pedestrian Push Buttons. Pedestrian push buttons shall be furnished and installed at locations as shown on the plan. Pedestrian push buttons with assemblies and signs shall be installed on the crosswalk side of the Standard or pedestal parallel to the crosswalk to which it is intended unless otherwise shown on the plans. Arrows on push button signs shall point in the same direction as the corresponding crosswalk.

Pedestrian push buttons shall be ADA compliant Type B, Polara iDSX (X=3 for retrofit and x=2 for new Traffic Signal Install), yellow with a 5”x7” front plate adapter capable of custom messages (as necessary) or approved equal. Pedestrian push buttons shall be programed and shall function per CA MUTCD Section 4E.09, 10, 11 and 12. Pedestrian push buttons that are mounted on the same pole or are less than 10 ft apart shall be programed to comply with CA MUTCD Section 4E.10, 11 and 12. Pedestrian push buttons shall have a maximum reach of 10 inches. Pedestrian push buttons attached to a pedestal shall be shaped to fit the curvature of the pedestal and secured to provide a rigid installation. Saddles shall be provided to make a neat fit when required. A product cut sheet for this PPB is contained in Appendix D.

701-21 BATTERY BACKUP SYSTEM. The Contractor shall furnish and install a Clary UPS Model SP125OLX-R (or approved) Battery Backup System (BBS) for use with a Type 332 system or equal, on locations detailed on plans. The Contractor shall furnish new and install all necessary cables, wiring harness, and all other equipment and incidentals, including batteries, to connect the Uninterrupted Power Supply (UPS) to the traffic signal controller cabinet wiring harness to provide the intended operation.

The Dimensions BBS shall consist of but not limited to:

1. Inverted/Charger (with RS232 and Ethernet Port)
2. Combined Manual Bypass Switch – 511016
3. 12 VDC, 79 AH Group 24 AGM batteries (six per system) – 390003
4. All necessary hardware and interconnect wiring

The BBS shall be installed per the manufacturer’s guidelines.

The contractor shall at his own expense, arrange to have a technician, qualifies to work on the BBS assembly and employed by the BBS assembly manufacturer, or his representative, present

at the time the equipment is turned on. The Engineer shall be notified at least two (2) working days prior to the beginning of the functional test period. A product cut sheet for this system is contained in Appendix E.

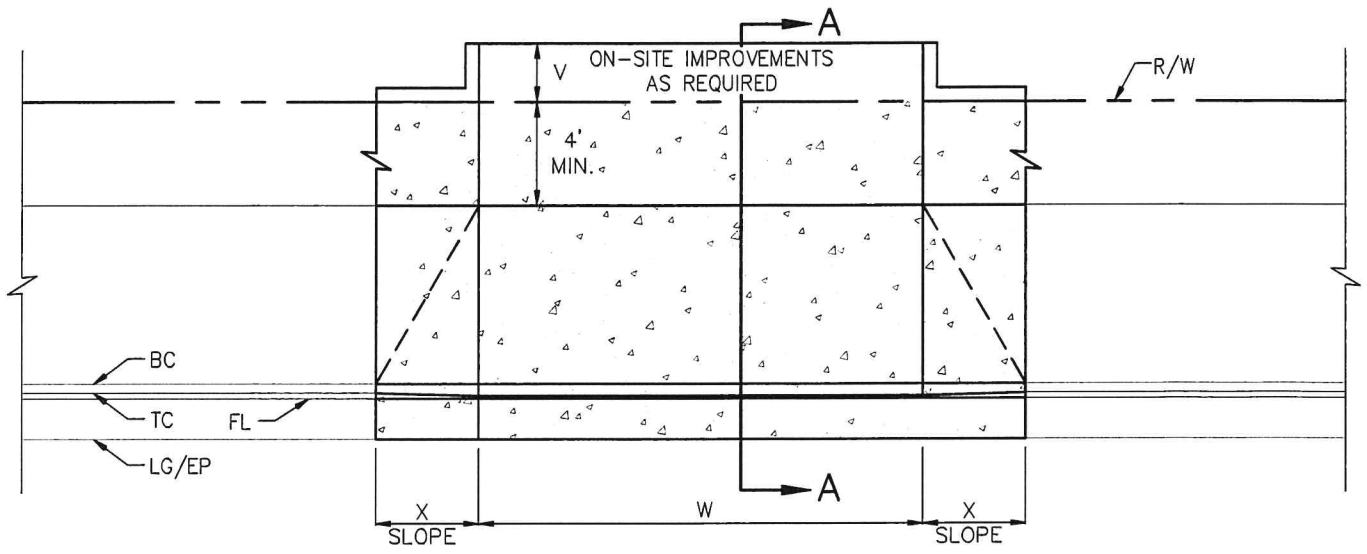
BATTERY BACKUP CABINET

Where BBS system is to be installed with a Type 332, a standalone cabinet shall be furnished and installed to house the batteries and the inverter. The inverter shall be mounted inside the cabinet preferably at the top. The BBS cabinet shall be McCain Sensata (3 Shelves) or Caltrans Standard Cabinet (4 Shelves).

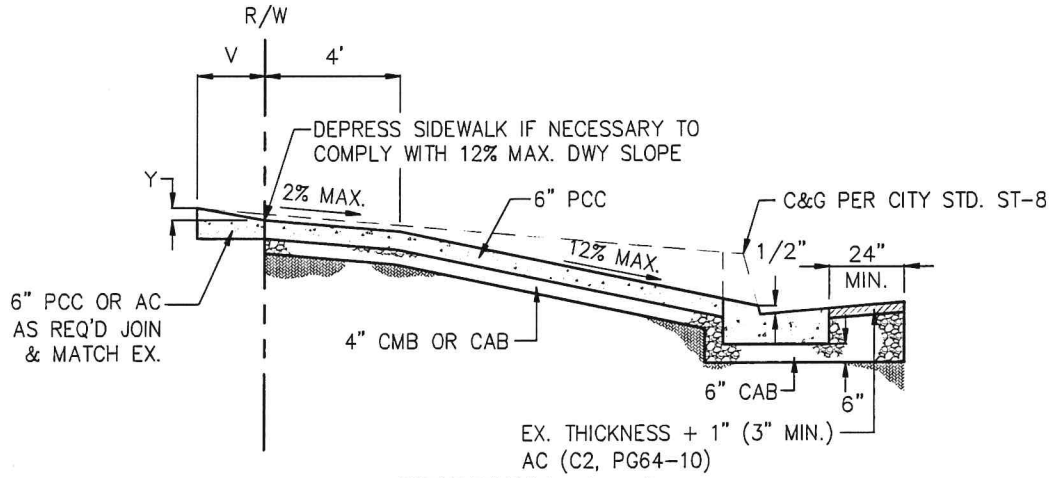
The Contractor shall at his own expense, arrange to have a technician, qualified to work on the BBS, present at the time the equipment is turned on. The Engineer shall be notified at least two (2) days prior to the beginning of the functional test period. BBS shall be installed per manufacturer's instructions and specifications. Tests for proper operation and adjust satisfactory results are obtained.

Shop Drawings shall be submitted and approved by the engineer prior to installation.

APPENDIX A
Gardena Standards



PLAN VIEW



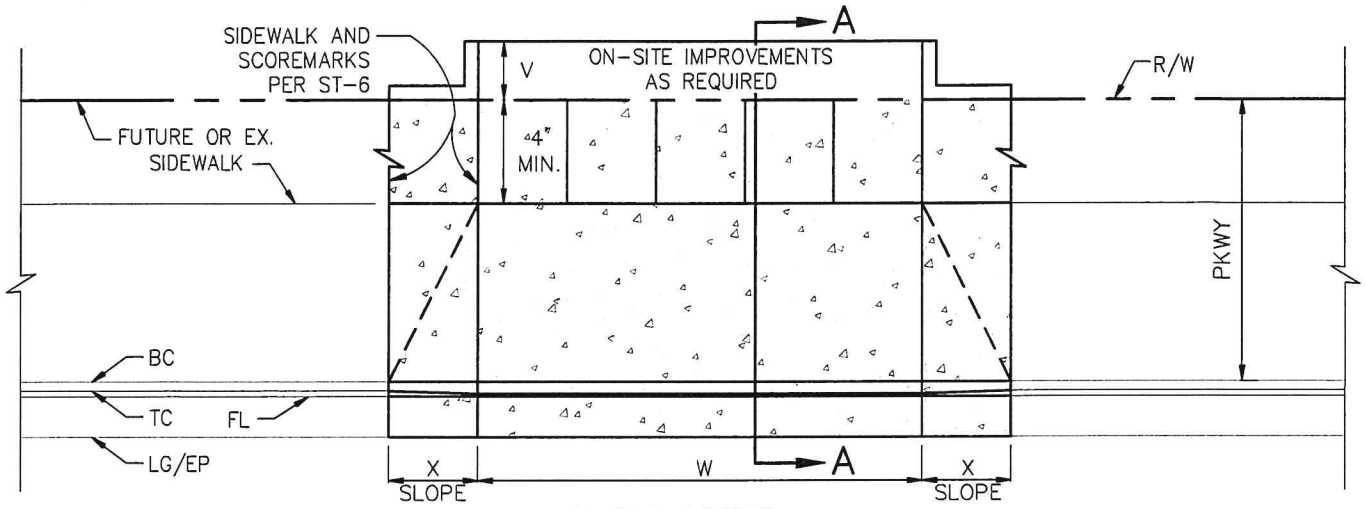
SECTION A–A

NOTES:

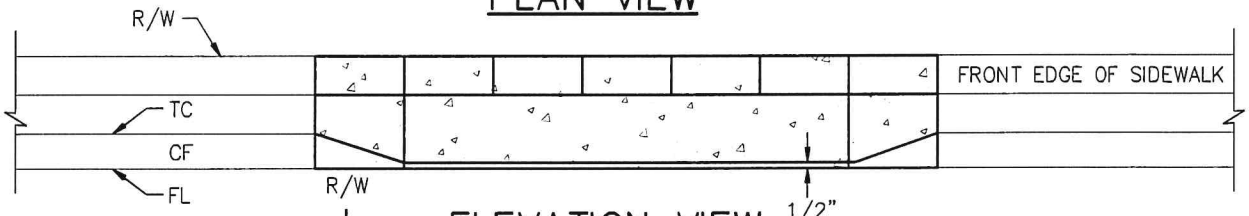
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "SPPWC" LATEST EDITION.
2. PCC SHALL BE 520-C-2500 PER "SPPWC" LATEST EDITION.
3. CAB AND CMB TO 95 % RELATIVE COMPACTION AND 90 % SUBGRADE.
4. EXISTING CONCRETE SHALL BE REMOVED TO THE NEAREST SCOREMARK.
5. DRIVEWAY INSTALLATION SHALL BE IN CONFORMANCE WITH THE DRIVEWAY POLICY OF THE DEPARTMENT OF PUBLIC WORKS (ST-1).
6. COARSE BROOM FINISH ON DRIVEWAY AND FINE HAIR BROOM FINISH ON SIDEWALK.
7. "W"=12' MIN. & 35' MAX. (OR AS APPROVED) AND "X"=3' MIN.
8. "V" DIMENSION SHALL BE 2' MIN. & ESTABLISHED IN FIELD BASED ON "Y" DEPTH REQUIRED (Y=0.30' MAX., ADJUST TO MATCH FIELD CONDITIONS).
9. ASPHALT AND CONCRETE TO BE REMOVED SHALL BE SAWCUT.
10. PLACE WEAKENED PLANE JOINTS (WPJ) EVENLY SPACED AT 10' O.C. MAX.
11. WIDTH OF 24" OF AC/AB TO BE R&R WHEN REPLACING C&G PORTION OF DRIVEWAY.

DWG NTS

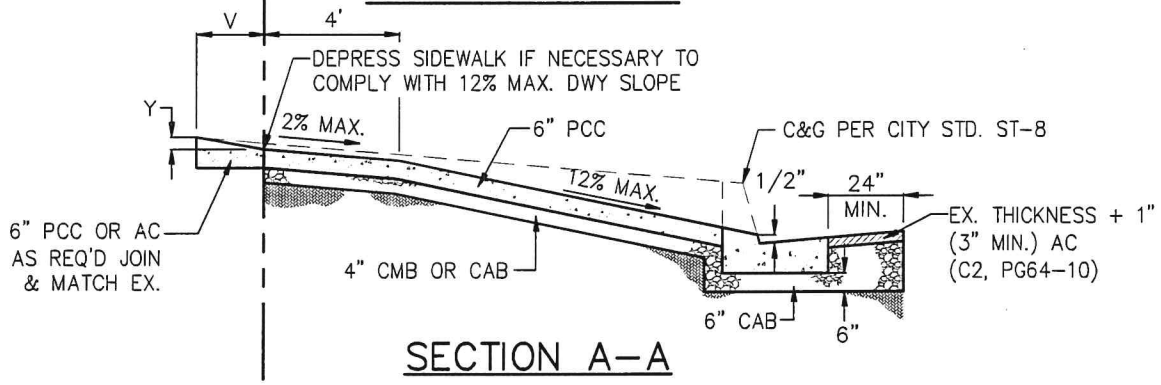
CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg CITY ENGINEER		9/16/2024 DATE	
TITLE: COMMERCIAL DRIVEWAY (TYPE A)	DESIGNED BY	KK	09/24	DWG. NO. ST-2
	DRAWN BY	KK	09/24	
	CHECKED BY	KK	09/24	



PLAN VIEW



ELEVATION VIEW



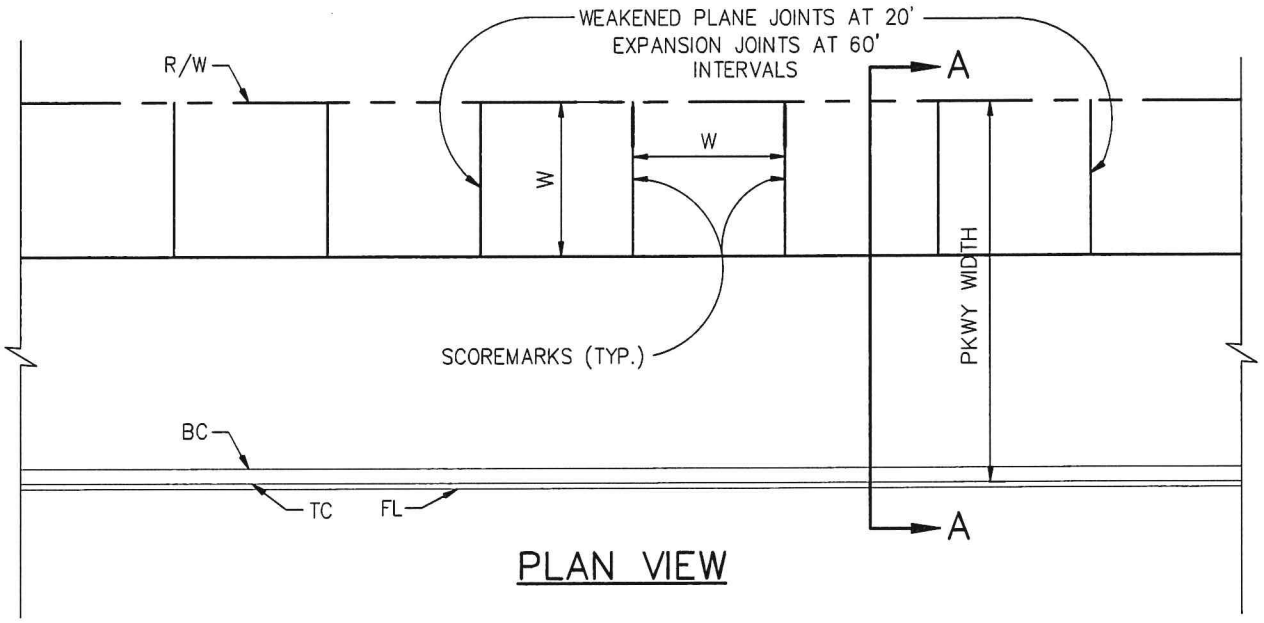
SECTION A-A

NOTES:

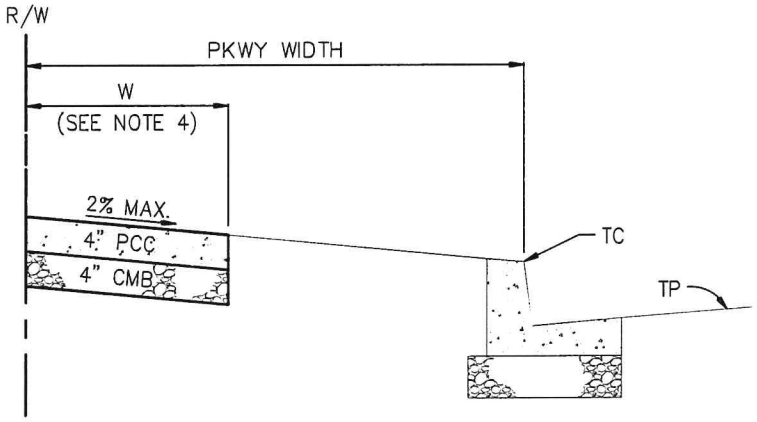
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "SPPWC" LATEST EDITION.
2. PCC SHALL BE 520-C-2500 PER "SPPWC" LATEST EDITION.
3. ASPHALT AND CONCRETE TO BE REMOVED SHALL BE SAWCUT.
4. EX. CONCRETE SHALL BE REMOVED TO THE NEAREST SCOREMARK.
5. PLACE WEAKENED PLANE JOINTS (WPJ) EVENLY SPACED AT 10' O.C. MAX.
6. DWY INSTALLATION SHALL BE IN CONFORMANCE WITH THE DWY POLICY OF THE DEPARTMENT OF PUBLIC WORKS (ST-1).
7. CAB AND CMB TO 95% RELATIVE COMPACTION AND 90% SUBGRADE.
8. COARSE BROOM FINISH ON DRIVEWAY AND FINE HAIR BROOM FINISH ON SIDEWALK.
9. "W"=10' MIN. & 35' MAX. (OR AS APPROVED) AND "X"=3' MIN.
10. "V" DIMENSION SHALL BE 2' MIN. & ESTABLISHED IN FIELD BASED ON "Y" DEPTH REQUIRED (Y=0.30' MAX., ADJUST TO MATCH FIELD CONDITIONS).
11. MIN. 20' OF FULL HEIGHT CURB REQUIRED BETWEEN DRIVEWAYS SERVING THE SAME LOT.
12. SAWCUT EXISTING CURB AT TOP OF "X" FOR JOIN.
13. IT MAY BE NECESSARY FOR APPROACH TO EXTEND ONTO PRIVATE PROPERTY TO INSURE 12% MAX. DRIVEWAY GRADE.
14. 24" OF ASPHALT TO BE R&R WHEN REPLACING C&G PORTION OF DRIVEWAY.

DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg, CITY ENGINEER — 9/16/2024, DATE		
TITLE: RESIDENTIAL DRIVEWAY	DESIGNED BY	KK	09/24
	DRAWN BY	KK	09/24
	CHECKED BY	KK	09/24
	DWG. NO.	**ST-4**	



PLAN VIEW



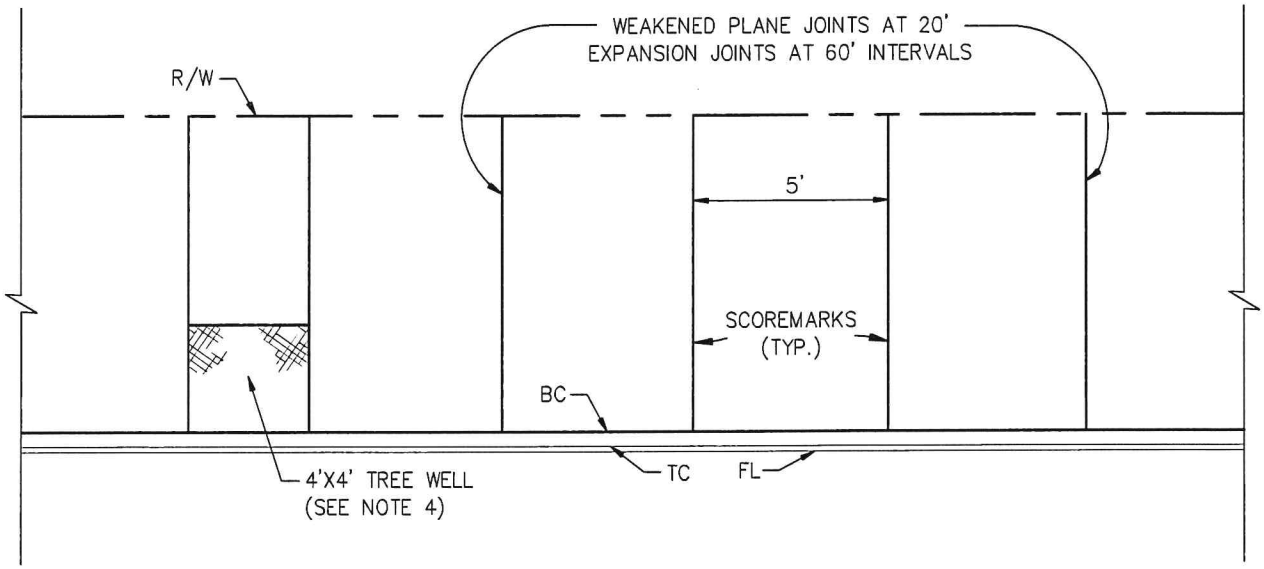
SECTION A–A

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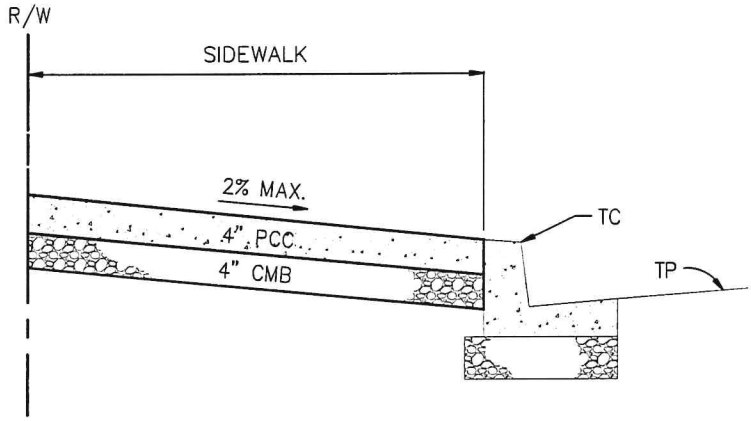
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "SPPWC" LATEST EDITION.
2. PCC SHALL BE 520–C–2500 PER "SPPWC" LATEST EDITION.
3. EXISTING CONCRETE SHALL BE REMOVED TO THE NEAREST SCOREMARK.
4. BASE SHALL BE CMB AND TO 95% RELATIVE COMPACTION. EX. SIDEWALK REPLACEMENT REQUIRES 90% MIN. COMPACTION ON EX. BASE MATERIAL.
5. "W" SHALL BE A MINIMUM OF 5' ON ARTERIAL & COLLECTOR STREETS, AND A MIN. OF 4' ON LOCAL STREETS.
6. FULL PKWY SIDEWALK, CONSTRUCTED PER STD ST–5B, IS PERMITTED FOR MULTIPLE RESIDENTIAL ZONES WHICH FRONT ON ARTERIAL OR COLLECTOR STREETS.
7. NO SAWCUT ON CONTROL LINES.
8. FINE HAIR BROOM FINISH ON SIDEWALK.
9. NEW SIDEWALKS WILL REQUIRE CMB AND FOR REPLACEMENT OF EXISTING SIDEWALK, RE–COMPACT EXISTING BASE MATERIAL.

DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg CITY ENGINEER	9/16/2024 DATE
TITLE: RESIDENTIAL SIDEWALK	DESIGNED BY KK 09/24 DRAWN BY KK 09/24 CHECKED BY KK 09/24	DWG. NO. ST–6



PLAN VIEW



SECTION A–A

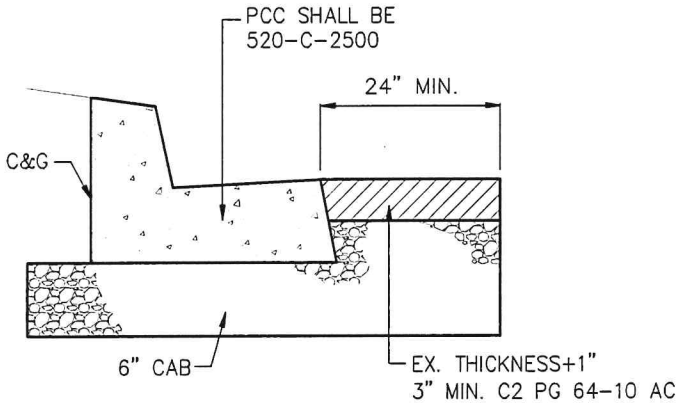
NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "SPPWC" LATEST EDITION.
2. PCC SHALL BE 520–C–2500 PER "SPPWC" LATEST EDITION.
3. EXISTING CONCRETE SHALL BE REMOVED TO THE NEAREST SCOREMARK.
4. BASE SHALL BE CMB AND TO 95% RELATIVE COMPACTION. EX. SIDEWALK REPLACEMENT REQUIRES 90% MIN. COMPACTION ON EX. BASE MATERIAL.
5. TREE WELLS SHALL BE CONSTRUCTED PER STANDARD ST–11 AT 40' INTERVALS LESS THAN 4'x4' TREE WELL TO ACCOMMODATE ADA REQUIREMENTS SHALL BE APPROVED BY THE CITY ENGINEER.
6. FINE HAIR BROOM FINISH ON SIDEWALK.

DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg 9/16/2024 CITY ENGINEER DATE			
TITLE: COMMERCIAL SIDEWALK	DESIGNED BY	KK	09/24	DWG. NO. ST–7
	DRAWN BY	KK	09/24	
	CHECKED BY	KK	09/24	

FOR CURB AND GUTTER DETAIL
REFER TO THE LATEST SPPWC

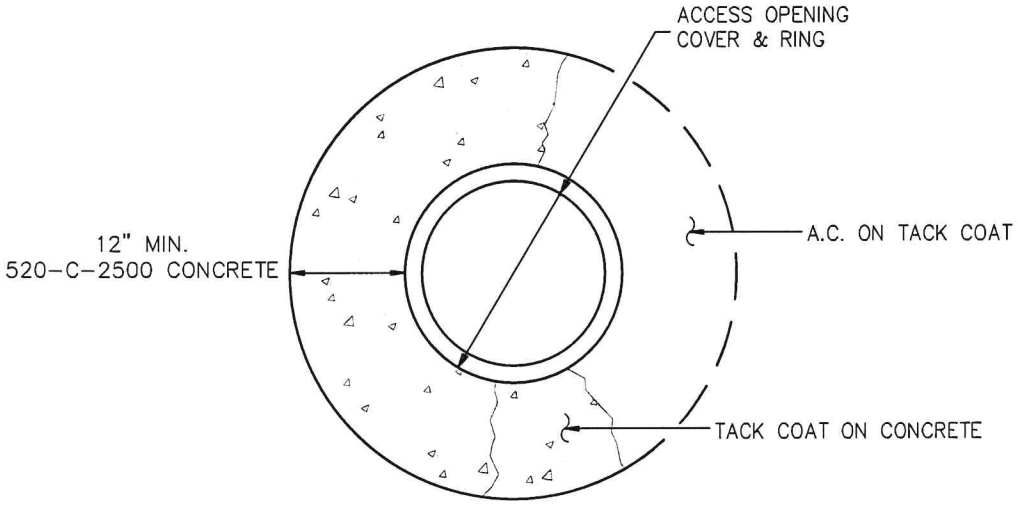


NOTES:

1. 1/2 IN. EXPANSION JOINTS SHALL BE PLACED EVERY 60 FT. WEAKENED PLANE JOINTS PLACED EVERY 20 FT.
2. BASE SHALL BE CRUSHED AGGREGATE BASE (CAB) PER THE "SPPWC" LATEST EDITION.
3. PCC SHALL BE 520-C-2500 PER "SPPWC" LATEST EDITION.
4. MIN. COMPACTION OF 90% ON SUBGRADE AND 95% ON CAB IS REQUIRED.
5. ALL AC AND PCC TO BE REMOVED SHALL BE SAWCUT AT REMOVAL LIMITS. (MIN 5" SAWCUT.)

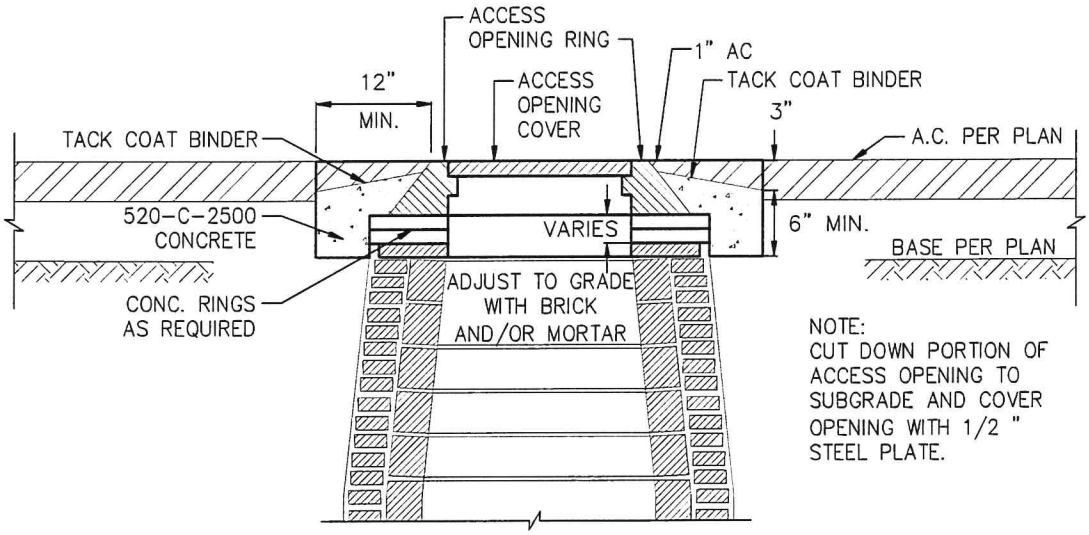
DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg CITY ENGINEER		9/16/2024 DATE	
TITLE: CURB AND GUTTER	DESIGNED BY	KK	09/24	DWG. NO. ST-8
	DRAWN BY	KK	09/24	
	CHECKED BY	KK	09/24	



PLAN VIEW

NOTE: CONCRETE SHALL BE PLACED WITH A MINIMUM DISTANCE OF 12" AROUND THE LIP OF THE ACCESS OPENING RING.

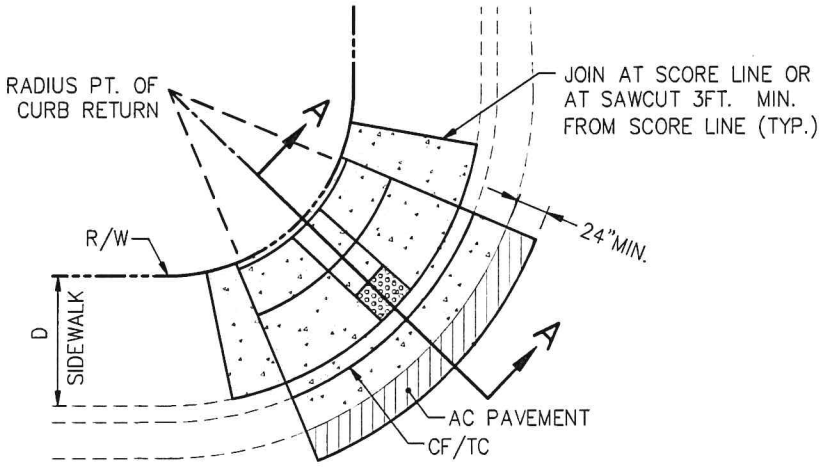


CROSS SECTION

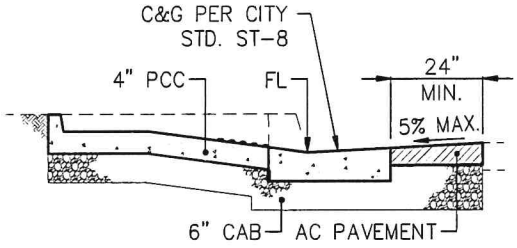
DWG NTS

CITY OF GARDENA DEPARTMENT OF PUBLIC WORKS		APP. BY: Allan Rigg CITY ENGINEER		9/16/2024 DATE
TITLE: ACCESS OPENING ADJUSTMENT	DESIGNED BY	KK	09/24	DWG. NO. ST-10
	DRAWN BY	KK	09/24	
	CHECKED BY	KK	09/24	

FOR CURB RAMP DETAILS REFER TO THE LATEST CALTRANS STANDARD PLANS A88A & A88B



PLAN VIEW



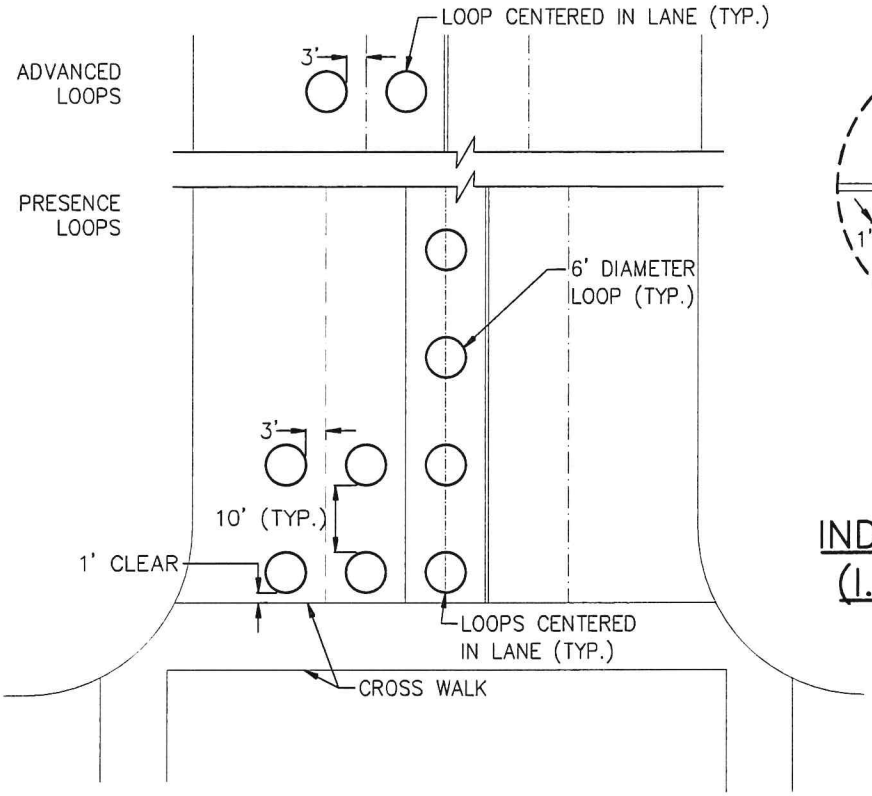
SECTION A-A

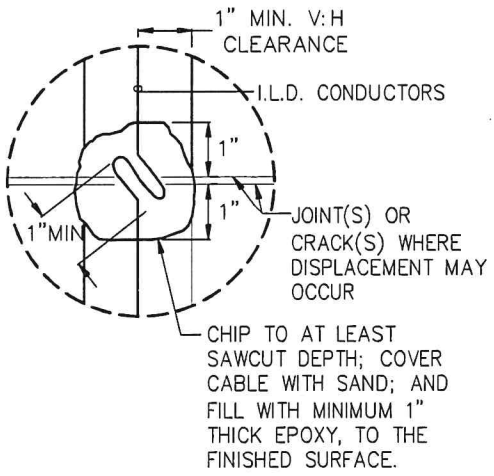
NOTES:

1. RAMPS SHALL BE CONSTRUCTED OF CLASS 520-C-2500 PCC 4" THICK OVER 6" CAB.
2. ADJUST UTILITY VALVE COVERS, UTILITY BOXES AND TRAFFIC SIGNAL BOXES TO FINISHED GRADE.
3. RAMP SHALL BE POURED SEPARATELY FROM CURB AND GUTTER (MIN. 24 HRS AFTER C&G).
4. ALL EX. MATERIAL TO BE REMOVED SHALL BE SAWCUT. (MIN. 5" DEEP)
5. MIN. COMPACTION OF 90% ON SUBGRADE AND 95% ON CAB REQUIRED.
6. PROVIDE ROUGH BROOM FINISH THAT CONTRASTS WITH ADJACENT SIDEWALK ON ALL SURFACES OF RAMP UNLESS OTHERWISE NOTED.
7. FOR 8" CF, D>14' OR 6" CF, D>12' THE SIDEWALK NEED NOT BE DEPRESSED.
8. 3'x4' CAST IN PLACE PREFABRICATED DETECTABLE WARNING SURFACE, ("ARMOR-TILE" OR APPROVED EQUAL), COLOR TO BE FEDERAL YELLOW, DOMES TO BE 'IN-LINE', PARALLEL TO CURB, WITH A HEIGHT OF 0.2", BASE DIAMETER OF 0.9", AND TOP DIAMETER OF 0.45", SPACED 1.66" O.C. (2.35" O.C. ON THE DIAGONAL). FIELD SURFACE AND TOP OF DOMES TO HAVE A DOTTED TEXTURE FOR SLIP RESISTANCE. DENSITY OF DOTS IN FIELD AREA TO BE 30 PER SQUARE INCH MINIMUM. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
9. FOR R&R OF CONCRETE ABUTTING A.C. PAVEMENT, A MIN. 24" A.C. SHALL BE SAWCUT AND REMOVED ADJACENT TO THE CONSTRUCTION. THE A.C. PAVEMENT SHALL BE EX. THICKNESS +1" MIN. (PG 64-10) AC, PLUS 6" BELOW EX. BOTTOM OF GUTTER REPLACED WITHIN 48 HOURS OF THE CONCRETE POUR, UNLESS A LONGER TIME IS APPROVED BY THE CITY ENGINEER PRIOR TO ANY REMOVAL.

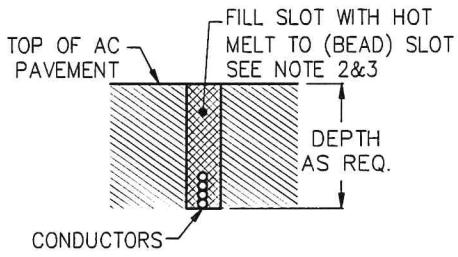
DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg, CITY ENGINEER — 9/16/2024, DATE		
TITLE: CURB RAMP	DESIGNED BY	KK	09/24
	DRAWN BY	KK	09/24
	CHECKED BY	KK	09/24
	DWG. NO.	ST-14	

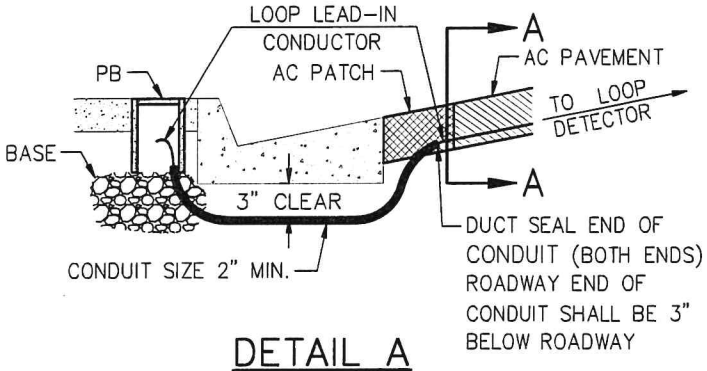




INDUCTIVE LOOP DETECTOR (I.L.D.) EXPANSION JOINT



SECTION A–A



DETAIL A

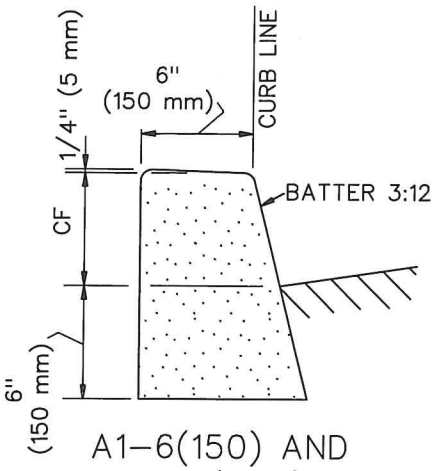
NOTES:

1. LOOP DECTECTOR WIRE SHALL BE TYPE 2 AND LOOT DETECOR LEAD–IN CABLE SHALL BE TYPE B PER SECTION 86–1.02F OF THE CALTRANS LATEST STANDARD SPECIFICATIONS.
2. DURING CUTTING OPERATIONS A VACUUM MACHINE SHALL COLLECT ALL DEBRIS AND WATER.
3. LOOP AND HOMERUN CUTS SHALL BE INSTALLED TO THE MAXIMUM DEPTH POSSIBLE LEAVING A MINIMUM OF 1" OF CONCRETE OR ASPHALT IN THE BOTTOM AND A 3" TO 4" COVER IN ASPHALT, 2" COVER IN CONCRETE.
4. LOOP AND HOMERUN CUTS SHALL BE $\frac{5}{8}$" WIDE.
5. HOMERUN CUTS SHALL BE:
   - –CUT STRAIGHT
   - –CUT 1' FROM ALL EXISTING CUTS AND ALL PROPOSED HOMERUNS; 2' FROM ALL LOOPS
   - –CUT OUTSIDE OF ANY CONCRETE STORM DRAIN SPANDREL OR APRON
   - –LAID OUT BY STRINGLINE BEFORE CUTTING AND APPROVED BY THE INSPECTOR AS NEEDED
6. LOOPS SHALL BE NUMBERED STARTING FROM THE INTERIOR LANE COUNTING BACK FROM THE LIMIT LINE.
7. SPLICES SHALL BE BUTT JOINED, SOLDERED WRAPPED IN RUBBER TAPE, DOUBLE WRAPPED IN ELECTRIC TAPE AND SCOTCH KOTE'D.

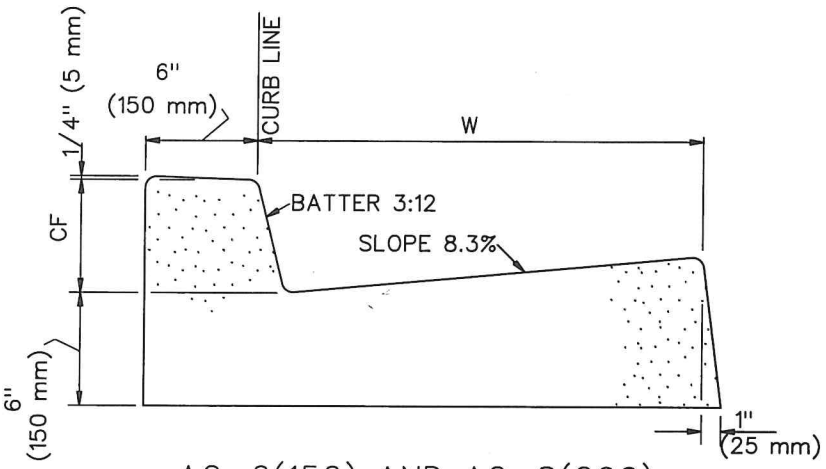
DWG NTS

CITY OF GARDENA **DEPARTMENT OF PUBLIC WORKS**	APP. BY: Allan Rigg CITY ENGINEER	9/16/2024 DATE
TITLE: TRAFFIC LOOP DETAIL	DESIGNED BY: KK 09/24 DRAWN BY: KK 09/24 CHECKED BY: KK 09/24	DWG. NO. ST–16

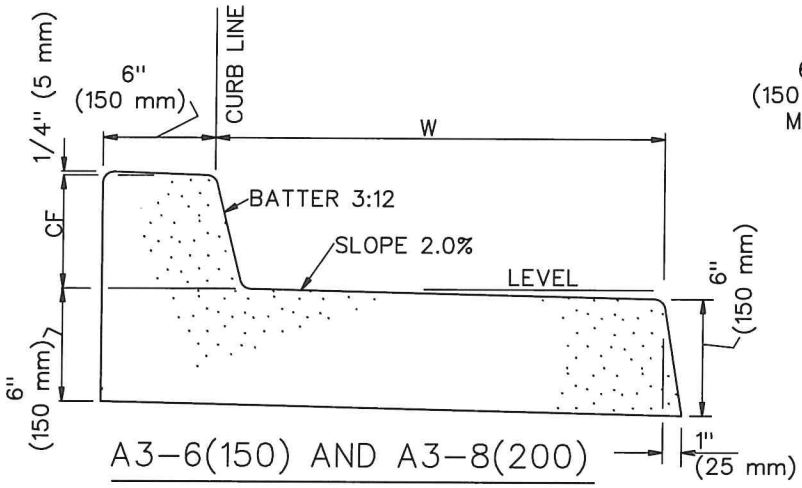
APPENDIX B
SPPWC Standards



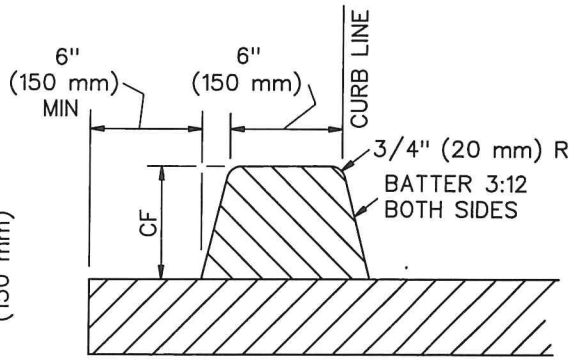
A1–6(150) AND
A1–8(200)



A2–6(150) AND A2–8(200)



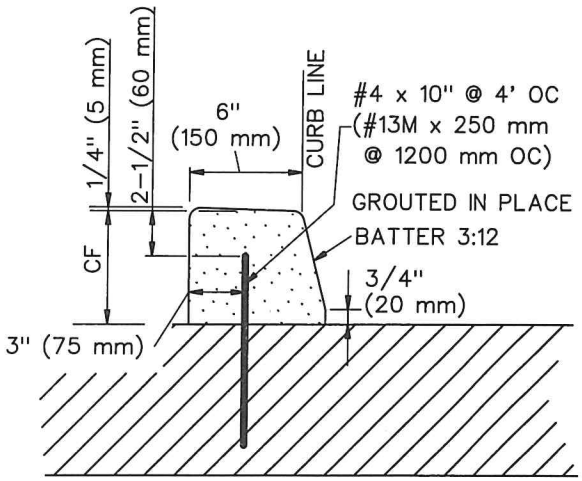
A3–6(150) AND A3–8(200)



D1–6(150) AND
D1–8(200)

NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm). IF SHOWN AS 'VAR' THE CURB FACE VARIES.
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED OF CONCRETE.
4. TYPE D1 CURB SHALL BE CONSTRUCTED OF ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON CONCRETE CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.



C1–6(150) AND C1–8(200)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

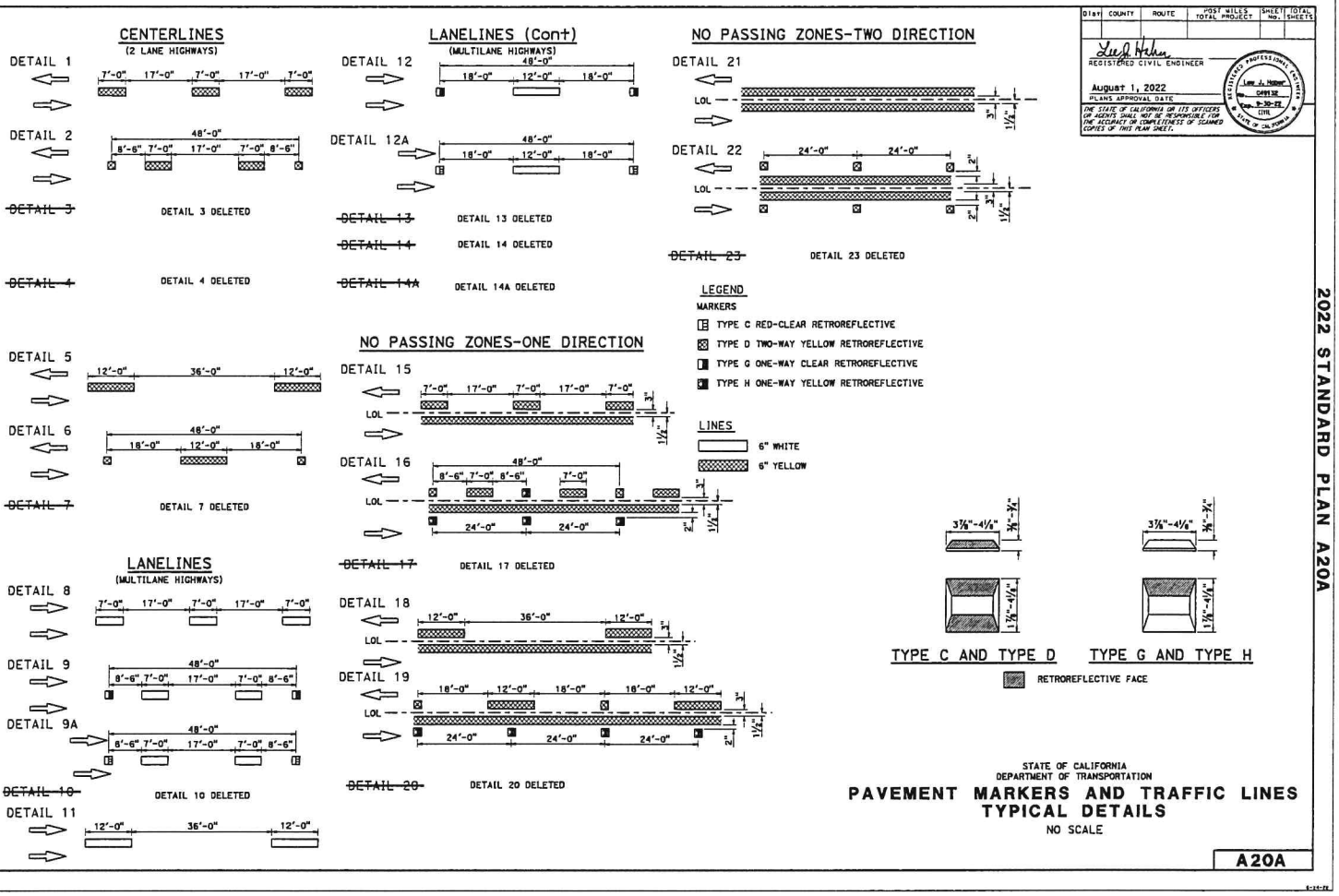
PROMULGATED BY THE
PUBLIC WORKS STANDARDS INC.
GREENBOOK COMMITTEE
1984
REV. 1986, 2009, 2021

CURB AND GUTTER – BARRIER

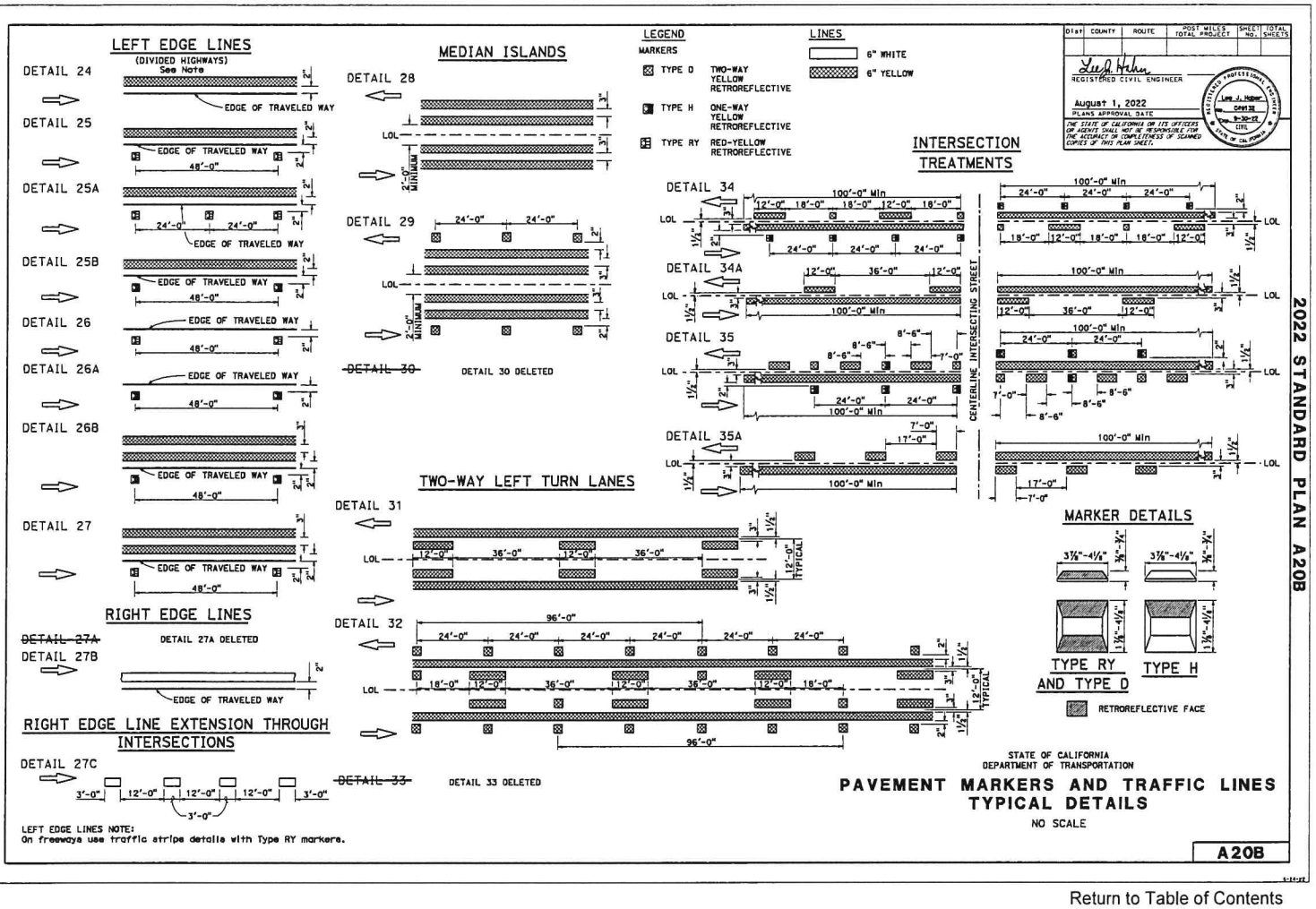
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN
120–3
SHEET 1 OF 1

APPENDIX C
Caltrans Standards



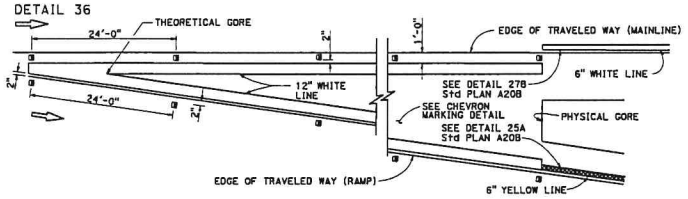
Return to Table of Contents



Return to Table of Contents

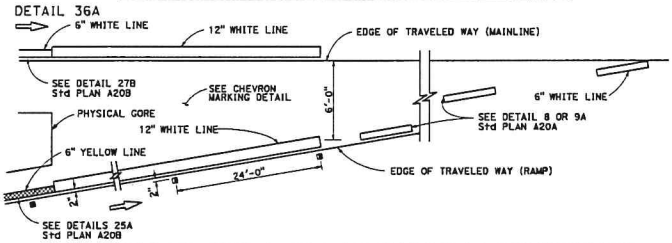
EXIT RAMP NEUTRAL AREA (GORE) TREATMENT

DETAIL 36



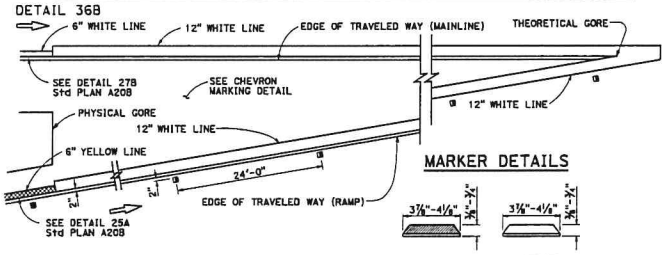
ENTRANCE RAMP NEUTRAL AREA (MERGE) TREATMENT

DETAIL 36A

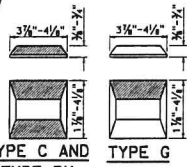


ENTRANCE RAMP NEUTRAL AREA (ACCELERATION LANE) TREATMENT

DETAIL 36B



MARKER DETAILS



LEGEND:

MARKERS

- TYPE C RED-CLEAR RETROREFLECTIVE
- TYPE G ONE-WAY CLEAR RETROREFLECTIVE
- TYPE RY RED-YELLOW RETROREFLECTIVE

RETROREFLECTIVE FACE

NOTES:

Install a minimum of 1 chevron in the gore area. If at least 1 chevron will not fit into the gore area, do not install chevrons.

Terminate chevron markings at physical gore.

Gore area chevron pavement markings shown. For Exit and Entrance Ramp channelizing lines details, see Details 36, 36A, and 36B.

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

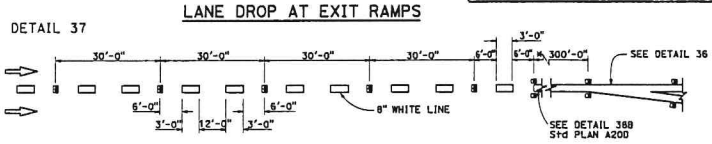
Lee J. Heber
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

LANE DROP AT EXIT RAMPS

DETAIL 37

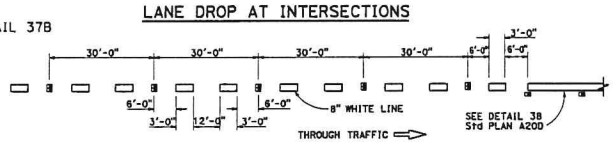


* The solid channelizing line shown may be omitted on short auxiliary lanes where weaving length is critical.

~~DETAIL 37A~~ DETAIL 37A DELETED

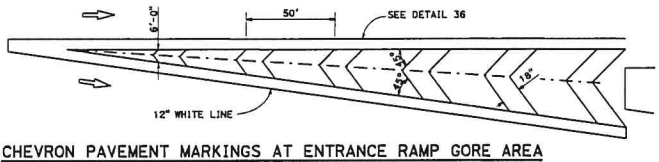
LANE DROP AT INTERSECTIONS

DETAIL 37B

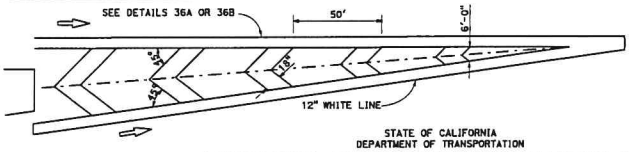


~~DETAIL 37C~~ DETAIL 37C DELETED

CHEVRON PAVEMENT MARKINGS AT EXIT RAMP GORE AREA



CHEVRON PAVEMENT MARKINGS AT ENTRANCE RAMP GORE AREA



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

A20C

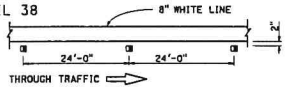
8-24-22

2022 STANDARD PLAN A20C

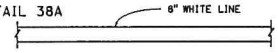
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CHANNELIZING LINE

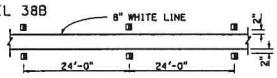
DETAIL 38



DETAIL 38A

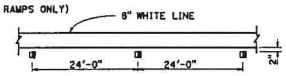


DETAIL 38B



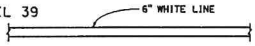
~~DETAIL 38C~~ DETAIL 38C DELETED

DETAIL 38D
(EXIT RAMPS ONLY)



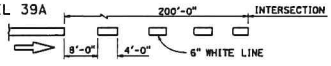
BIKE LANE LINE

DETAIL 39



INTERSECTION LINE
BIKE LANE

DETAIL 39A



LANE LINE EXTENSIONS THROUGH INTERSECTIONS

DETAIL 40



~~DETAIL 40A~~ DETAIL 40A DELETED

CENTER LINE EXTENSIONS THROUGH INTERSECTIONS

DETAIL 41



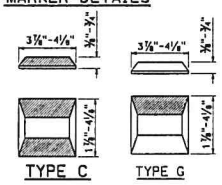
~~DETAIL 41A~~ DETAIL 41A DELETED

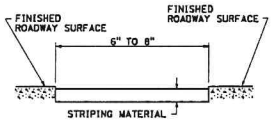
LEGEND

MARKERS

- TYPE C RED-CLEAR RETROREFLECTIVE
- TYPE G ONE-WAY CLEAR RETROREFLECTIVE
- 6" YELLOW LINE

MARKER DETAILS





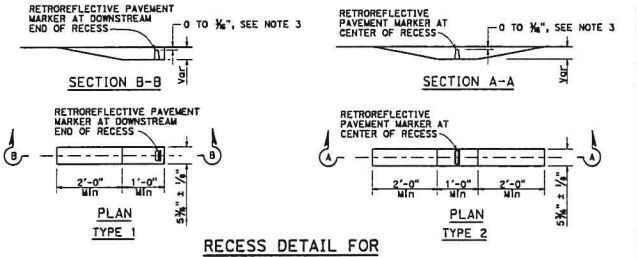
DETAIL FOR RECESSED TRAFFIC STRIPE

See Notes A and B

RECESSED NOTES:

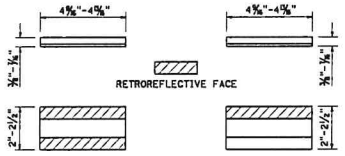
A. See typical traffic line details for pavement marking patterns.

B. See standard specifications for recess depth and recess striping material thickness.



RECESS DETAIL FOR RETROREFLECTIVE PAVEMENT MARKER

See Note 4



RETROREFLECTIVE PAVEMENT MARKER FOR RECESSED INSTALLATION

See Notes 1 and 2

RECESSED MARKER NOTES:

1. See typical traffic line details for marker patterns to be used with recessed pavement markers.
2. The retroreflective pavement markers shown for recessed installations are not to be used for non-recessed installations.
3. The top of pavement markers installed in recesses shall be 0 to ⅛" below the pavement surface.
4. Use Type 1 recess for pavement markers with one-way retroreflective face. Use Type 2 recess for pavement markers with two-way retroreflective face.

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Lee J. Huber
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

Lee J. Huber
No. 84938
Exp. 9-30-22
CIVIL

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

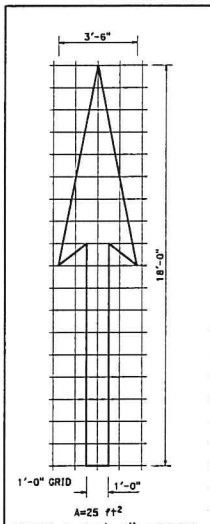
PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL DETAILS

NO SCALE

A20D

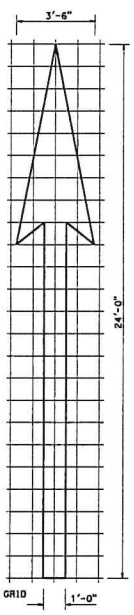
8-24-22

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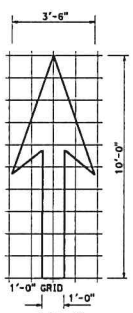
A=25 ft²

TYPE I 18'-0" ARROW



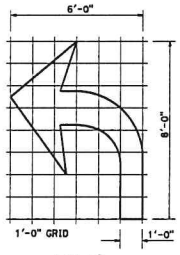
A=31 ft²

TYPE I 24'-0" ARROW



A=14 ft²

TYPE I 10'-0" ARROW



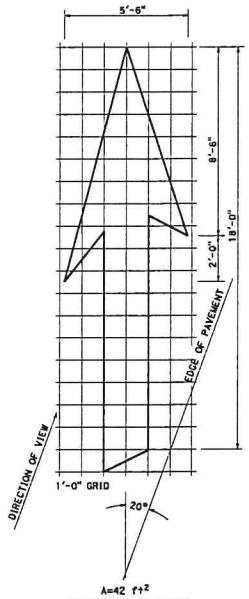
A=15 ft²

TYPE IV (L) ARROW

For Type IV (R) arrow, use mirror image.

NOTE:

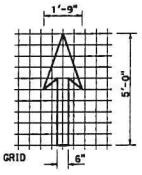
Minor variations in dimensions may be accepted by the Engineer.



A=42 ft²

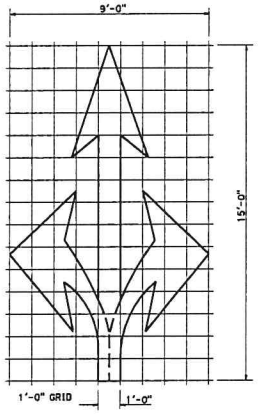
TYPE VI ARROW

Right lane drop arrow.
For left lane, use mirror image.



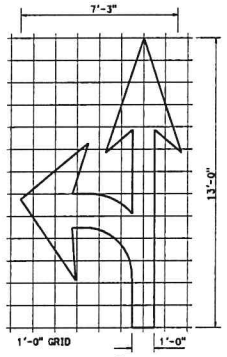
A=3.5 ft²

BIKE LANE ARROW



A=36 ft²

TYPE VIII ARROW



A=27 ft²

TYPE VII (L) ARROW

For Type VII (R) arrow, use mirror image.

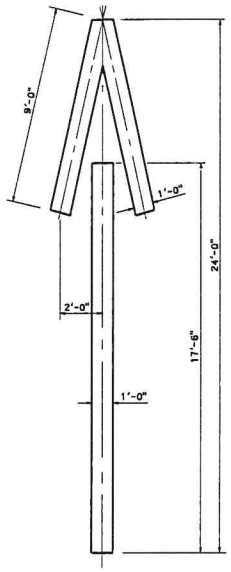
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Lee J. Heller
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

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Lee J. Heller
No. C49138
Exp. 9-30-22
CIVIL
STATE OF CALIFORNIA



A=33 ft²

TYPE V ARROW

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
ARROWS

NO SCALE

A24A

2022 STANDARD PLAN A24A

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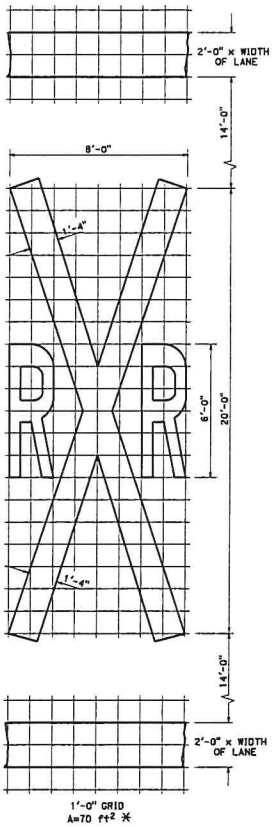
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

August 1, 2022

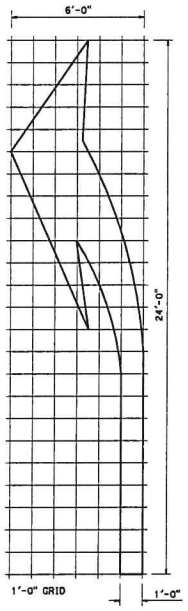
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



RAILROAD CROSSING SYMBOL

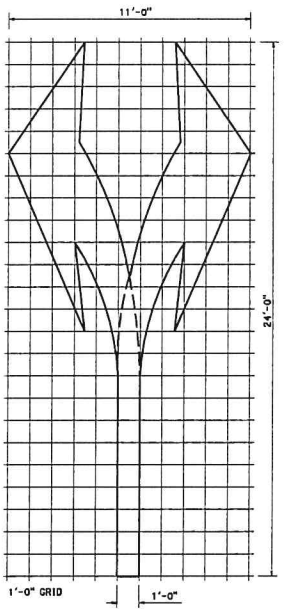
* 70 ft² does not include the 2'-0" x variable width transverse lines.



A=42 ft²

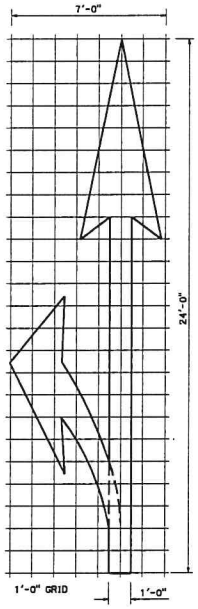
TYPE III (L) ARROW

For Type III (R) use mirror image.



A=73 ft²

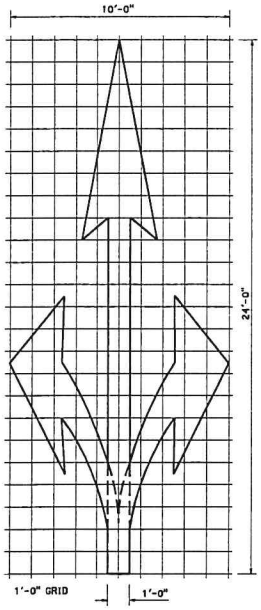
TYPE III (B) ARROW



A=45 ft²

TYPE II (L) ARROW

For Type II (R) use mirror image.



A=59 ft²

TYPE II (B) ARROW

NOTE:

Minor variations in dimensions may be accepted by the Engineer.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
ARROWS AND SYMBOLS

NO SCALE

A24B

6-21-22

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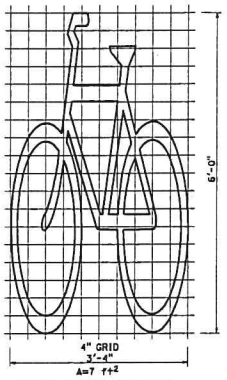
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

Leif Haber
REGISTERED CIVIL ENGINEER

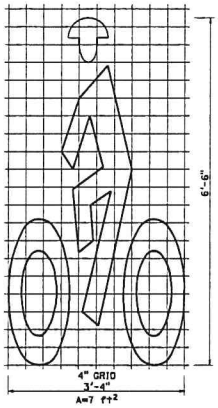
August 1, 2022
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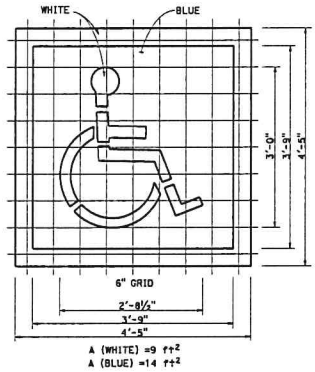
Leif J. Haber
No. C49132
Exp. 9-30-22
CIVIL
STATE OF CALIFORNIA



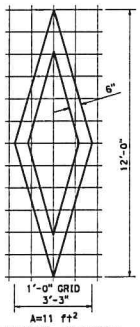
BIKE LANE SYMBOL
WITHOUT PERSON



BIKE LANE SYMBOL
WITH PERSON

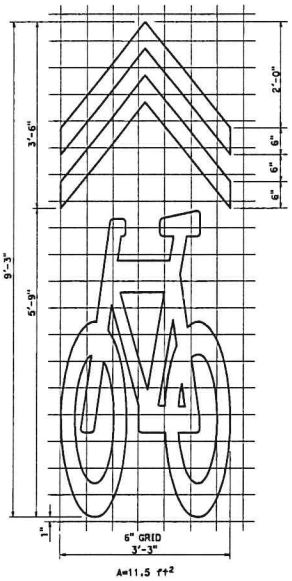


INTERNATIONAL SYMBOL OF
ACCESSIBILITY (ISA) MARKING

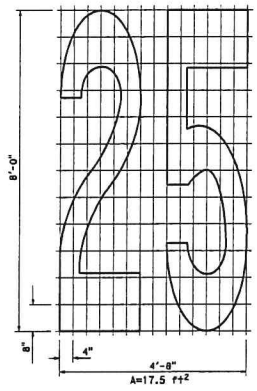


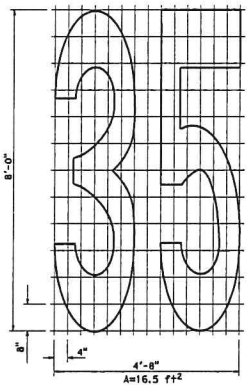
DIAMOND SYMBOL

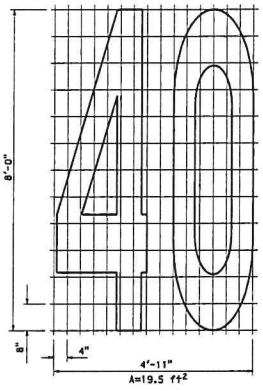
NOTE:
Minor variations in dimensions may be accepted by the Engineer.



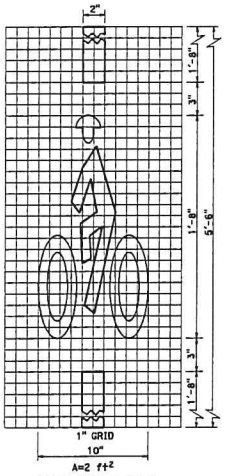
SHARED ROADWAY BICYCLE MARKING







NUMERALS



BICYCLE LOOP
DETECTOR SYMBOL

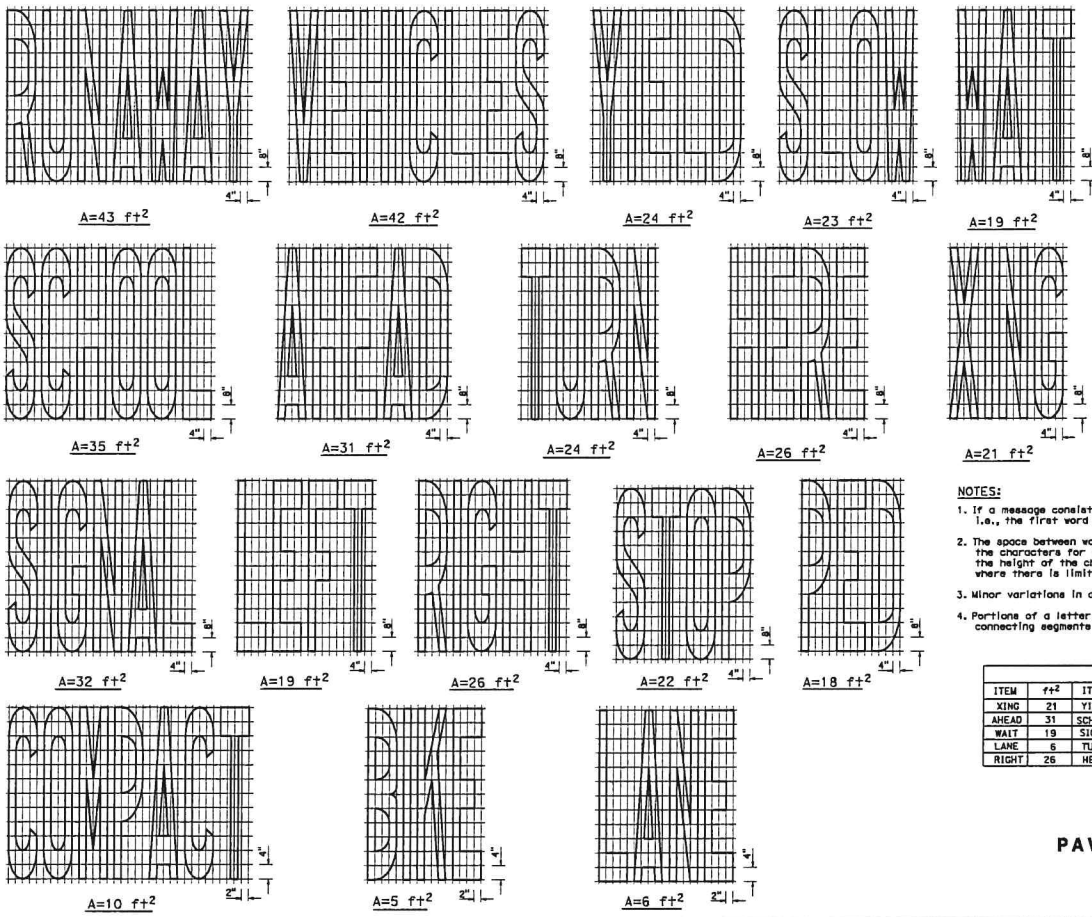
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
SYMBOLS AND NUMERALS

NO SCALE

A24C

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NOTES:

1. If a message consists of more than one word, it must read "UP", i.e., the first word must be nearest the driver.
2. The space between words must be at least four times the height of the characters for low speed roads, but not more than ten times the height of the characters. The space may be reduced appropriately where there is limited space because of local conditions.
3. Minor variations in dimensions may be accepted by the Engineer.
4. Portions of a letter, number or symbol may be separated by connecting segments not to exceed 2" in width.

WORD MARKINGS

ITEM	ft²	ITEM	ft²	ITEM	ft²	ITEM	ft²
XING	21	YIELD	24	BIKE	5	PED	18
AHEAD	31	SCHOOL	35	SLOW	23	COMPACT	10
WAIT	19	SIGNAL	32	STOP	22	RUNAWAY	43
LANE	6	TURN	24	LEFT	19	VEHICLES	42
RIGHT	26	HERE	26				

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

Lee J. Hebert
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

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REGISTERED PROFESSIONAL ENGINEER — Lee J. Hebert — No. C49132 — Exp. 9-30-22 — CIVIL — STATE OF CALIFORNIA

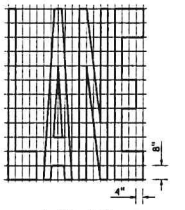
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
WORDS

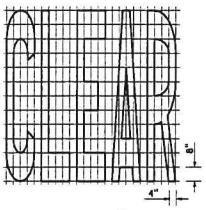
NO SCALE

A24D

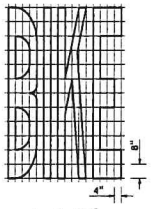
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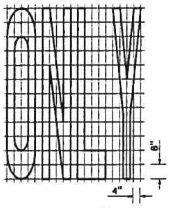
A=24 ft²



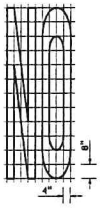
A=27 ft²



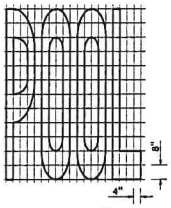
A=21 ft²



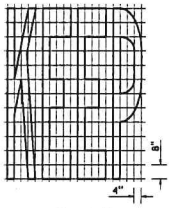
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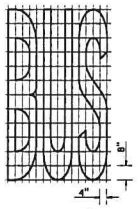
A=14 ft²



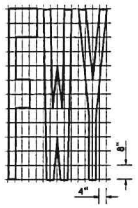
A=23 ft²



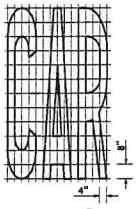
A=24 ft²



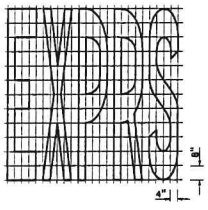
A=20 ft²



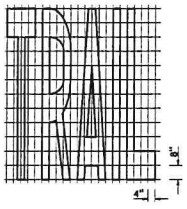
A=16 ft²



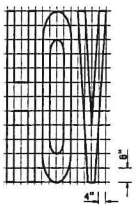
A=17 ft²



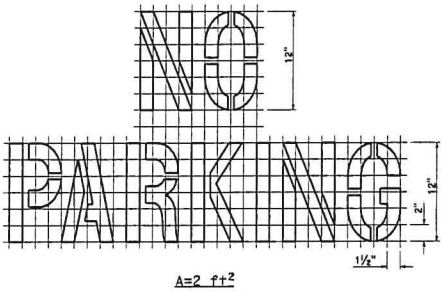
A=30 ft²



A=23 ft²



A=18 ft²



A=2 ft²
See Notes 5 and 6

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

Lieyi Hsiao
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

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REGISTERED PROFESSIONAL ENGINEER
Lieyi J. Hsiao
No. C49132
Exp. 9-30-22
CIVIL
STATE OF CALIFORNIA

WORD MARKINGS			
ITEM	ft²	ITEM	ft²
LANE	24	NO	14
POOL	23	BIKE	21
CAR	17	BUS	20
CLEAR	27	ONLY	22
KEEP	24	FWY	16
HOV	18	EXPRS	30
TRAIL	23		

NOTES:

1. If a message consists of more than one word, it must read "UP", i.e., the first word must be nearest the driver.
2. The space between words must be at least four times the height of the characters for low speed roads, but not more than ten times the height of the characters. The space may be reduced appropriately where there is limited space because of local conditions.
3. Minor variations in dimensions may be accepted by the Engineer.
4. Portions of a letter, number or symbol may be separated by connecting segments not to exceed 2" in width.
5. The words "NO PARKING" pavement marking is to be used for parking facilities. For typical locations of markings, see Standard Plans A90A and A90B.
6. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high on a contrasting background and located so that it is visible to traffic enforcement officials.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
WORDS

NO SCALE

A24E

8-24-22

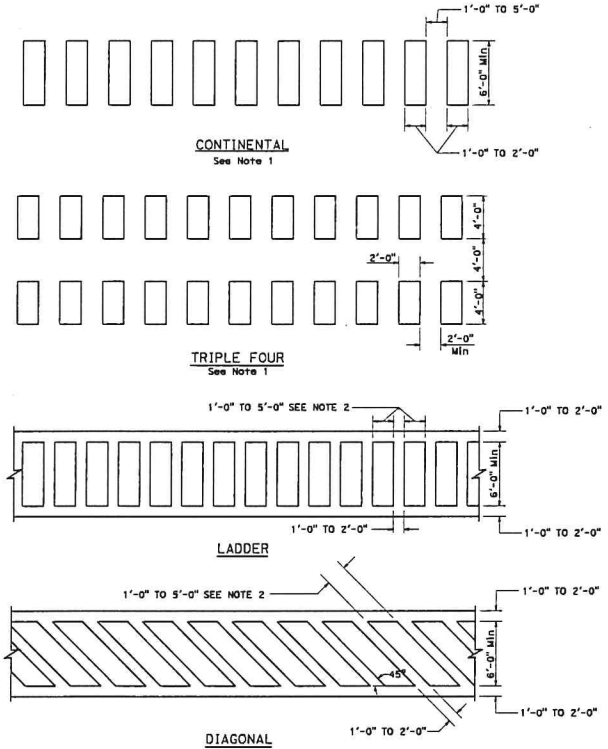
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Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

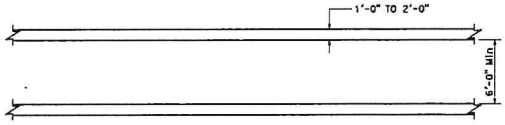
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HIGHER VISIBILITY CROSSWALKS

NOTES:

1. Spaces between markings must be placed in wheel tracks of each lane.
2. Spacings not to exceed 2.5 x width of longitudinal line.
3. All crosswalk markings must be white except those near schools must be yellow.



BASIC

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

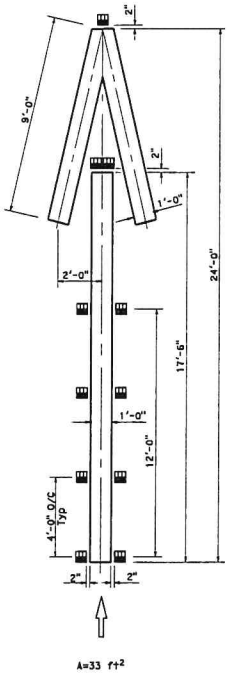
PAVEMENT MARKINGS
CROSSWALKS

NO SCALE

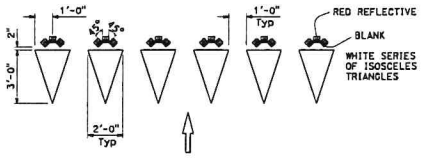
A24F

6-24-22

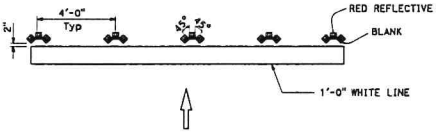
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TYPE V ARROW AT EXIT RAMP



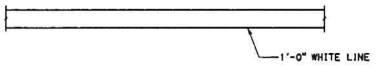
YIELD LINE AT EXIT RAMP



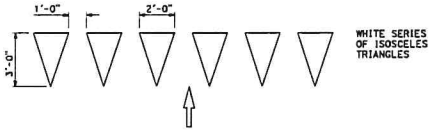
LIMIT LINE (STOP LINE) AT EXIT RAMP

NOTE:

1. If there is crosswalk at the end of the exit ramp, place Type R markers in front of the first line for wrong way vehicle that travels up the ramp with the red reflective side facing the intersection.



LIMIT LINE (STOP LINE)



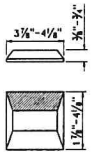
YIELD LINE

LEGEND:

MARKERS

TYPE R ONE-WAY RED RETROREFLECTIVE

MARKER DETAILS



TYPE R

RETROREFLECTIVE FACE ON BACKSIDE

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

Leif J. Hoiner
REGISTERED CIVIL ENGINEER

August 1, 2022
PLANS APPROVAL DATE

Leif J. Hoiner
C49126
Exp. 9-30-22
CIVIL
STATE OF CALIFORNIA

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STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKINGS
YIELD LINES, LIMIT LINES,
AND WRONG WAY DETAILS

NO SCALE

A24G

1-24-22

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APPENDIX D
PPB Cut Sheet

iNX: Mid-Block Crossing Push Button Station
iDX: iNX with iDetect Touchless Actuation Option

The iNX push button station is designed for use at a pedestrian crosswalk with in-pavement or overhead flashing yellow lights. The system consists of a 9”x12” instructional sign, a push button with directional arrow (bidirectional and blank buttons also available) for activating the flashing lights, a voice message, and one yellow LED above the push button that flashes when the street warning lights are flashing.

The iNX uses the same rugged housing as Polara’s “iNS” iNavigator. In addition to the push button, the iNX contains a speaker, a 10-watt RMS audio amplifier, a noise monitoring microphone for auto volume control, and LED indication.

The iNX operates off of the warning light system control unit via six wire connections (see page 2). The iNX has the same Bluetooth configuration interface as the “iNS” iNavigator, which is used to select audio messages, change settings, and download firmware updates. The Bluetooth can also communicate with other buttons, eliminating the need for separate radios to perform this function.

iNX/iDX is not compatible with XAVCU controllers.

iDX Features:

- Detects movement typically within 1-4 inches
- Inconspicuous Radar Detection - Vandal Resistant

The unit is supplied with mounting hardware and installation instructions.



iDetect Option & Sign
iDX9SN0-Y

Ordering Options

iNX 9 W N 0 - Y - NA

Product Family
iNX - **Standard**
iDX - With iDetect (Touchless Actuation)

Size of Front Plate Adapter
5 - 5" x 7"
9 - 9" x 12" **(Standard)**

Faceplate

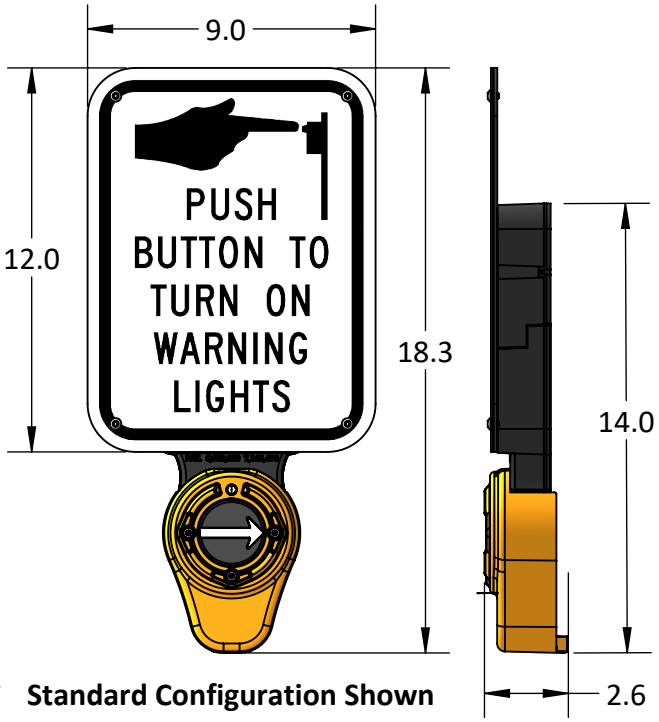
MUTCD Compliant	Non-MUTCD Compliant
W - 9x12 R10-25 **(Standard)**	W - 5x7 Based on R10-25
	O - No Faceplate
	S - 9X12 Touchless

Braille
N - No braille on Faceplate **(Standard)**
B - Braille on Faceplate

Audio Message Option
0 - **Standard** Messages
1 - Custom Messages

Button Cover Color
Back plate is always black.
B - Black
G - Green
Y - Yellow **(Standard)**

Additional Button Options
NA - No Arrow
BD - Bi-Directional Arrow



Standard Configuration Shown
iNX9WN0-Y

Dimensions are in inches.

Function

Push button station (PBS) for use on crosswalks with flashing yellow lights. Connects to RRFB to enable triggering of crosswalk lights and can provide a locate tone and a voice message. Voice message can be set to play 1/2/3 times, or for the entire time the lights are flashing. Factory Default Setting is to play 2 times per FHWA.

Features

- Instructional 9”x12” retro-reflective sign with tamper-resistant mounting screws
- One yellow LED that flashes when warning lights are flashing
- ADA-compliant push button with directional arrow, field adjustable to point left, right, up, or down
- 10-watt audio amplifier
- Weather resistant speaker
- Volume and other settings set using the free Polara service app, connected over Bluetooth
- Standard English Message: "Yellow lights are flashing" (Default 2X per FHWA)

Electrical Properties

Power Requirements	
DC In	10-24 VDC
Button	7-32 VDC
Lights In	7-32 VDC
Idle Current Draw	~15mA @ 12 VDC (Locate Tone With Default Settings)
Peak Current Draw (15 VDC Input Power)	~500mA with Voice Message at maximum

Notes:

1. **DO NOT APPLY AC VOLTAGE TO THIS SYSTEM!**
2. Designed to comply with applicable sections of referenced standards
3. All specifications are subject to change without notice
4. All specifications are typical unless otherwise specified



6-Wire System Termination View

2-Wire inputs for LIGHTS (+/-)*
2-Wire inputs for BUTTON (+/-)*
Power (PWR)
Ground (GND)
*Both LIGHTS and BUTTON accept either polarity.

Mechanical Properties

Physical	
Enclosure Type	Plastic sealed housing, powdercoated cast aluminum cover and backplate
Installation	3/4" or smaller banding or 2 tapped 1/4-20 holes on 6" centers; 1/2" or larger hole for wire access
Dimensions	
Width	9" (with 9x12" sign) / 5.1 (without sign)
Length	18.2" (with 9x12" sign) / 14" (without sign)
Maximum Height	2.6"

Operating Specifications	
Parameter	**Rating**
Operating Temp. Range	-34°C to +74°C (-30°F to +165°F)†
Storage Temp. Range	-45°C to +85°C (-50°F to +185°F)
Operating Force	3.0 lbs max
Switch Operating Life	Greater than 20 million operations
Max. Volume	100 dB @ 1 meter

Design Compliance	
Test Type	**Compliance**
Functionality	MUTCD 2009-4E
Temperature and Humidity	NEMA TS2
Mechanical Shock and Vibration	NEMA TS2
iNX Enclosure	NEMA 250 Type 4X

† iDetect touchless actuation will work as specified in the range of -20°C to +60°C (-4°F to +140°F). Detection could fluctuate and be reduced/less responsive outside of the specified range. All normal PBS functions will work through the extended NEMA temperature ranges. iDetect is an additional feature/supplement to the PBS.

APPENDIX E
Battery Backup Cut Sheet

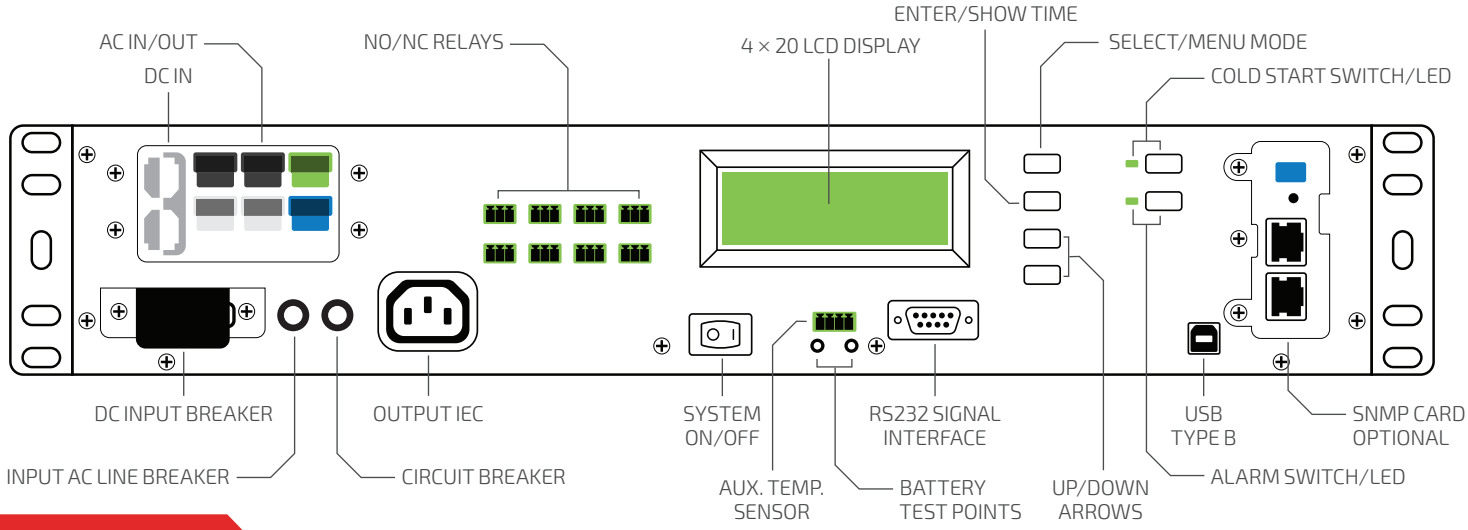
SP 1250LX

Online UPS with integrated PIM and programmable display



Overview

The SP 1250LX features an integrated Power Interface Module and programmable display. The LX Series are advanced UPS that provide clean, regulated dual conversion power for controllers and other sensitive equipment inside the traffic cabinet. Rated for 1250 VA/875 W, with operational temperature of -40°C to +74°C (-40°F to 165°F), the SP 1250LX has been independently tested and certified to comply with NEMA temperature standards as well as NEMA standards for shock and vibration. Compatible with most existing traffic cabinets, the SP 1250LX can be rack or shelf mounted and can be configured with either front or rear power connectors. The SP 1250LX provides full operation in intersections with all LEDs. Advanced communication features allow monitoring, configuration and control of the system over RS232, modem or network connections. Available with battery bus voltages of 48 V or 72 V.



Features

- Space saving design: 2U vertical rack space
- On-line, conditioned, regenerated power for cabinet equipment protection
- Operates in extreme environments from -40°C to +74°C (-40°F to +165°F)
- Power quality analytical data recorded and exportable to Excel in CSV format
- USB connectivity with monitoring center or other equipment
- Power factor corrected for reliable and safe power

Specifications

Electrical Input	
Voltage	75 VAC to 155 VAC (before going to batteries)
Frequency	45 Hz to 65 Hz

Electrical Output	
Voltage	120 VAC ±3%
Frequency	50 Hz or 60 Hz
Current	10.4 A
Rating	1250 VA / 875 W
Crest Factor Ratio	· 50% load up to 4.8:1 · 75% load up to 3.2:1 · 100% load up to 2.4:1
THD	4.00% maximum
Dynamic Response	±4% for 100% step load change 0.5 ms recovery time
Overload	· 110% for 10 sec · 200% for 50 ms
UPS Protection	· Input and output short circuit · Input and output overload · Excessive battery discharge

Environmental	
Temperature	-40°C to +74°C (-40°F to +165°F)
Humidity	0% to 95% non-condensing
Altitude	Sea level to 10,000 ft

Mechanical	
Input	Hardwired to bypass box
Outputs	Hardwired to bypass box, with single 15 Amp receptacle
Dimensions (H × W × D)	3.5" × 19.0" × 10.0" (2U)
Weight	13 lb
Cooling	· Low velocity · Forced air

Design	
Standard Features	· Power factor corrected input · Fully regenerative · True on-line continuous power · Low distortion sine wave output · Designed for non-linear loads · Extended brownout protection · EIA/RS232 data interface
Certifications	· IEEE 587/ANSI C62.4 · IEC 555 @ 120 VA · NEMA
Typical Recharge Time (to 85% capacity @ 100% load)	48-72 hrs (more time required with extended battery option)

Control and Indicators	
Switches / Control Panel	· System power · Cold start · Test · Alarm silence · Four line LCD display panel
Alarms	· Utility interrupt · Inverter failure · Overload · Low battery · Self test
Intelligent Computer Interfaces	· Serial interface for EIA 232 · 1 each DB9-F (RS232 and signal interface pins) and 1 each USB · Full interactive remote computer monitoring and control of most features including load control (requires optional monitoring software) · NTCIP and TCP/IP ready
Contact Closures	· “D” connector · Open collector (see user manual for additional interface information)

Options	
SNMP Interface	Allows full control and monitoring interface over network connection. Compatible with HP Openview™, IBM Netview™, CA Unicenter TNG™, and other major software offerings.
Battery Bus Voltage	48 V or 72 V

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Tel:800-442-5279 · Fax:626-305-0254 · www.clary.com

CITY OF GARDENA

CONTRACT DOCUMENTS AND SPECIFICATIONS

FOR

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

March, 2026

BID PROPOSAL (BP)

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

Contractor:	Hardy & Harper, Inc.
Address:	32 Rancho Circle. Lake Forest, CA 92630
Phone:	714-444-1851
Fax:	714-444-2801
License No.:	215952
D.I.R. No.	1000000076
Email:	bids@hardyandharper.com

To Be Submitted

WITH

Bid Package

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

BID SCHEDULE

The undersigned, having examined the proposed Contract Documents titled:

VARIOUS STREETS REHABILITATION PROJECT
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

and having visited the site and examined the conditions affecting the work, hereby proposes and agrees to furnish all labor, materials, equipment, and appliances, and to perform operations necessary to complete the work as required by said proposed Contract Documents and itemized bid schedule below. All work for the Base Bid shall be completed within **75 Working Days** from the date the Notice of Proceed is issued by the Engineer.

Item No.	Item Description	Unit	Approx. Quantity	Unit Price in Figures	Item Total
1	Mobilization	LS	1	$ 100,000.00	$100,000.00
2	Remove and Reconstruct Commercial Sidewalk	SF	114	$ 27.00	$3,078.00
3	Remove and Reconstruct Residential Sidewalk	SF	4,563	$ 14.00	$63,882.00
4	Remove and Reconstruct Commercial Driveway Type A	SF	964	$ 27.00	$26,028.00
5	Remove and Reconstruct Residential Driveway	SF	1,171	$ 27.00	$31,617.00
6	Remove and Reconstruct Access Ramp	EA	23	$ 8,400.00	$193,200.00
7	Retrofit Existing Ramp with Plastic Bolt Down Truncated Domes	EA	17	$ 2,000.00	$34,000.00
8	Mill Pavement (2" Depth)	SF	188,048	$ 0.45	$84,621.60
9	Mill Pavement (3Depth)	SF	44,769	$ 0.72	$32,233.68
10	Variable Mill Pavement (1.5"-3.5" Depth)	SF	40,553	$ 0.60	$24,331.80
11	Variable Mill Pavement (2"-4" Depth)	SF	15,496	$ 0.75	$11,622.00
12	Variable Mill Transition Area	SF	10,685	$ 0.75	$8,013.75
13	Unclassified Excavation	CY	62	$ 300.00	$ 18,600.00
14	Asphalt Concrete	TON	~~125~~ 1,685 (M.A)	$ 125.00	$210,625.00

15	Type 2 REAS Slurry Seal	SF	332,945	$0.60	$199,767.00
16	ARHM Overlay	TON	3,468	$150.00	$520,200.00
17	Reconstruct Traffic Loop Detection	EA	58	$600.00	$34,800.00
18	Adjust Manhole to Grade	EA	23	$1,700.00	$39,100
19	Adjust Water Valve to Grade	EA	37	$200.00	$7,400.00
20	Battery Backup for Traffic Signal	EA	11	$12,500.00	$137,500.00
21	Upgrade Existing Pedestrian Push Button	EA	84	$1,500.00	$126,000.00
22	Signing and Striping	LS	1	$100,000.00	$100,000.00
23	Traffic Control	LS	1	$118,380.17	$118,380.17
				TOTAL	$2,125,000.00

TOTAL CONTRACT BID:

(Figures) $ 2,125,000.00

(Words) Two Million One Hundred twenty Five thousand Dollars

*** In case of error in extension of price into the total price column, the unit price will govern.**

All work required and shown on the construction plans and this specification, for which no price or item is listed on this proposal, it shall be understood that such work, equipment, labor, tools and materials shall be provided without extra charge, allowance or direct payment of any kind. Payment for performing such work or furnishing such equipment, labor, tools and materials shall be included in the above lump sum or unit bid prices and no additional compensation will paid therefore.

If the City determines that any of the unit bid prices are significantly unbalanced to the potential detriment of the City, the bid will be replaced as non-responsive.

In case of any discrepancy between the words and the figures, the words prevail. If the unit price and the total amount for any item are not in agreement, the unit price alone shall be considered to represent the bidder's intention and all totals will be corrected to confirm thereto.

Attached hereto is cash, a certified check, a cashier's check, or a bidder's bond in the amount of 10% of proposal Dollar, said amount being not less than 10 percent of the amount bid. Pursuant to Public Contract Code Sections 20172 and 20174, it is agreed a portion equal to the difference between the low bid and second low bid shall be retained as a bid bond forfeiture by the City if the undersigned fails or refuses to execute the Contract and furnish the required bonds and certificates of insurance within the time provided.

Hardy & Harper, Inc.
Name of Bidder

Signature of Bidder
Michael Amundson, Vice President

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

ACKNOWLEDGEMENT OF ADDENDA RECEIVED

The Bidder shall acknowledge the receipt of addenda by number and date each addendum received.

Addendum No. 1 Date 4/15/26 Addendum No. ____ Date _____

Addendum No. ____ Date _____ Addendum No. ____ Date _____

Addendum No. ____ Date _____ Addendum No. ____ Date _____

Addenda will be issued only through the ARC Document Solutions and access under their "Planrooms"/"Order From Planwell" (https://www.e-arc.com/location/costa-mesa/). It is the Bidder's sole responsibility to visit the Planroom to obtain and administer any Addendum related to this bid. **An Addendum must be acknowledged above by a bidder in its submitted form of Proposal.**

If an addendum or addenda has been issued by the City and not noted above as being received by the Bidder, the Bid Proposal may be rejected.

Bidder's Signature Michael Amundson, Vice President

4/23/26
Date

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

BIDDER'S DECLARATION

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, the Special Provisions, and the Technical Provisions.

2. The undersigned has, by investigation at the site of the work and otherwise, satisfied himself as to the nature and location of the work and fully informed himself as to all conditions and matters, which can in any way affect the work or the cost thereof.

3. The undersigned fully understands the scope of work and has checked carefully all words and figures inserted in this Proposal and he further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.

4. The undersigned agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.

The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.

The undersigned will begin work after award of Contract and a Notice to Proceed has been given as herein specified and will complete said work within the time specified in the Bidding Schedule.

5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding. The undersigned has not in any manner sought by collusion to secure for himself any advantage over any other bidder.

6. The undersigned will accept an award and enter into a Contract for all work scheduled herein on which he puts in a bid. The awards for such work are to be entirely at the discretion of the City after evaluation of the bids as submitted. The undersigned agrees that the City shall recover or retain as a bid bond forfeiture an amount equal to the difference between the low bid and amount of the bid of the bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest bidder in accordance with the provisions of the Public Contract Code Sections 20172 and 20174 in the event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.

BIDDER'S DECLARATION (Continued)

7. The undersigned bidder stated under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

Hardy & Harper, Inc.	Corporation
Contractor's Business Name	Contractor (Print) Title
32 Rancho Circle.	Vice President
Business Address: Street	Signature Michael Amundson Title
Lake Forest, CA 92630	215952 - A, C-8 & C12
City State Zip	Contractor's License No. and Classification
714-444-1851	714-444-2801
Business Phone Number	Business Fax Number
4/23/26	
Date	
Michael Amundson, Vice President	32 Rancho Circle
Name Title	Residence: Street
Lake Forest, CA 92630	714-444-1851
City State Zip	Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the bidder, whose address must be given: if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each partner (general and/or limited) must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the separate corporate officer's certification shall be provided.

BA20241230236

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20241230236
Date Filed: 7/1/2024

B2856-2381 07/01/2024 10:46 AM Received by California Secretary of State

Entity Details

Corporation Name	HARDY & HARPER, INC.
Entity No.	0443071
Formed In	CALIFORNIA

Street Address of Principal Office of Corporation

Principal Address	32 RANCHO CIRCLE LAKE FOREST, CA 92630

Mailing Address of Corporation

Mailing Address	32 RANCHO CIRCLE LAKE FOREST, CA 92630
Attention	

Street Address of California Office of Corporation

Street Address of California Office	32 RANCHO CIRCLE LAKE FOREST, CA 92630

Officers

Officer Name	Officer Address	Position(s)
Kristen S. Paulino	32 RANCHO CIRCLE Lake Forest, CA 92630	Secretary, Chief Financial Officer
DANIEL THOMAS MAAS	32 RANCHO CIRCLE LAKE FOREST, CA 92630	Chief Executive Officer

Additional Officers

Officer Name	Officer Address	Position	Stated Position
Michael A Amundson	32 RANCHO CIRCLE LAKE FOREST, CA 92630	Vice President	

Directors

Director Name	Director Address
Tessa Irene Maas	32 Rancho Circle Lake Forest, CA 92630
+ Daniel Thomas Maas	32 RANCHO CIRCLE LAKE FOREST, CA 92630
+ Kristen S Paulino	32 RANCHO CIRCLE LAKE FOREST, CA 92630

The number of vacancies on Board of Directors is: 0

Agent for Service of Process

Agent Name	KRISTEN S. PAULINO
Agent Address	32 RANCHO CIRCLE LAKE FOREST, CA 92630

Type of Business

Type of Business	ASPHALT PAVING CONTRACTOR

Email Notifications

Opt-in Email Notifications — Yes, I opt-in to receive entity notifications via email.

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Kristen S. Paulino — Signature

07/01/2024 — Date

B2856-2382 07/01/2024 10:46 AM Received by California Secretary of State

BID PROPOSAL

PROJECT NO. _PROJECT NO. JN 526 & JN 548

NON-COLLUSION AFFIDAVIT

(To be executed by Bidder and submitted with Bid)

State of California

County of Los Angeles

Michael Amundson being first duly sworn, deposes and says that he or she is Vice President of Hardy & Harper, Inc. the party making the foregoing bid, that the bid is not made in the interest of, or on the behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay fee to any corporation, or agent thereof to effectuate a collusive or sham bid.

Hardy & Harper, Inc.
NAME OF BIDDER

SIGNATURE OF BIDDER

32 Rancho Circle
ADDRESS OF BIDDER

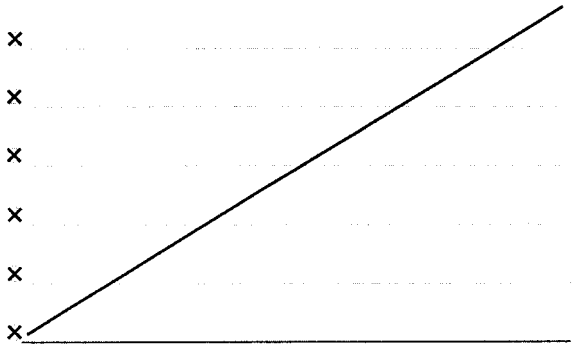
Lake Forest	CA	92630
CITY	STATE	ZIP

ALL SIGNATURES MUST BE WITNESSED BY NOTARY
(attach appropriate jurats)

TO BE SUBMITTED WITH PROPOSAL

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 23 day of April, 20 26,
Date *Month* *Year*
by
(1) Michael Amundson
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRYANNA MARQUEZ
Comm. # 2515738
RIVERSIDE County
California - Notary Public
Comm. Expires MAR. 27, 2029
NXC1

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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BID PROPOSAL

PROJECT NO. PROJECT NO. JN 526 & JN 548

DECLARATION OF ELIGIBILITY TO CONTRACT

[Labor Code Section 1777.1; Public Contract Code Section 6109]

The undersigned, a duly authorized representative of the contractor, certifies and declares that:

1. The undersigned contractor is aware of Sections 1777.1 and 1777.7 of the California Labor Code, which prohibit a contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.

2. The undersigned contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.

3. The undersigned contractor is aware of California Public Contract Code Section 6109, which states:

> "(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code."
>
> "(b) Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a contractor on the project shall be returned to the awarding body. The contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project."

4. The undersigned contractor has investigated the eligibility of each and every subcontractor the undersigned contractor intends to use on this public works project, and has determined that none of them are ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 23rd day of April, 20 26, at Lake Forest *(place of execution)*, California 92630.

Signature: _____ Name: Michael Amundson

Title: Vice President Company: Hardy & Harper, Inc.

Bond No. CSBA-34705

PROJECT NO. JN 526 & JN 548

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT Hardy & Harper, Inc., as Principal, and Fidelity and Deposit Company of Maryland, as Surety, are held firmly bound unto the City of Gardena in the sum of $10% ; Ten Percent of the Amount Bid DOLLARS, (not less than ten percent of total amount of bid) for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a bid to the City to perform all work required under the following:

PROJECT: **VARIOUS STREETS REHABILITATION PROJECT**
NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

NOW, THEREFORE, if said Principal is awarded a Contract by the City and, within the time and in the manner required in the Specifications for said project, enters into the written form of Contract bound with said Specifications and furnishes the required bonds, one to guarantee faithful performance and the other to guarantee payment for labor and materials, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by the City and judgment is recovered, said Surety shall pay all costs incurred by the City in such suit, including a reasonable attorneys' fee to be fixed by the court. Surety hereby waives the provisions of California Civil Code §2845.

SIGNED AND SEALED, this *day of April, 2026.
*23rd

Hardy & Harper, Inc. (SEAL)
Principal

BY: _____
Signature Michael Amundson, Vice President

Fidelity and Deposit Company of Maryland (SEAL)
Surety

BY: _____
Signature Dwight Reilly, Attorney-in-Fact

Note: This bond must be dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney–in-fact must be attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On April 24, 2026 before me, Bryanna Marquez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Amundson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRYANNA MARQUEZ
Comm. # 2515738
RIVERSIDE County
California - Notary Public
Comm. Expires MAR. 27, 2029

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Amundson	Signer's Name:
☑ Corporate Officer — Title(s): Vice President	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Hardy & Harper, Inc.	Signer Is Representing:

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 04/23/2026 before me, Melissa Ann Vaccaro, Notary Public
(insert name and title of the officer)

personally appeared Dwight Reilly,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MELISSA ANN VACCARO
COMM. #2401942
Notary Public-California
ORANGE COUNTY
My Comm. Expires May 12, 2026

FRS3 FRS3

Signature Melissa Ann Vaccaro (Seal)
Melissa Ann Vaccaro

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Thomas O. McClellan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Daniel HUCKABAY, Stephanie MCCLAIN, Dwight REILLY, Frank MORONES, Arturo AYALA, Shaunna ROZELLE OSTROM, Benjamin WOLFE, Chelsea LIBERATORE, Ben STONG, Adrian LANGRELL, Magdalena R. WOLFE, Robert WOOD of Orange, California**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 30th day of March, A.D. 2026.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Thomas O. McClellan
Vice President

By: Daniel Lutes
Secretary

State of Maryland
County of Baltimore

On this 30th day of March, A.D. 2026, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Thomas O. McClellan, Vice President and Daniel Lutes, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

EXTRACT FROM BY-LAWS OF THE COMPANIES

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

DESIGNATION OF SUBCONTRACTORS

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Public Contract Code of the State of California, and any amendments thereto, each bidder shall set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime contractor's total bid, and shall further set forth the portion of the work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

If the contractor fails to specify a subcontractor for any portion of the work to be performed under the contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the City.

Portion of Work %	Subcontractor's Name & Address	Type of Work	State License Number	Class	D.I.R. Number
1%	Case Land - Orange	Survey	L5411	L5	1000001533
4%	J & S Striping - Ontario	striping	538211	C-32	1000006912
2%	Smithson - Orange	Loops	614518	C-10	1000001610
7%	All American Asphalt - Corona	cold mill	267073	A	1000001051
12%	Belco - Chino	Electrical	738518	A	1000004864
1%	MD Rubberized - Lake Forest	crack seal	986686	A	1000006A38
10%	Union Pavement - Jurupa Valley	Slurry	1131864	A	2000008321

Not more than 37 %.

TO BE SUBMITTED WITH PROPOSAL

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

DESIGNATION OF SUBCONTRACTORS

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If the contractor fails to specify a subcontractor for any portion of the work to be performed under the contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the City.

Portion of Work %	Subcontractor's Name & Address	Type of Work	State License Number	Class	D.I.R. Number

Not more than _____%.

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CONSTRUCTION PROJECT REFERENCE

In order to more fully evaluate your background and experience for the project herein proposed, please submit a list of Public Works and/or similar construction projects completed or in progress within the last three (3) years. Failure to provide this information may constitute grounds for rejection of your bid as non-responsive.

Number of years as a contractor in construction work of this type: 60+ years

Three projects of this type recently completed:

1. Name (Firm/Agency): Please see attached Past Project References.
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

2. Name (Firm/Agency): Please see attached Past Project References.
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

3. Name (Firm/Agency): Please see attached Past Project References.
   Address: _____
   Contact Person: _____ Telephone No.: _____
   Title of Project: _____
   Project Location: _____
   Date of Completion: _____ Contract Amount: $ _____

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

Bidder's Signature _____
Michael Amundson, Vice President

Hardy & Harper, Inc. Past Project References

OWNER/AGENCY	CONTACT	PROJECT NAME, AMOUNT, & COMPLETION DATE
City of Adelanto 11600 Air Expressway Adelanto, CA 92301	Richard Burgess (909) 682-0051 rburgess@adelantoca.gov	Dennis Street and Kay Street Pavement Rehabilitation Contract Amount: $349,000.00 Completion Date: May 2025
City of Cathedral City 68700 Avenida Lalo Guerrero Cathedral City, CA 92234	Jesus Gutierrez (760) 202-2402 jgutierrez@cathedralcity.gov	2024-2025 City Streets Pavement Reconstruction Projects Contract Amount: $1,432,000.00 Completion Date: April 2025
City of Highland 27215 Base Line Highland, CA 92346	Octavio Duran (909) 864-6861 oduran@cityofhighland.org	FY 23-24 & 24-25 CDBG Pavement Improvement Project No. OLA24001 Contract Amount: $578,000.00 Completion Date: April 2025
City of Eastvale 12363 Limonite Ave, Suite 910 Eastvale, CA 91752	Gabriel Mayorquin 951) 703-4492 gmayorquin@eastvaleca.gov	2024 Median Improvement Project Contract Amount: $2,062,500.00 Completion Date: March 2025
City of Indian Wells 44-950 Eldorado Dr. Indian Wells, CA 92210	Mirian Fulson (760) 776-0237 mfulson@indianwells.com	Local Roads Improvement - Phases 2, 3, 4 Contract Amount: $1,460,000.00 Completion Date: February 2025
City of Highland 27215 Base Line Highland, CA 92346	Octavio Duran (909) 864-6861 oduran@cityofhighland.org	Greenspot Road Median and Street Improvements Contract Amount: $951,000.00 Completion Date: February 2025
City of Hawaiian Gardens 21815 Pioneer Blvd Hawaiian Gardens, CA 90716	Neema Ghanbari (562) 420-2641 nghanbari@hgcity.org	Carson Street Beautification (Phase II), Project 108 Contract Amount: $4,480,000.00 Completion Date: February 2025
City of Bell Gardens 8327 Garfield Avenue Bell Gardens, CA 90201	Veronica Sanchez (562) 8069-7770 vsanchez@bellgardens.org	Eastern Avenue Improvements Project Contract Amount: $1,278,900.00 Completion Date: February 2025
City of Jurupa Valley 8930 Limonite Avenue Jurupa Valley, CA 92509	Youssef Baskaron (951) 332-6464 ybaskaron@jurupavalley.org	2023-2024 CDBG Glen Avon & 2024-2025 CDBG Rubidoux Area Pavement Rehab Contract Amount: $1,197,920.00 Completion Date: January 2025
City of Monterey Park 320 West Newmark Avenue Monterey Park, CA 91754	Anthony Bendezu (626) 307-1283 abenedezu@montereypark.ca.gov	2022-23 Monterey Pass Road Overlay Contract Amount: $1,133,912.00 Completion Date: December 2024
City of Grand Terrace 22795 Barton Road Grand Terrace, CA 92313	Kamran Dadbeh (909) 824-6621 kdadbeh@grandterrace-ca.gov	Pavement Rehabilitation on Mount Vernon Avenue Contract Amount: $693,000.00 Completion Date: December 2024
City of Fullerton 303 West Commonwealth Avenue Fullerton, CA 92832	Melissa Rendon (714) 738-6886 melissa.rendon@cityoffullerton.org	Las Palmas Area Street Rehabilitation Contract Amount: $2,585,000.00 Completion Date: October 2024
County of Riverside 3525 14th Street Riverside, CA 92501	Joel Jimenez (951) 955-1537 jrjimenez@rivco.org	Dillon Road Resurfacing and Bubbling Wells Resurfacing Contract Amount: $3,200,000.00 Completion Date: September 2024
City of Orange 300 E. Chapman Avenue Orange, CA 92866	Salvador Munoz (714) 744-5547 smunoz@cityoforange.org	Annual Pavement Maintenance at Various Locations FY 23-24 Contract Amount: $3,850,000.00 Completion Date: August 2024
City of Cathedral City 68-700 Avenida Lalo Guerrero Cathedral City, CA 92234	Armando Baldizzone (760) 770-0340 abaldizzone@cathedralcity.gov	Panorama Neighborhood Pavement Reconstruction Contract Amount: $636,000.00 Completion Date: July 2024
City of Ontario 303 East "B" Street Ontario, CA 91764	Yesenia Lopez (909) 395-2103 ylopez@ontarioca.gov	2024 Spring Pavement Rehabilitation Project Contract Amount: $2,041,000.00 Completion Date: June 2024
City of Los Alamitos 3191 Katella Avenue Los Alamitos, CA 90720	Chris Kelley (562) 431-3538 ckelley@cityoflosalamitos.org	Bloomfield Street Improvement Project Contract Amount: $207,000.00 Completion Date: April 2024
City of Rancho Santa Margarita 22112 El Paseo Rancho Santa Margarita, CA 92688	Tri Nguyen (949) 635-1813 tnguyen@cityofrsm.org	Fy 23-24 Annual Residential Overlay Contract Amount: $829,425.00 Completion Date: March 2024
City of Vernon 4305 Santa Fe Avenue Vernon, CA 90058	Lissette Melendez (323) 583-8811 lmelendez@cityofvernon.org	Gifford Ave, 48th, 49th & 50th Street Improvements Contract Amount: $792,000.00 Completion Date: March 2024

Hardy & Harper, Inc. Past Project References

OWNER/AGENCY	CONTACT	PROJECT NAME, AMOUNT, & COMPLETION DATE
City of Signal Hill 2175 Cherry Avenue Signal Hill, CA 90755	Davina Buenavista (310) 766-6985 dbuenavista@koacorp.com	Palm Drive Pavement Rehabilitation Project Contract Amount: $774,000.00 Completion Date: October 2023
City of Manhattan Beach 14000 Highland Avenue Manhattan Beach, CA 90266	Gilbert Ramos (310) 802-5353 gramos@manhattanbeach.gov	Cycle 2 Street Resurfacing Project Contract Amount: $3,110,000.00 Completion Date: September 2023
San Bernardino County 825 East 3rd Street San Bernardino, CA 92415	Larry White (909) 663-7599 lwhite@dpw.sbcounty.gov	Rain Shadow Road and Other Roads Contract Amount: $830,000.00 Completion Date: September 2023
City of El Segundo 350 Main Street El Segundo, CA 90245	Floriza Rivera (310) 524-2361 frivera@elsegundo.org	FY 23/24 Pavement Rehabilitation Project Contract Amount: $1,635,000.00 Completion Date: July 2023
City of La Cañada Flintridge 1 Civic Center Drive La Cañada Flintridge, CA 91011	Nasser Shoushtarian (818) 790-8882 nshoushtarian@lcf.ca.gov	2023 Citywide Street Resurfacing Program Contract Amount: $1,060,000.00 Completion Dat: June 2023
City of Palos Verdes Estates 340 Palos Verdes Drive West Palos Verdes Estates, CA 90274	Monica Pango (951) 475-3625 mpango@hrgreen.com	FY 21-22 Street Improvements Contract Amount: $1,138,000.00 Completion Date: May 2023
City of Norwalk 12700 Norwalk Blvd Norwalk, CA 90650	Delfino Consunji (714) 686-8911 dconsunji@oe-eng.com	Local Streets Rehabiliation CDBG FY 22-23 Contract Amount: $956,000.00 Completion Date: April 2023
City of San Gabriel 425 S. Mission Drive San Gabriel, CA 91776	Alam Mai (626) 308-2825 amai@sgch.org	CDBG Street Improvements Project FY 22/23 Contract Amount: $490,000.00 Completion Date: March 2023
City of Fullerton 303 West Commonwealth Avenue Fullerton, CA 92832	Rafael Chavez (714) 932-7506 rafael.chavez@cityoffullerton.com	Residential Street Rehabilitation Contract Amount: $1,204,780.00 Completion Date: February 2023
City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92552	Quang Nguyen (951) 413-3159 quangn@moval.org	Pavement Rehab. for Various Local Streets CDBG FY 21/22 Contract Amount: $2,444,260.00 Completion Date: December 2022
City of Grand Terrace 22795 Barton Road Grand Terrace, CA 92313	Kamran Dadbeh (909) 824-6621 kdadbeh@grandterrace-ca.gov	Pavement Rehab. On Barton Rd, Van Buren St & Vivienda Ave Contract Amount: $570,000.00 Completion Date: September 2022
City of Downey 11111 Brookshire Avenue Downey, CA 90241	Desi Gutierrez (562) 904-7110 dgutierr@downeyca.org	Residential Street Pavement Rehabilitation Project, Area 1 Contract Amount: $2,875,000.00 Completion Date: June 2022
City of Orange 300 E. Chapman Avenue Orange, CA 92866	Youichi Nakagawa (714) 744-5572 ynakagawa@cityoforange.org	Prospect & Spring Right Turn Lane Modification Project Contract Amount: $920,000.00 Completion Date: June 2022
City of San Fernando 117 Macneil Street San Fernando, CA 91340	Manuel Fabian (818) 898-1243 mfabian@sfcity.org	Pico Street Improvement Project Contract Amount: $465,000.00 Completion Date: May 2022
City of Downey 11111 Brookshire Avenue Downey, CA 90241	Desi Gutierrez (562) 904-7110 dgutierr@downeyca.org	Residential Street Pavement Rehabilitation Project, Area 10 Contract Amount: $2,355,000.00 Completion Date: April 2022
City of Jurupa Valley 8930 Limonite Avenue Jurupa Valley, CA 92509	Desiree Flores (951) 332-6464 dflores@jurupavalley.org	2021-22 CDBG Old Mira Loma Pavement Rehabilitation Project Contract Amount: $810,000.00 Completion Date: April 2022
City of Anaheim 200 S. Anaheim Blvd Anaheim, CA 92805	Lorenzo Rea (714) 765-6893 lrea@anaheim.net	Residential Street Improvement Project - Lotus & Torry, Group 13 Contract Amount: $5,806,000.00 Completion Date: March 2022
County of Riverside 3525 14th Street Riverside, CA 92501	Hector Davila (951) 955-6885 hedavila@rivco.org	Fisher Street Resurfacing Project Contract Amount: $785,560.00 Completion Date: February 2022
City of Chino Hills 14000 City Center Drive Chino Hills, CA 91709	Carl Hassel (909) 364-2817 chassel@chinohills.org	Village Center Drive Pavement Rehabilitation Project Contract Amount: $408,000.00 Completion Date: December 2021
Los Angeles County 900 S. Fremont Avenue Alhambra, CA 91803	Peter Sanque (661) 947-7173 psanque@pw.lacounty.gov	Pavement Reconstruction (Sustainable) North LA County Contract Amount: $1,873,929.57 Completion Date: November 2021

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CERTIFICATE OF NON-DISCRIMINATION BY CONTRACTORS

As suppliers of goods or services to the City, the firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all applicable federal, state, and local directives, and executive orders regarding non-discrimination in employment; and that it agrees to pursue positively and aggressively the principle of equal opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.

2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.

3. To take affirmative steps to hire minority employees within the company.

FIRM Hardy & Harper, Inc.

TITLE OF PERSON SIGNING Michael Amundson, Vice President

SIGNATURE

DATE 4/23/26

Please include any additional information available regarding equal opportunity employment programs now in effect within your company:

Please see attached.

SECTION 1.0
EQUAL EMPLOYMENT OPPORTUNITY

Hardy & Harper, Inc. is an equal opportunity employer and makes employment decisions on the basis of merit. We want to have the best available people in every job. Hardy and Harper, Inc. company policy prohibits unlawful discrimination based on race, color, creed, gender (including gender identity and gender expression), religion (all aspects of religious beliefs, observance or practice, including religious dress or grooming practices) marital status, registered domestic partner status, age, national origin or ancestry, physical or mental disability, medical condition (including cancer or a record or history of cancer, and genetic characteristics), sex (including pregnancy, childbirth, breastfeeding or related medical condition), genetic information, sexual orientation, military and veteran status or any other consideration made unlawful by federal, state, or local laws. It also prohibits unlawful discrimination based on perception that anyone has any of those characteristics, or is associated with a person who has or is perceived as having any of those characteristics. Discrimination can also include failing to reasonably accommodate religious practices or qualified individuals with disabilities where the accommodation does not pose an undue hardship.

All such discrimination is **unlawful.**

Hardy and Harper, Inc. is committed to compliance with all applicable laws providing equal employment opportunities. This commitment applies to **all** people involved in Hardy and Harper, Inc. operations and prohibits unlawful discrimination by any employee of the company, including supervisors and coworkers.

If you believe you have been subjected to any form of unlawful discrimination, submit a written complaint to your supervisor or Chris Icamen Hardy and Harper, Inc. EEO officer. Your complaint should be specific and should include the names of the individuals involved and the names of any witnesses. If you need assistance with your complaint, or if you prefer to make a complaint in person, contact Chris Icamen EEO Officer. Hardy and Harper, Inc. will immediately undertake an effective, thorough, and objective investigation and attempt to resolve the situation.

If the Hardy and Harper, Inc. determines that unlawful discrimination has occurred, effective remedial action will be taken commensurate with the severity of the offense. Appropriate action also will be taken to deter any future discrimination. Hardy and Harper, Inc. will not retaliate against you for filing a complaint and will not knowingly permit retaliation by management employees or your coworkers.

To comply with applicable laws ensuring equal employment opportunities to qualified individuals with disability, Hardy and Harper, Inc. will make reasonable accommodations for the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or an employee, unless undue hardship would result.

Any applicant or employee who requires an accommodation in order to perform the essential functions of the job should contact Chris Icamen EEO Officer, and discuss the need for an accommodation. Hardy and Harper, Inc. will engage in an interactive process with the employee to identify possible accommodations, if any, that will help the applicant or employee perform the job. An applicant or employee who requires an accommodation of a religious belief or practice (including religious dress and grooming practices, such as religious clothing or hairstyles) job should contact Chris Icamen EEO Officer and discuss the need for an accommodation. If the accommodation is reasonable and will not impose an undue hardship, Hardy and Harper, Inc. will make the accommodation.
Hardy and Harper, Inc. EEO Officer Chris Icamen can be reached at 714-444-1851 Ext. 128 or Cicamen@hardyandharper.com

Dan Maas, CEO

BID PROPOSAL

PROJECT NO. JN 526 & JN 548

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION – PRIMARY COVERED TRANSACTIONS

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON NEXT PAGE)

The Contractor shall not perform Work with any Subcontractor that has been debarred or suspended pursuant to California Labor Code Section 1777.1 or any other federal or State law providing for the debarment of contractors from public works. The Contractor and Subcontractors shall not be debarred or suspended throughout the duration of the Contract pursuant to Labor Code Section 1777.1 or any other federal or State law providing for the debarment of contractors from public works. If the Contractor or any Subcontractor becomes debarred or suspended during the duration of the Project, the Contractor shall immediately notify the City.

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

    b. Have not within a 5-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

    d. Have not within a 5-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Signature: _____ Name: Michael Amundson

Title: Vice President Company: Hardy & Harper, Inc.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION – PRIMARY COVERED TRANSACTIONS (Continued)

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
4. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).
6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the ineligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **215952**

Entity CORP

Business Name HARDY & HARPER INC

Classification(s) A C-8 C12

Expiration Date 12/31/2027

www.cslb.ca.gov

CA

State of California Department of Industrial Relations

Public Works Support

Log in

eCPR Search

Contractor Registration Search

Project Registration Search

Register

Home > Customer Account Lookup > 1000000076 - Hardy & Harper, Inc.

1000000076 - Hardy & Harper, Inc.

Customer Account Lookup

PWCR

1000000076

Contractor Status

DIR Approved

CSLB

Business Phone

7144441851

Ext

Registration Start Date

2025-07-01

Legal Entity Name

Hardy & Harper, Inc.

Doing Business As (DBA)

Hardy & Harper, Inc.

Business Structure

Corporation - S corp

President

Daniel Maas

Email

agarcia@hardyandharper.com

Registration End Date

2028-06-30

Crafts

Operating Engineer | Cement Mason | LABORER

Address

Mailing Address

32 Rancho Circle

Mailing Address - City

Lake Forest

Mailing Address - State

CA

Mailing Address - Zip

92630

Mailing Address - Country

United States

Physical Address

Physical Address - City

Physical Address - State

Physical Address - Zip

Physical Address - Country

Related Lists

Registration Dates (13)

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

HARDY & HARPER, INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2027**

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

4333

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

CALIFORNIA
AIR RESOURCES BOARD

Certificate of Reported Compliance With:

Truck and Bus Regulation

Issued to: ETD Trucking LLC

This certificate confirms that the fleet owner has attested under penalty of perjury that the statements and information they provided to the California Air Resources Board (CARB) are true, accurate, and complete regarding all relevant vehicles in the fleet required to show compliance. CARB hereby finds that the fleet listed has met requirements of:

Title 13 CCR 2025 (Truck and Bus Regulation)

If CARB subsequently finds that the statements and information that have been provided are not true, accurate, and complete, this certificate shall be effectively revoked and the fleet subject to penalties.

This certificate is valid until December 31, 2026

Michelle Buffington

Michelle Buffington
Division Chief, Mobile Source Control
DivisionCalifornia Air Resources Board

Printed on 2026-02-11

8 Vehicles

TRUCRS Fleet Identification
114882

To verify the authenticity of this certificate, visit
www.arb.ca.gov/msprog/onrdiesel/tblookup.php

ardy & Harper, Inc.
asphalt paving contractor
32 Rancho Circle
Lake Forest, CA 92630
DIR No. 1000000076
CSLB No. 215952

City of Gardena
Attn: City Clerk
1700 W. 162nd St.
Gardena, CA 90247

SEALED BID FOR:
Various Streets Rehabilitation Project

DO NOT OPEN WITH REGULAR MAIL
Bid Opening Date: April 28, 2026 at 2:00 PM

'26 APR 23 PM 1:53
CITY CLERK'S OFC

3

Submitted To
City of GARDENA

Attn.: **Amir H. Modarressi, PE**
Public Works Project Manager

Submitted by email:
amodarressi@cityofgardena.org

Proposal

Construction Management and Inspection Services

Various Street Rehabilitation Projects

JN 526 & 548



Submitted By
TRANSTECH Engineers, Inc.

Contact Person for this Proposal:
Okan Demirci, PE, QSD/P
Principal Project Manager
E: okan.demirci@transtech.org
C: 714-319-6137

TRANSTECH
Est. 1989
www.transtech.org

About Transtech Video Highlight:
CLICK HERE

April 23, 2026

City of GARDENA
Attn.: Amir H. Modarressi, PE
Public Works Project Manager
Submitted by email: amodarressi@cityofgardena.org

Proposal, Construction Management and Inspection Services
Various Street Rehabilitation Projects, JN 526 & 548

Dear Mr. Modarressi,

Transtech is pleased to submit this Proposal for the subject services.

Established in 1989, Transtech (a California Corporation) is a **multi-disciplinary engineering consulting** firm. Transtech has been **in business for 37 years**.

Transtech has **experience in various types of projects, such as:**

- Street Rehabilitation and Reconstruction
- Water, Drainage, Sewer Improvements
- Traffic Signal and Street Lighting
- ADA Improvements
- Bridges
- Parks and Playgrounds
- Parking Structures
- Community Centers
- Libraries
- City Halls
- Fire Stations
- Renovation of Historic Buildings

Transtech has **extensive experience in providing services on similar projects. Few examples are listed below:**

- Since 2013, Annual Street Rehab Program, City of Temple City ($22M)
- Since 2019, Annual Street Rehab Program, City of West Covina ($15M)
- Since 2018, Annual Street Rehab Program, City of South El Monte ($4M)
- Since 2018, Annual Street Rehab Program, City of Cudahy ($6M)
- Since 2015, Annual Street Rehab Program, City of Commerce ($24M)
- Since 2019, Annual Street Rehab Program, City of Maywood ($6M)
- Since 2022, Annual Street Rehab Program, City of Monterey Park ($12M)
- Since 2022, Annual Street Rehab Program, City of Rosemead ($5M)
- Riverside Dr Street Rehab Project, City of Chino ($7.5M)
- El Prado Rd Reconstruction Project, City of Chino ($3M)
- Roadway Improvements at Brewster, Agnes, Alberta, First, Franklin, City of Lynwood ($7M)
- Eastern Ave, Full Depth Reclaimed Pavement Rehab Project, City of Commerce ($2M)
- Temple City Blvd Rehabilitation Project, City of Temple City (Fed. Funded) ($2.5M)
- Riverside Dr Street Rehab Project, City of Chino ($7.5M)
- El Prado Rd Reconstruction Project, City of Chino ($3M)
- Roadway Improvements at Brewster, Agnes, Alberta, First, Franklin, City of Lynwood, ($7M)
- Central Avenue and Dupont Avenue Water Mainline Replacement Project, City of Chino, ($4.5 M)

Transtech has a large pool of well experienced staff and resources to provide services, and respond to requests in a **timely, efficient, and cost-effective manner**. Our staff and resources include **approximately 250 professionals.** including city engineers, traffic engineers, building officials, plan checkers, inspectors, permit technicians, engineers, project managers, designers, construction managers, technicians, and support personnel.

Thank you for the opportunity to submit this proposal. Should you have any questions, or require additional information, please contact us.

Sincerely,

Ahmad Ansari, PE, Principal
E: ahmad.ansari@transtech.org; 949-702-561

Okan Demirci, Principal Project Manager, PE, QSD, QSP
E: Okan.demirci@transtech.org; C: 714-319-6137

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1. Brief Company Qualifications

Established in 1989, Transtech (a California Corporation) is a **multi-disciplinary engineering consulting** firm. Transtech has been **in business for 37 years** and is **providing municipal services to appr. 90 public agencies**.

Transtech has a **large pool of well experienced staff and resources readily available** to provide requested services, and respond to requests in a timely, efficient, and cost-effective manner. Our staff and resources include **approximately 250 professionals.**

We have extensive **experience working with Public Agencies/Cities in similar assignments**. We are accustomed to working with governmental agencies, and have a good understanding of public agency issues, procedures, and policies. **Several of our staff members are former City Engineers, Public Works Directors.** One of the **unique qualifications** of Transtech is that we serve public agencies as **municipal contract service providers**, including **Contract City Engineer, City Traffic Engineer, Building Official, CIP Manager, Planner and in other capacities**.

Our multi-disciplinary service capabilities include:

- Building & Safety Services, Building Inspection, Plan Check, City Building Official
- City Engineer, City Traffic Engineer, Development Review, Public Works Engineering, Plan Check, Inspection
- Civil Engineering
- Planning Support
- Traffic and Transportation Planning and Engineering
- Water Resources Engineering
- CIP Program and Project Management
- Construction Management and Inspection
- Federally Funded Project Management
- Labor Compliance
- Staff Augmentation
- Grant Writing
- CDBG Project Management
- Emergency Support Services

We have experience in a variety of projects, such as:

- Street Rehabilitation and Reconstruction
- Traffic Signals
- Street Lighting
- Water, Drainage, Sewer Improvements
- Utilities
- ADA Improvements
- Bridges Parking Structures
- Community Centers
- Libraries
- City Halls
- Fire Stations
- Police Stations
- Parks and Playgrounds

We **work with METRO** on a number of projects. Currently, we are managing 710 Mobility Improvement Projects for the Cities of Alhambra and Rosemead, which has total funding of over $200m.

Our team includes **experienced staff members who have worked for Caltrans** and are intimately familiar with the standards and procedures, project development and approval process, and requirements.

We have extensive **experience in the management and administration of federally funded projects**. In the past few years, we have managed over 40 federally funded projects.

2. Project Staff Qualifications

2a. STAFF GENERAL QUALIFICATIONS/LICENSES

We have extensive **experience working with Public Agencies/Cities in similar assignments**. We are accustomed to working with governmental agencies, and have a good understanding of public agency issues, procedures, and policies.

Several of our staff members are former City Engineers, Public Works Directors.

One of the **unique qualifications** of Transtech is that we serve public agencies as **municipal contract service providers**, including **Contract City Engineer, City Traffic Engineer, Building Official, CIP Manager, Planner and in other capacities**.

Engineering Licenses and Certificates of the Firm and Staff Members in Diversified Fields: Several of our engineers are licensed as Professional Engineers by the State of California Board for Professional Engineers, Land Surveyors, and Geologists (BPELSG). Our staff professional licenses, registrations and certifications include:

- PE (Licensed Civil Engineer
- PMP (Certified Project Management Professional)

- TE (Licensed Traffic Engineer)
- PLS (Licensed Land Surveyor)
- QSD (Construction General Permit Qualified SWPPP Practitioner)
- QSP (Construction General Permit Qualified SWPPP Developer)
- QISP (Industrial General Permit Qualified Industrial Stormwater Practitioner)
- PMP (Professional Transportation Planner)
- RSP (Registered Safety Professional)
- CASp (Certified Access Specialist)
- CPSWQ (Certified Professional in Storm Water Quality
- CPESC (Certified Professional in Erosion and Sediment Control)
- LEED AP (Professional with specialty credential with knowledge in green building practices
- Registered Construction Inspector by American Construction Inspectors Association
- Certified International Municipal Signal Association "IMSA" level III Technician

Building and Safety ICC Certifications: *We have staff who have reached the highest possible level of code administration with the* ***Master Code Professional designation certification from the ICC****. In addition, some of our staff members are certified as Fire Plan Checkers and Inspectors, as we provide these services to some agencies.* **Following are various ICC certifications held by various staff members:**

Building Official Certifications:
- ✓ Certified Master Code Professional
- ✓ Building Code Official
- ✓ Building Official

Plan Check Certifications:
- ✓ Residential Building Plans Examiner
- ✓ Commercial Building Plans Examiner
- ✓ California Building Plans Examiner
- ✓ Certified Sustainability Professional
- ✓ CalGreen Plans Examiner
- ✓ Accessibility Plans Examiner
- ✓ Commercial Energy Conservation Plans Examiner
- ✓ Residential Plans Examiner
- ✓ Mechanical Plans Examiner
- ✓ Plumbing Plans Examiner
- ✓ Electrical Plans Examiner

CA Safety Assessment Program:
CalOES SAP Evaluator **Inspection Certifications:**
- ✓ Combination Inspector
- ✓ Commercial Building Inspector
- ✓ Residential Building Inspector
- ✓ Accessibility Inspector
- ✓ Commercial Energy Conservation Inspector
- ✓ Electrical Inspector
- ✓ Commercial Electrical Inspector
- ✓ Residential Electrical Inspector
- ✓ Residential Energy Conservation Inspector
- ✓ Residential Building Inspector
- ✓ Residential Mechanical Inspector
- ✓ Mechanical Inspector
- ✓ Commercial Mechanical Inspector
- ✓ Plumbing Inspector
- ✓ CalGreen Inspector
- ✓ Building Inspector CBC
- ✓ Building Inspector UBC
- ✓ Plumbing Inspector UPC
- ✓ CA Building Inspector
- ✓ CA Commercial Plumbing Inspector
- ✓ CA Residential Mechanical Inspector

CA Residential Mechanical Inspector

Additional Inspection Certifications:
- ✓ IAPMO Plumbing, Mechanical Inspector
- ✓ Fire Code Inspector
- ✓ Fire Inspector II
- ✓ California UST Inspector

Permit Technician Certification:
- ✓ Permit Technician

CACEO Certified Code Enforcement Officer

FEMA: IS 100, 200, 241, 242, 275, 700, 288, 800, 08-A, 1900

Fire Plan Checker and Inspector

2b. PROJECT ORGANIZATION CHART

Following are staff members who are anticipated to be available during the project duration specified in the RFP.

OKAN DEMIRCI, PE, QSD/P, MBA, Sr. Engineer (PM/CM Support)



- ✓ 15 yrs of experience
- ✓ Serves as PM/CM for projects at Transtech's Contract Cities.
- ✓ Caltrans RE Academy Certified.
- ✓ Managed over 50 Federally Funded Projects.

JOHN KEIZER, Sr. Inspector (Field CM/Inspection Support)



- ✓ 15 yrs of experience
- ✓ Prior experience includes working in construction inspection, public works, and utility infrastructure projects
- ✓ Extensive experience in roadway, asphalt and concrete paving, storm drain systems, water and sewer infrastructure, and grading operations.

EARL FRASER, QSP (Field Construction Manager-Sr. Supervising Inspector)



- ✓ 30 yrs of experience
- ✓ Registered Construction Inspector by American Construction Inspectors Association.
- ✓ Serves as Field CM for projects at Transtech's Contract Cities.

ROBERT GARCIA, Sr. Inspector (Field CM/Inspection Support/Backup)



- ✓ 30 yrs of experience
- ✓ Prior experience includes working in the capacity of foreman, site superintendent and project manager for public works projects.
- ✓ Works as PW inspector for a number of agencies

BAHMAN JANKA, TE, Sr. Traffic Engineer (Support for Traffic Control Review)



- ✓ 35 yrs of experience
- ✓ Prior experience includes working as Traffic Engineer at various Cities.

Subconsultants:

Materials Testing and Inspection Support: CONVERSE CONSULTANTS (MBE Firm); www.converseconsultants.com/

Labor Compliance Support: AVANT GARDE, (DBE/WBE Firm); www.agi.com.co

2c. RESUMES



OKAN DEMIRCI, PE, QSD, QSP, MBA, Principal, Construction Management Services

Education:

- BS in Engineering, MBA Business Admin

Registrations/Certifications

- Registered Civil Engineer
- Caltrans Resident Engineer Academy

Highlights

Mr. Demirci has approximately 15 years of experience. Mr. Demirci serves as CIP Program Manager, Resident Engineer at Transtech's Contract Cities and provides technical and management support. He completed Caltrans Resident Engineer Academy and is very familiar with the management and administration of federally and state funded projects in compliance with Caltrans Local Assistance Procedures Manual (LAPM). Mr. Demirci works as CIP Program Manager at various Transtech's Contract Cities, and manages various capital improvement programs including state and federal funded programs such as CDBG, HSIP, ATP, Metro Call for Projects, SR2S, etc.

Mr. Demirci has served as CM, PM, and RE for numerous construction projects. He has extensive experience in Federally Funded Projects. Some of the significant projects where Mr. Demirci served as CM/PM/RE include:

- Slauson Traffic Congestion Relief Project (Federally Funded), City of Maywood. Intersection widening at major City corridor, including R/W acquisition, traffic signal modification, asphalt and concrete improvements. Cost: $10m.
- Washington Boulevard Widening and Reconstruction Project (Federally Funded), City of Commerce/Caltrans. Widening and reconstruction of 2.7 miles of Roadway (including approx. 3,500 tons rubberized AC overlay), median construction, street lights, SCE undergrounding, ADA improvements, landscaping, and hardscaping. Cost: $40m.
- Rosemead Boulevard Improvements Project (Federally Funded), City of Temple City. Roadway widening and reconstruction of 2 miles of roadway (including approx. 6,000 tons rubberized AC overlay), class IV bike lanes, ADA improvements, street lighting, beautification, landscaping, and hardscaping. Cost: $20m.



EARL FRASER, QSP, Field Construction Manager-Sr. Supervising Inspector

Registration:

- Registered Construction Inspector by American Construction Inspectors Association.
- QSP (Construction General Permit Qualified SWPPP Practitioner).
- CalOES SAP Evaluator

Highlights

Mr. Fraser has over 30 years of experience. He is a Registered Construction Inspector by American Construction Inspectors Association. He is also certified as QSP (Construction General Permit Qualified SWPPP Practitioner). His experience includes construction management and inspection of grading, pavement rehabilitation (asphalt and concrete), ADA/accessibility, wet and dry utilities (storm drain, sewer, water), traffic signal improvements. He also coordinates public works encroachment permit inspections as Sr. Inspector at Transtech's Contract Cities. As Sr. Inspector/Construction Manager, he performs a wide variety of tasks to ensure the project progresses on schedule, is in compliance with approved plans and specifications, and effective communication and information flow is maintained with project participants. He has inspected projects that are funded with State and Federal Funds, and is familiar with Caltrans LAPM for Contract Administration.

- La Ballona Safe Routes to School Improvements, City of Culver City: Pedestrian safety improvements, traffic signal and HAWK installation, accessibility improvements (sidewalk, curb ramp, curb&gutter), pavement rehabilitation, signage and striping. Cost: $3.5m.
- Valley-Linden Roadway Improvements, City of Rialto: Pavement rehabilitation, concrete improvements (sidewalk, curb, curb ramp). Cost: $1.5m
- FY 24/25 Pavement Rehab, City of Commerce: Citywide pavement rehabilitation (AC full depth reclamation), concrete improvements (sidewalk, curb, curb ramp). Cost: $4.0m.
- FY 23/24 Pavement Rehab Las Tunas Rd, City of Temple City: AC rehabilitation, concrete improvements (sidewalk, curb, curb ramp). Cost: $3.5m.
- FY 24/25 Pavement Rehab, City of South El Monte: AC rehabilitation, concrete improvements (sidewalk, curb, curb ramp). Cost: $2.5m.



JOHN KEIZER, Sr. Inspector (Field CM/Inspection Support)

Education

- A.S, Public Works, Citrus College, Glendora California

Highlights

Mr. Keizer has approximately 15 years of experience in construction inspection, quality control, and public works infrastructure projects for both public agencies and private sector clients. His experience includes performing field inspections, quality assurance/quality control (QA/QC), construction documentation review, and ensuring compliance with project plans, specifications, and regulatory requirements. Mr. Keizer's background includes extensive experience inspecting public works improvements such as roadway construction, asphalt and concrete paving, storm drain systems, water and sewer infrastructure, grading operations, and traffic control systems. He has experience interpreting construction plans and specifications, verifying material compliance, documenting inspection activities, and coordinating with contractors, engineers, and public agencies to ensure successful project delivery. In addition, Mr. Keizer has strong experience in construction documentation and compliance, including review of redlines, as-builts, and project records to support audits and regulatory requirements. He has worked closely with project teams to ensure accuracy of documentation, track materials, and maintain compliance with company and agency standards.

Below are a list of CIP projects highlighting Mr. Esqueda public works experience:

- Huntington Drive STPL Improvements (Federally Funded), City of Monrovia: Concrete diamond grinding, culvert/storm drain construction, accessibility improvements (curb, curb-gutter, curb ramp, sidewalk, driveway approach), signage and striping. Cost: $2.5M.
- Atlantic Avenue Complete Street Improvements (State Funded), City of Cudahy: Roadway rehab, raised median rehabilitation, landscaping, irrigation, street lighting, traffic signals, new bike lanes, accessibility improvements (curb, curb-gutter, curb ramp, sidewalk, driveway approach), bus stop infrastructure, signage and striping. Cost: $6M.
- FY 24-25 Pavement Rehabilitation, City of Commerce: Citywide pavement rehabilitation (AC full depth reclamation), concrete improvements (sidewalk, curb, curb ramp). Cost: $5M.
- SB1 Street Enhancement Project, City of Huntington Park: Citywide pavement rehabilitation (AC full depth reclamation), concrete improvements (sidewalk, curb, curb ramp), sewer relining. Cost: $3M.
- FY 24-25 SB1 Rubberized Asphalt Street Enhancement Project, City of Montebello: Citywide pavement rehabilitation (AC/PCC reconstruction, AC resurfacing), concrete improvements (sidewalk, curb, curb ramp). Cost: $4.5M.
- Public Works and Utility Infrastructure Projects, Los Angeles County Department of Public Works: Performed inspection of permitted work within public right-of-way and flood control facilities, including storm drains, utilities, and roadway improvements. Verified compliance with approved plans, permits, and safety standards; documented inspection activities; coordinated with contractors and the public; and ensured proper restoration of existing improvements.
- Municipal Infrastructure Projects, City of Corona: Inspected public works and utility construction projects including water, sewer, and storm drain systems, asphalt and concrete paving, sidewalks, curb and gutter, and traffic control systems. Verified grades, elevations, and material compliance; reviewed as-built drawings; responded to public inquiries; and supported project close-out and acceptance.



ROBERT GARCIA, Sr. Inspector (Field CM/Inspection Support/Backup)

Education

- Los Angeles , Continuing Education/Public Works Construction Inspection Course
- California State University, Sacramento, Water Program/Operation and Maintenance of Wastewater Collection Systems
- Possess a working knowledge of soil types, surveying methods and ASTM and ACI standards

Highlights

Mr. Garcia has approximately 30 years of experience, of which 20 years has been working as the City Public Works Inspector for the City of Palmdale. His experience includes inspecting of all types of public works construction project: roadway construction, pavement rehabilitation, signals, grading, storm drain, water, sewer, concrete structures, sidewalks, and gutters. He also worked on county, state and federal funded projects. He has knowledge of standards and procedures for public agencies, including the Green Book, Caltrans, and has extensive experience in traffic control, safety and OSHA compliance requirements.

Mr. Garcia also has experience in inspecting federally funded projects to ensure compliance with the Caltrans

Local Assistance Procedures Manual. He also has extensive experience in communicating/working with the public/adjacent property owners, and being proactive in dealing with complaints and comments and minimizing project impacts. Mr. Garcia also provided public works inspection services to various CIP projects:

- Merced Avenue Greenway Improvements (Federally Funded), City of South El Monte: Storm drain improvements including bioretention and biofiltration, roadway rehab, accessibility improvements. Cost: $12.2m.
- FY 2023-24 Pavement Rehabilitation Project (CDBG Funded), City of Rosemead: Pavement rehabilitation, accessibility improvements, signage/striping. Cost: $2.6m.
- FY 2022-23 Pavement Rehabilitation Project, City of South El Monte: Pavement rehabilitation, accessibility improvements, signage/striping. Cost: $1.0m.
- FY 2022-23 Pavement Rehabilitation Project, City of Maywood: Pavement rehabilitation, accessibility improvements, signage/striping. Cost: $4.4m.
- FY 2022-23 Pavement Rehabilitation Project, City of West Covina: Pavement rehabilitation, accessibility improvements, signage/striping. Cost: $3.9m.
- Commerce Mixmaster Striping Improvements, City of Commerce: Pavement markings, striping and signage improvements at a 5 way arterial mixmaster. Cost: $0.25m.



ANTONIO GUIRADO, EIT, Associate Engineer/Office Engineer

Education:

- B.S Civil Engineering, California State University of Los Angeles
- Minor in Construction Engineering and Management
- Engineer In Training

Highlights

Mr. Guirado currently works in our Public Works, City Engineering and Traffic Engineering Departments at Transtech's client Cities assisting City Engineers and Public Works Directors. He provides technical support to Resident Engineers, Construction Managers and Construction Inspectors on various projects. His responsibilities includes project controls, contract administration, inspection support, RFI's and submittals review coordination, document control, contract compliance and various other tasks.

Examples of his project experience as Associate Engineer/Office Engineer includes:

- City of West Covina, Southside Sewer CIPP Lining Improvements ($1.2M)
- City of West Covina, Parks LED Sign Installation: Installation of LED signs at various Park locations. Cost: $0.1M.
- City of Monrovia, Huntington Drive STPL Improvements: Arterial pavement resurfacing, storm water improvements, curb and gutter, curb ramp reconstruction, striping and signage. Cost: $3M.
- City of West Covina, Residential Pavement Rehabilitation FY 23-24: Provided project management & office engineering. Work includes asphalt pavement rehabilitation, pedestrian accessibility improvements (sidewalk, curb ramp, curb&gutter), signage and striping. Cost: $4M.

3. Similar Projects Experience

Transtech has **experience in various types of projects, such as:**

- Street Rehabilitation and Reconstruction
- Water, Drainage, Sewer Improvements
- Traffic Signal and Street Lighting
- ADA Improvements
- Bridges
- Parks and Playgrounds
- Parking Structures
- Community Centers
- Libraries
- City Halls
- Fire Stations
- Renovation of Historic Buildings

Following are **few examples of similar projects:**

- Since 2013, Annual Street Rehab Program, City of Temple City ($22M)
- Since 2019, Annual Street Rehab Program, City of West Covina ($15M)
- Since 2018, Annual Street Rehab Program, City of South El Monte ($4M)
- Since 2018, Annual Street Rehab Program, City of Cudahy ($6M)
- Since 2015, Annual Street Rehab Program, City of Commerce ($24M)
- Since 2019, Annual Street Rehab Program, City of Maywood ($6M)
- Since 2022, Annual Street Rehab Program, City of Monterey Park ($12M)
- Since 2022, Annual Street Rehab Program, City of Rosemead ($5M)

- Riverside Dr Street Rehab Project, City of Chino ($7.5M)
- El Prado Rd Reconstruction Project, City of Chino ($3M)
- Roadway Improvements at Brewster, Agnes, Alberta, First, Franklin, City of Lynwood ($7M)
- Eastern Ave, Full Depth Reclaimed Pavement Rehab Project, City of Commerce ($2M)
- Temple City Blvd Rehabilitation Project, City of Temple City (Fed. Funded) ($2.5M)
- Riverside Dr Street Rehab Project, City of Chino ($7.5M)
- El Prado Rd Reconstruction Project, City of Chino ($3M)
- Roadway Improvements at Brewster, Agnes, Alberta, First, Franklin, City of Lynwood, ($7M)
- Central Avenue and Dupont Avenue Water Mainline Replacement Project, City of Chino, ($4.5 M)

4. References

CITY OF ONTARIO

Address:	1333 S. Bon View Avenue, Ontario CA, 91761
Contact:	Dan Beers, Design & Construction–Principal Project Manager T: 909-395-2806; E: Dbeers@ontarioca.gov
Service Duration:	Started in 2024 – Ongoing Service
Services Provided:	**CIP Project/Program Management, Construction Management, Inspection**

CITY OF ROSEMEAD

Address:	8838 Valley Boulevard, Rosemead, CA 91770
Contact:	Ben Kim, City Manager T: 626-569-2169; E: bkim@cityofrosemead.org
Service Duration:	Started in 2022 – Ongoing Service
Services Provided:	Municipal Services; City Engineering Services; Traffic Engineering; Plan Check/Map Check; **CIP/Construction Management; Inspection;** Grant/Fed/State Funded Project Management; Engineering Design; Building & Safety Services (Building Official, Plan Check, Inspection, Permit Issuance)

CITY OF SOUTH EL MONTE

Address:	1415 Santa Anita Avenue, South El Monte, CA 91733
Contact:	Rene Salas, City Manager T: 626-579-6540; E: rsalas@soelmonte.org
Service Duration:	Started in 2018 – Ongoing Service
Services Provided:	Municipal Services; City Engineering Services; Traffic Engineering; Plan Check/Map Check; **CIP/Construction Management; Inspection;** Grant/Fed/State Funded Project Management; Engineering Design; Building & Safety Services (Building Official, Plan Check, Inspection, Permit Issuance)

CITY OF TEMPLE CITY

Services Provided:	Municipal Services; City Engineering Services; Traffic Engineering; Plan Check/Map Check; **CIP/Construction Management; Inspection;** Grant/Fed/State Funded Project Management; Engineering Design; Building & Safety Services (Building Official, Plan Check, Inspection, Permit Issuance)
Service Duration:	Started in 2013 – Ongoing Service
Contact:	Bryan Cook, City Manager T: 626-285-2171; E: bcook@templecity.us

CITY OF MONTEBELLO

Services Provided:	Municipal Services; City Engineering Services; Traffic Engineering; Plan Check/Map Check; **CIP/Construction Management; Inspection;** Grant/Fed/State Funded Project Management; Engineering Design; Building & Safety Services (Building Official, Plan Check, Inspection, Permit Issuance)
Service Duration:	Started in 2025 – Ongoing Service
Contact:	Cesar Roldan, Director of Public Works

5. Project Understanding, Scope of Work, Approach

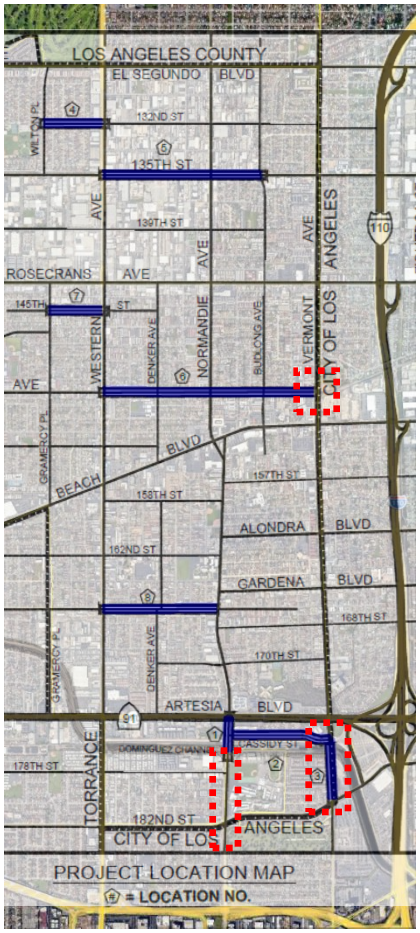
5a. PROJECT UNDERSTANDING

The City of Gardena invites proposals for Construction Management and Inspection Services (CMI) for Various Streets Rehabilitation Project, JN 526 & 548.

The project locations include:

1. Normandie Avenue - from Artesia Boulevard to 177th Street
2. Cassidy Street - from Normandie Avenue to Vermont Avenue
3. Vermont Avenue - from 177th Street (Flood Channel) to 182nd Street
4. 132nd Street - from Wilton Place to Western Avenue
5. 135th Street - from Western Avenue to Budlong Avenue
6. Marine Avenue - from Western Avenue to Vermont Avenue
7. 145th Street - from Gramercy Place to Western Avenue
8. 166th Street - from Western Avenue to Normandie Avenue (Striping Improvements only)

The project scope includes cold milling and overlay of the existing AC pavement within project limits. Work also includes driveway approaches, ADA ramps, curb, gutter, cross gutter, sidewalk reconstruction, utility valves and manholes to grade, tree removal and installation, and related improvements.

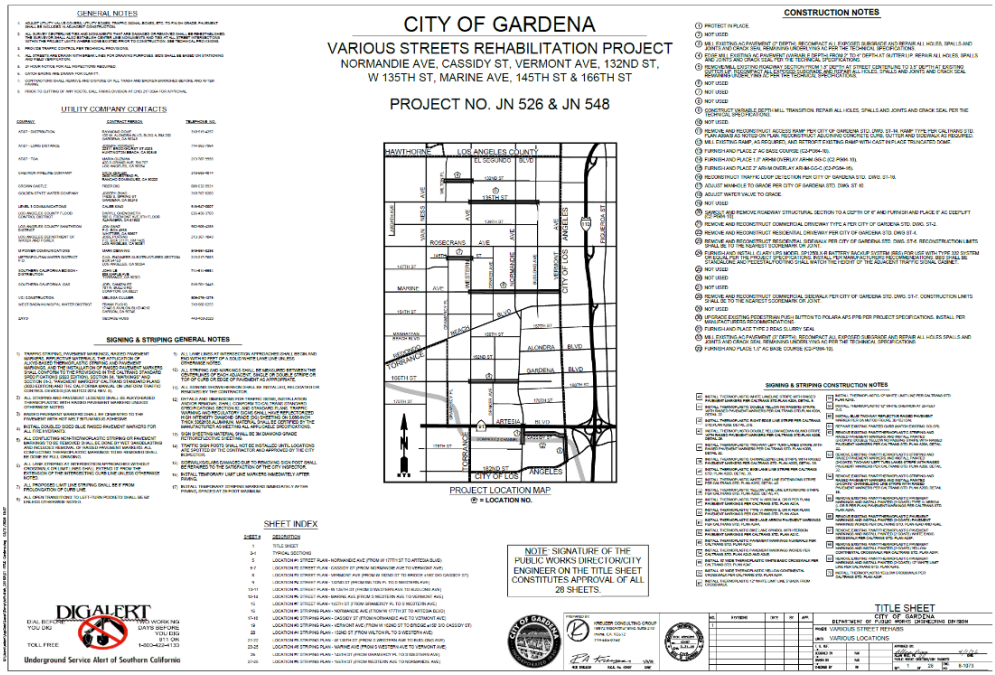


Several Streets where work is being performed are adjacent to neighboring agencies. The Contractor will be required to obtain any necessary encroachment permits from these agencies (Spec Section ,

SECTION 2 – SCOPE OF THE WORK

2-2 PERMITS. The Contractor will obtain, at no cost to the Agency, all permits necessary to perform the work on streets, highways, railways or other rights-of-ways. The Contractor shall obtain and pay for all costs incurred for permits necessitated by its operations such as, but not limited to those permits required for night work, overload, blasting and demolition. For private contracts, the Contractor shall obtain all permits incidental to the work or made necessary by its operations, and pay all costs incurred by the permit requirements.

Project plans and specifications were prepared by Onward Engineering. In addition, the curb ramp design at SE corner of Rosecrans and Crenshaw at Dominguez Channel was prepared by Kreuzer Consulting Group.


CITY OF GARDENA

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

PROJECT LOCATION MAP

GENERAL NOTES

UTILITY COMPANY CONTACTS

SIGNING & STRIPING GENERAL NOTES

CONSTRUCTION NOTES

SIGNING & STRIPING CONSTRUCTION NOTES

SHEET INDEX

NOTE: SIGNATURE OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER ON THE TITLE SHEET CONSTITUTES APPROVAL OF ALL 28 SHEETS.

TITLE SHEET

CITY OF GARDENA

DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION

VARIOUS STREET REHABS

VARIOUS LOCATIONS

DIGALERT

Underground Service Alert of Southern California

The construction phase is currently out to bid, with contractor bids due on April 28, 2026. The project includes 75 working days and has an engineer's estimate of $2.6M. This project is 100% locally funded. The contract award is anticipated in May 2026, with construction expected to begin on July 6, 2026.

Highlights from Specifications:

SECTION 1 – GENERAL

1-7.6 Execution of Contract. A bidder whose proposal is accepted shall properly sign a written contract with the Agency on the form attached hereto and return said contract together with good and approved bonds and insurance certificates as required by the Contract Documents **within twenty-one (21) calendar days** from the date of the mailing of a notice from the Agency to the bidder, according to the address given by him, of acceptance of his proposal.

SECTION 2 – SCOPE OF THE WORK

2-2 PERMITS. The Contractor will obtain, at no cost to the Agency, all permits necessary to perform the work on streets, highways, railways or other rights-of-ways. The Contractor shall obtain and pay for all costs incurred for permits necessitated by its operations such as, but not limited to those permits required for night work, overload, blasting and demolition. For private contracts, the Contractor shall obtain all permits incidental to the work or made necessary by its operations, and pay all costs incurred by the permit requirements.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

6-1 CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK

6-1.1 Construction Schedule. The Contractor's proposed construction schedule shall be submitted to the Engineer within fourteen (14) calendar days after the date of the contract execution. The schedule shall be supported by written statements from each supplier of materials or equipment indicating that all orders have been placed and acknowledged and setting forth the dates that each item will be delivered.

The Contractor shall include in his bid all costs to perform the work under this contract in stages. The Contractor shall begin and complete work in each stage prior to starting work in subsequent stages unless previous permission is obtained from the Engineer. The contractor shall stage the work to allow parking on the next adjacent streets. Restricting parking on multiple adjoining streets shall require approval of the engineer.

6-1.2 Commencement of the Work. City may establish a Notice to Proceed (NTP) date no later than thirty (30) calendar days after the date of the contract execution. Prior to issuing the Notice to Proceed, the Engineer will schedule a preconstruction meeting with the Contractor to review the proposed construction schedule and delivery dates, arrange utility coordination, discuss construction methods and clarify inspection procedures.

6-1.3 Working Day. The Contractor's working hours shall be limited to the hours between 7:30 A.M. and 4:30 P.M., Monday through Friday except holidays. No work which will cause loud or disruptive noise to adjacent residents and "No Parking" enforcement shall begin prior to 8:00 a.m. nor terminate later than 4:30 p.m. Deviation from normal working hours will not be allowed unless written permission has been duly obtained beforehand from the office of the City Engineer. The Contractor shall provide adequate light for proper prosecution of the work, for the safety of the workmen and the public, and for proper inspection.

6-9 LIQUDATED DAMAGES. The amount of liquidated damages is hereby amended to **$2,500** for each consecutive calendar day.

SECTION 404 – COLD MILLING

404-1 GENERAL. Payment for cold milling pavement shall be according to the square foott of surface approved for milling irrespective of the actual area milled, the depth of milling, the

COLD MILLED AREAS SHALL NOT REMAIN UNPAVED OVER MORE THAN ONE WEEKEND.

NOTE: ON LOCAL RESIDENTIAL STREETS, COLD MILLED AREAS SHALL NOT REMAIN UNPAVED OVER MORE THAN ONE DAY; ALL COLD MILLED AREAS SHALL BE PAVED THE FOLLOWING DAY.

SECTION 601 – TEMPORARY TRAFFIC CONTROL FOR CONSRTUCTION AND MAINTENANCE WORK ZONES

601-1 GENERAL. A minimum of two (2) lanes (one lane in each direction) shall be maintained at all times for a continuous flow of traffic, except as otherwise approved by the Engineer.

The Contractor shall provide two (2) Traffic Advisor Portable Changeable Message Signs, one week prior to the start of construction. The message text will include "MAJOR CONSTRUCTION ON XXXXX AVE" and start date. The Contractor shall be responsible for providing moving and programming the message signs during the entire duration of construction as directed by Engineer.

Lane closures shall be allowed between 8:00a.m. and 4:00p.m. only. No traveled lane shall be closed overnight without prior City approval. Access to private property shall be maintained at all times.

Construction Bid Addendum 1:

REVISIONS/CLARIFICATIONS TO THE PLANS AND SPECIFICATIONS:

On Bid Schedule BP-2, page 12 of Specifications, Item No. 14 (Asphalt Concrete): **Revise** the quantity from 125 tons to **1,685 tons**.

5b. SCOPE OF WORK

The City envisions the CM&I scope of work to include, but not be limited to, the following:

1. Project meetings and coordination with city staff, Design engineers and Contractors as required.
2. Monitoring contractor's progress and schedule through the preparation of daily and weekly reports and pictures. City templates will be provided for reference; consultants may use their own formats as long as the City's required information is included at minimum.
    - All daily reports and progress pictures shall be emailed at the end of each working day to City staff.
    - All daily reports and progress pictures shall be included and indexed in the project close out binder that shall be submitted to the city at the end of the project.
3. Coordinate communications and inquiries amongst City staff, residents, and business owners, tenants and the likes as needed. All pertinent communications shall be included and indexed in the project close out binder that shall be submitted to the city at the end of the project.
4. Conduct inspections as required to ensure that all items are constructed per plans, special and technical provisions of the project including all pertinent code requirements. The CM shall perform the following Inspection task, but not limited to, the following:
    - Checking and approving material specifications, construction methodologies, traffic control plans and the likes, submitted by the contractor.
    - Conduct regular and special inspections to ensure compliance with all work and methodologies.
    - **Coordinate scheduling and testing with the City's on-call geotechnical consultant for material and field-testing** specified in the Special and Technical Provisions. This includes California Kneading Compactor per California test 304 for this project.
    - All approved materials data sheets, substitutions, traffic control plans, test and field evaluation results shall be included and indexed in the project close out binder that shall be submitted to the city at the end of the project.
    - Review Request for Information (RFI) with the Design Engineer of Record and provide response.
5. Regularly check and inspect notices, traffic control and devices and all construction related measures to ensure public safety.
6. Evaluation of contractor's progress payment. CM will be responsible for ensuring correctness of quantities and accomplishments of progress payments and make the necessary recommendations to the city. Responsible to represent the City and negotiate & validate potential contract change order(s).
7. Utility Coordination and notices. CM shall ensure smooth flow of communication amongst city staff, contractors and utility companies.
8. Maintaining contract records and changes. All changes shall be included and indexed in the project close out binder that shall be submitted to the city at the end of the project.
9. Monitoring Labor compliance practices of the contractor, including daily logs, collecting certified payrolls and conducting random interviews but not responsible for enforcement. Contractor is to adhere to DIR requirements.
10. Preparation of as-built plans after the completion of construction. The contractor shall keep a set of the project plans and red mark all changes or deviation on this set as soon as such occurs. The CM shall monitor and ensure the correctness, completeness and timeliness of the remarks. Upon completion of the project the CM shall transmit red mark plans to Design Engineer. The Design Engineer shall be responsible for the preparation of a final As-Built Drawing for the project based on the red marks made by the contractor and attested by the CM.
11. At project close out, CM shall submit a project binder (hard copy) with a digital copy (utilizing city template folder layers) with all items mentioned above, material tickets, testing results and whatever relevant documents the CM may deem relevant to establishing project history for future reference.

5c. APPROACH

STRUCTURED APPROACH:
We have a structured approach to execute projects in an efficient manner that makes Transtech capable of providing the City with an efficient and quality product. Transtech has established guidelines and policies, including written manuals on quality control, project management, and design procedures for its staff and for its contract cities. These guidelines

ensure a consistent approach to the execution of assignments undertaken by our organization in compliance with City's specific procedures, standards and requirements. The following paragraphs describe our general approach to deliver projects in an efficient and cost-effective manner.

- **Project Management:** Our approach is to provide proactive management and attempt to identify potential issues and problems in advance and take corrective actions before they become problems. This requires extensive hands-on knowledge, experience and management skills of the people involved in managing the project. Our team members have extensive experience and proven track record in managing large and complex projects and bringing them to a completion on time and within budget.
- **Approach to Cost Control and Change Orders:** We evaluate project costs and develop feasible mitigation measures to minimize additional costs. We work as a team to solve problems or make modifications in the field to address unforeseen conditions or owner generated changes in a cost-effective manner.
- **Approach to Scheduling and Timely Completion of Project and Schedule Recovery:** The baseline schedule should properly identify the project scope, critical path, project milestones, target dates, phases and sequences of work, and activity durations. When significant activities show that they are slipping from the baseline, we work with the contractor to develop recovery plans.
- **Management of Documents:** We use an electronic file management system. All construction forms, daily dairies, weekly statement of working days, etc. are stored in our electronic file system, and are per Caltrans documentation system. We provide these documents at the end of the project to the client in organized files as well as pdf files.
- **Funding Closeout:** We prepare necessary closeout documentation required by the funding agencies, submit final reimbursement documentation, follow-up on the reimbursements, and final funds balance report.
- **Project Closeout:** We recognize that closeout is an important part of the construction process. It signifies that the new facility structure is ready to use. We methodically handle all closeout tasks to ensure a smooth transition from construction to occupancy.
- **Methodology for Communication to Inform City on Work Progress:** Key project team members will attend periodic project progress meetings with City staff throughout the project duration.
- **Electronic common project information and file sharing platform:** We create and provide access to project participates a common project information and file sharing platform.

APPROACH AND STRATEGY FOR MANAGING, NEGOTIATING, AND INCORPORATING CHANGES IN PROJECT SCOPE:

Our approach and strategy are structured based on minimizing cost and schedule impacts, while evaluating change orders in a timely, fair and equitable manner. A number of different factors can influence the development of Change Orders on projects, which can result from either foreseen or unforeseen conditions and may include:

- Design Modifications; Errors and Omissions; Changed Conditions; Additional/Reduced Work Scope; Owner-Directed Schedule Acceleration or Slowdown; Work Sequencing; Adjustments to Unit Pricing; Force Majeure Delays; Added Cost Incentives; Delayed, Denied, or Restricted Access to a Project Site; Inappropriate Rejection of the Contractor's Work; Delays to Owner-Supplied Services and Materials.

Our initial evaluation of a change order request incudes various elements:

- Is it already covered in the contract? Is it necessary to complete the work? Impact on the planned work? Will it affect or change the contractor's planned method of performing the work? Will it cause a work-character change? Impact on the contract time? Methods of payment? Are there sufficient contingency funds? If not, can additional funds be obtained soon enough to prevent delays? Impacts on any regulatory conditions, permits, utilities, etc.

Change Order Documentation:

- We prepare the change order in a clear, concise, and explicit manner. A change orders should be easily understood by third parties reviewing it what work was performed without further explanation.

Project Partnering: Based on project's size and complexity, Project Partnering may also be considered:

- Partnering is a relationship between the owner and the contractor, formed in order to effectively complete the contract to the benefit of both parties. Through trust, cooperation and teamwork, the goal is to resolve conflicts at the lowest possible level.

PROJECT SCHEDULE:

Our approach to Scheduling and Timely Completion of Project and Schedule Recovery includes having the contractor prepare a baseline schedule, which identifies the project scope, critical path, project milestones, target dates, phases and sequences of work, and activity durations. When significant activities show that they are slipping from the baseline, we work with the contractor to develop recovery plans.

COORDINATION WITH CITY:
Key project team members will attend periodic project progress meetings with City staff throughout the project duration. We will maintain and establish and maintain a close working relationship with City staff. We will manage assigned projects, carefully control costs and resources, and complete assigned work on schedule. We will provide progress reports to the City at regular intervals.

METHODS/PROCEDURES FOR DEVELOPING /PUBLISHING PROJECT STATUS REPORTS/RECORDS:
Project status reporting is another area where the solution should be tailored to the size and scope of the project being managed and the actual reporting product anticipated by the City. In addition to the size and scope of the project, the actual point in time of the project matters. For example, project status reporting for a design building project that is currently preparing bridging documents will be significantly different from the report that would be prepared once construction has commenced.

QUALITY ASSURANCE PROGRAM:
During construction, an effective Quality Assurance Program will ensure the materials and workmanship incorporated into project conform to the requirements of the contract plans and specifications including approved changes. We believe that quality control is the setting of minimum standards and/or quality requirements for the specific project. Quality assurance is the means by which the quality control measures will be monitored and/or enforced. We also believe that quality control and quality assurance measures need to be developed jointly with the client. To effectively establish quality control measures, we must understand the Agency's specific expectations and/or level of desired quality for the specific project. Once the expectations have been defined, and the quality control measures established, the quality assurance measures can be established.

PUBLIC OUTREACH:
Effective community outreach serves as tool for successful implementation of projects. Transtech provides an effective and pro-active community outreach approach and informs the community of work activities and impacts in advance. On projects that are more impactive to community, we have implemented additional public outreach tools, such as: Setting up a construction information website, twitter account; Designated toll-free project call number; If requested, Transtech can implement these additional outreach tools.

PROJECT CONTROL SYSTEM/CONTRACT ADMIN:
For construction contract administration, we follow guidelines similar to described in Caltrans Local Assistance Procedures Manual (LAPM).

Transtech has developed its in-house cloud-based Project Control Procedures and System, follow guidelines similar to described in Caltrans Local Assistance Procedures Manual (LAPM). The City will have access to view the project control files. Following is the link to Transtech's Project Control Procedures and System: Transtech Project Control System

6. Fee

STAFF TIME ALLOCATION AND FEE ESTIMATE						
Tasks	City specfied Construction Duration	Classification 1 Principal, Sr. Eng,, Sr. PM CM Staff $174	Classification 2 Field CM/Inspection Staff $165	Classification 3 PMt, Project Controls, Contract Admin, Office Engt Supprt Staff $134	**Time/Hrs Allocation**	**Budget Allocation**
Construction Management and Inspection	75	Time % Alloc. 10%	Time % Alloc. 100%	Time % Alloc. 50%		
	work days	Time Hrs Alloc. 60	Time Hrs Alloc. 600	Time Hrs Alloc. 300	**960**	
	600 work hrs (8 hr day)	Budget Alloc. $10,440	Budget Alloc. $99,000	Budget Alloc. $40,200		**$149,640**
TOTAL						**$149,640**

The Time/Hrs and Budget Allocation presented above are our assumptions. If the City desires a different staffing level and effort, we would be happy to discuss City's expectations and make adjustments to our assumptions accordingly. Actual hours and dollar amounts may flex and re-allocated within various tasks as needed. Staff Classifications, Hourly Rates and Hours are average and may vary within the established total budget. Billing is based on actual hours spent.

7. Insurance

Following is our current Insurance Certificate. If selected by the City for this project, we will appreciate the opportunity of having our Attorney discuss the final contract language to ensure our insurance is in compliance with current laws and regulations and meets the City's requirements with the City's Attorney.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Sandy Peters
AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549	PHONE (A/C, No, Ext): 626-696-1901 FAX (A/C, No): E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com
License#: 6003745	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED TRANENG-09 Transtech Engineers, Inc. 909-595-8599 13367 Benson Ave Chino CA 91710-3009	INSURER A : Travelers Casualty and Surety Co of America — 31194 INSURER B : Travelers Property Casualty Company of America — 25674 INSURER C : The Travelers Indemnity Company of Connecticut — 25682 INSURER D : Hartford Casualty Insurance Company — 29424 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 191454258 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab Included GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	6805H737478	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY X NoOwnedAutos SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	BA3R067451	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	57WEGAA5O8A	9/1/2025	9/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2025	12/31/2026	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.
The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.
PROOF OF Coverage - For Proposal Purposes

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Sandy Peters

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Reference Number: PLA261073

MASTER SERVICES AGREEMENT

TASK ORDER

This **TASK ORDER** is issued under the **MASTER SERVICES AGREEMENT** dated 09/10/2024 between City of Gardena CA ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Streets Rehabilitation Gardena JN 526 & JN 548 project ("Project"), as described in the Project Information section of the Consultant's Task Order Proposal dated 04/30/2026 ("Task Order Proposal") unless the Project is otherwise described below or in Exhibit A to this Task Order (which section or Exhibit are incorporated into this Task Order). This Task Order is incorporated into and part of the Master Services Agreement.

1. Project Information

The project includes street rehibilitation at various locations within the city of Gradena.

The work will include mill and replacement of 2.5 inches of the asphalt pavement section, as well as replacement of curbs, gutters, sidewalks, and driveway approaches.

It Is our understanding that Terracon's scope of services will only include mill and overlay observation and testing and, compaction testing of pavement subgrade in limited areas on W 135th street.

2. Scope of Services The scope of Services to be provided under this Task Order are described in the Scope of Services section of the Consultant's Task Order Proposal, unless Services are otherwise described below or in Exhibit B to this Task Order.

- Asphalt batch plant inspection
  - Verification of certs, job mix formula, mix temps
  - Witness plant staff QC testing of bulk asphalt material
  - Sampling of aggregate for gradation analysis
- Asphalt pavement observation and compaction testing
  - Pavement subgrade preparation and compaction tetsing
  - Monitoring of delivery, laydown, and compaction temperatures
  - In-place density testing by thin-lift nuclear gauge
- Laboratory testing
  - Theoretical Maximum Density – one sample per day
  - Gradation- asphalt mix
- Project Management
  - Attendance at pre-construction meeting at the Client's request
  - Supervision of laboratory and field services
  - Preparation and review of project reports and monthly invoices

Our understanding of the project and the required construction material testing and inspection services is based on our communication with the client and our review of the following documents:

- Submitted Plans approved on 4/1/2026

3. Compensation Client shall pay compensation for the Services performed at the fees stated in the Task Order Proposal unless fees are otherwise stated below or in Exhibit C to this Task Order.

Our estimated fee is **$10,295** which includes 5 days of onsite observation and at the batch plant. Please note that a construction schedule was not shared with Terracon at the time of the preparation of this estimate. The Client would be billed only for the amount of service provided, i.e. Terracon will not bill for the total budget if the total booked is less than the budget.

Please find our hourly rates in the table below:

Fee Estimate
Materials Services
Streets Rehabilitation Gardena JN 526 & JN 548
Terracon Proposal No. PLA261073

DESCRIPTION	RATE	UNITS	TRIPS	TOTAL QUANTITY	TOTAL
Pavement Subgrade Testing and Observation					**$7,560.00**
Soil/Asphalt Inspector	$189.00	hours	4	32	$6,048.00
Batch Plant Inspector	$189.00	hours	1	8	$1,512.00
Laboratory Services					**$1,280.00**
Theoretical Maximum Specific Gravity (ASTM D2041)	$210.00	tests		2	$420.00
Modified Proctor (ASTM D1557)	$300.00	tests		1	$300.00
Expansion Index (ASTM D4829)	$215.00	tests		1	$215.00
Gradation/Sieve Analysis	$345.00	tests		1	$345.00

Project Management, Coordination and Engineering Review				**$1,355.00**
Project Manager	$145.00	hours	5	$725.00
Dispatcher	$100.00	hours	2	$200.00
Senior Engineer	$250.00	hours	1	$250.00
Billing Coordinator	$90.00	hours	1	$90.00
Government Compliance Coordinator	$90.00	hours	1	$90.00
Other Cost				**$100.00**
Nuclear Gauge (Equipment)	$20.00	days	5	$100.00
Total				**$10,295.00**

Please note this is only a budget estimate and not a not-to-exceed price. Many factors, including those out of our control, such as weather and the contractor's schedule, implementation of RFI's and/or ASI's, and how often we are called to the site, will dictate the final fee for our services. Furthermore, all costs associated with deviations, re-testing and re-inspections of failing items, on-site standby time, overtime, and short notice premiums are not included in our estimated cost.

Basis Of Charges

1. This rate sheet is contingent upon the client's representation that the project IS NOT a public works project
2. Normal working hours are defined as 6:00 AM to 5:00 PM Monday through Friday.
3. Terracon requires notification at least 24 hours in advance (business time) of the schedule job starting time. Forty-eight (48) hours (business time) is requested for night, weekend or out of town work. Inspections scheduled after close of business on the day prior to the inspection or day-of calls will be charged at a shift premium of 1.5 times the regular rate.
4. Personnel rates and trip charges quoted above are portal to portal from our Colton, California office.
5. All rates are based upon a 4-hour minimum charge for assignments of up to 4 hours. A minimum charge of 8 hours will apply for all assignments in excess of 4 hours up to 8 hours.
6. An overtime rate of 1.5 times the regular rate will apply for all work over 8 hours, up to 12 hours, on weekdays and the first 8 hours on Saturday. Double time will be charged for weekday work in excess of 12 hours, Saturday work in excess of 8 hours, work on Sunday, and work on holidays.
7. Weekday work performed during other than "normal working hours" will be charged a shift premium of 1.5 times the normal hourly rate for the first 8 hours.
8. Inspections cancelled after 3:00 pm the day prior to the inspection will be charged 4 hours for late cancellation.
9. Re-testing and re-inspection will be performed at the unit rates indicated and will be in addition to the estimated costs.

All terms and conditions of the **Master Services Agreement** shall continue in full force and effect. This Task Order is accepted and Consultant is authorized to proceed.

Consultant:	**Terracon Consultants, Inc.**	Client:	**City of Gardena CA**
By:	Date: **5/1/2026**	By:	Date:
Name/Title:	**Timothy J Slegers / Manager of Regional Services/Principal**	Name/Title:	**Amir Modarressi /**
Address:	**145 W Walnut St** **Carson, CA 90248-3103**	Address:	**1717 W 162nd St** **Gardena, CA 90247**
Phone:	**(310) 627-3430** Fax:	Phone:	Fax:
Email:	**Tim.Slegers@terracon.com**	Email:	

CITY OF GARDENA

VARIOUS STREETS REHABILITATION PROJECT

NORMANDIE AVE, CASSIDY ST, VERMONT AVE, 132ND ST, W 135TH ST, MARINE AVE, 145TH ST & 166TH ST

PROJECT NO. JN 526 & JN 548

GENERAL NOTES

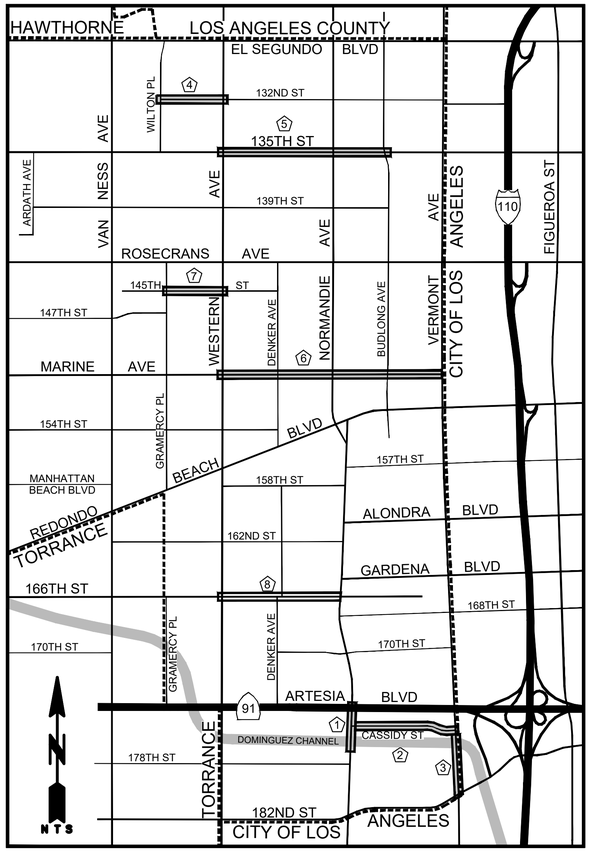
1. ADJUST UTILITY VALVE COVERS, UTILITY BOXES, TRAFFIC SIGNAL BOXES, ETC. TO FINISH GRADE. PAVEMENT SHALL BE INCLUDED IN ADJACENT CONSTRUCTION.
2. ALL SURVEY CENTERLINE TIES AND MONUMENTS THAT ARE DAMAGED OR REMOVED SHALL BE RE-ESTABLISHED. THE SURVEYOR SHALL ALSO ESTABLISH CENTER LINE MONUMENTS AND TIES AT ALL STREET INTERSECTIONS WITHIN THE PROJECT LIMITS WHERE NONE EXISTED PRIOR TO CONSTRUCTION. SEE TECHNICAL PROVISIONS.
3. PROVIDE TRAFFIC CONTROL PER TECHNICAL PROVISIONS.
4. ALL STREETS ARE DRAWN WITH BREAK LINES FOR DRAWING PURPOSES. BIDS SHALL BE BASED ON STATIONING AND FIELD VERIFICATION.
5. 24 HOUR NOTICE FOR ALL INSPECTIONS REQUIRED.
6. CATCH BASINS ARE DRAWN FOR CLARITY.
7. CONTRACTORS SHALL REMOVE AND DISPOSE OF ALL TRASH AND BROKEN BRANCHES BEFORE AND AFTER PAVING.
8. PRIOR TO CUTTING OF ANY ROOTS, CALL PARKS DIVISION AT (310) 217-9564 FOR APPROVAL.

UTILITY COMPANY CONTACTS

COMPANY	CONTRACT PERSON	TELEPHONE NO.
AT&T - DISTRBUTION	RAYMOND DOVE 100 W. ALONDRA BLVD, BLDG A, RM 202 GARDENA, CA 90248	310-515-4257
AT&T - LONG DISTANCE	JOSEPH FORKERT 22311 BROOKHURST ST #203 HUNTINGTON BEACH, CA 92646	714-963-7964
AT&T - TCA	MARIA GUZMAN 420 S GRAND AVE, RM 707 LOS ANGELES, CA 90054	213-787-9996
CHEVRON PIPELINE COMPANY	DAVE ZERLER 2600 HOMESTEAD PL RANCHO DOMINGUEZ, CA 90220	310-669-4014
CROWN CASTLE	FIBER DIG	888-632-0931
GOLDEN STATE WATER COMPANY	JOSEPH ZHAO 14835 S. SPRING ST GARDENA, CA 90248	310-767-8200
LEVEL 3 COMMUNICATIONS	CALEB KING	918-547-0007
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	DARYLL CHENOWETH 900 S. FREMONT AVE 8TH FLOOR ALHAMBRA, CA 91803	626-458-3709
LOS ANGELES COUNTY SANITATION DISTRICT	JON GNAZ P.O. BOX 4998 WHITTIER, CA 90607	562-908-4288
LOS ANGELES DEPARTMENT OF WATER AND POWER	JOSE PORRAS P.O. BOX 51111, RM 1425 LOS ANGELES, CA 90051	213-367-1049
M POWER COMMUNICATIONS	MARK DENNING	949-864-0296
METROPOLITAN WATER DISTRICT P.O.	CIVIL ENGINEER SUBSTRUCTURES SECTION BOX 54153 LOS ANGELES, CA 90054	213-217-7663
SOUTHERN CALIFORNIA EDISON - DISTRIBUTION	JOHN LE 505 MAPLE AVE TORRANCE, CA 90503	714-514-5654
SOUTHERN CALIFORNIA GAS	JOEL CANIZALEZ 701 N. BULLIS RD COMPTON, CA 90221	818-701-3448
VCI CONSTRUCTION	MELISSA CULMER	909-276-1279
WEST BASIN MUNICIPAL WATER DISTRICT	FRANK FUCHS 17140 S AVALON BLVD #210 CARSON, CA 90746	310-660-6255
ZAYO	GEORGE HUSS	443-403-2023

SIGNING & STRIPING GENERAL NOTES

1) TRAFFIC STRIPING, PAVEMENT MARKINGS, RAISED PAVEMENT MARKERS, REFLECTIVE MATERIALS, THE APPLICATION OF ALKYD-BASED THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS, AND THE INSTALLATION OF RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN THE CALTRANS STANDARD SPECIFICATIONS (2023 EDITION), SECTION 84, "MARKINGS" AND SECTION 81-3, "PAVEMENT MARKERS" CALTRANS STANDARD PLANS (2023 EDITION) AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD 2014 REV. 8).
2) ALL STRIPING AND PAVEMENT LEGENDS SHALL BE ALKYD-BASED THERMOPLASTIC WITH RAISED PAVEMENT MARKERS UNLESS OTHERWISE NOTED.
3) RAISED PAVEMENT MARKERS SHALL BE CEMENTED TO THE PAVEMENT WITH HOT MELT BITUMINOUS ADHESIVE.
4) INSTALL DOUBLED SIDED BLUE RAISED PAVEMENT MARKERS FOR ALL FIRE HYDRANTS.
5) ALL CONFLICTING NON-THERMOPLASTIC STRIPING OR PAVEMENT MARKINGS TO BE REMOVED SHALL BE DONE BY WET SANDBLASTING AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS. ALL CONFLICTING THERMOPLASTIC MARKINGS TO BE REMOVED SHALL BE DONE BY FULL GRINDING.
6) ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL EXTEND 10' FROM THE EXTENSION OF THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LIMIT LINE STRIPING SHALL BE 8' FROM PROLONGATION OF CURB LINE.
8) ALL OPEN TRANSITIONS TO LEFT-TURN POCKETS SHALL BE 60' UNLESS OTHERWISE NOTED.
9) ALL LANE LINES AT INTERSECTION APPROACHES SHALL BEGIN AND END WITH 50 FEET OF A SOLID WHITE LANE LINE UNLESS OTHERWISE NOTED.
10) ALL STRIPING AND MARKINGS SHALL BE MEASURED BETWEEN THE CENTERLINES OF EACH ADJACENT, SINGLE OR DOUBLE STRIPE OR TOP OF CURB OR EDGE OF PAVEMENT AS APPROPRIATE.
11) ALL SIGNING SHOWN HEREON SHALL BE INSTALLED, RELOCATED OR REMOVED BY THE CONTRACTOR.
12) DETAILS AND DIMENSIONS FOR TRAFFIC SIGNS, INSTALLATION AND/OR REMOVAL SHALL CONFORM TO CALTRANS STANDARD SPECIFICATIONS SECTION 82, AND STANDARD PLANS. TRAFFIC WARNING AND REGULATORY SIGNS SHALL HAVE REFLECTORIZED HIGH INTENSITY DIAMOND GRADE (DG) SHEETING ON 0.080-INCH THICK 5062H38 ALUMINUM. MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER AS MEETING ALL APPLICABLE SPECIFICATIONS.
13) SIGN SHEETING MATERIAL SHALL BE 3M DIAMOND GRADE RETROREFLECTIVE SHEETING.
14) TRAFFIC SIGN POSTS SHALL NOT BE INSTALLED UNTIL LOCATIONS ARE SPOTTED BY THE CONTRACTOR AND APPROVED BY THE CITY INSPECTOR.
15) SIDEWALKS/SLABS DAMAGED DUE TO REMOVING SIGN POST SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY INSPECTOR.
16) INSTALL TEMPORARY LIMIT LINE MARKERS IMMEDIATELY AFTER PAVING.
17) INSTALL TEMPORARY STRIPING MARKERS IMMEDIATELY AFTER PAVING, SPACED AT 25-FOOT MAXIMUM.



PROJECT LOCATION MAP

(#) = LOCATION NO.

SHEET INDEX

SHEET #	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS
5	LOCATION #1 STREET PLAN - NORMANDIE AVE (FROM W 177TH ST TO ARTESIA BLVD)
6-7	LOCATION #2 STREET PLAN - CASSIDY ST (FROM NORMANDIE AVE TO VERMONT AVE)
8	LOCATION #3 STREET PLAN - VERMONT AVE (FROM W 182ND ST TO BRIDGE ±150' S/O CASSIDY ST)
9	LOCATION #4 STREET PLAN - 132ND ST (FROM WILTON PL TO S WESTERN AVE)
10-11	LOCATION #5 STREET PLAN - W 135TH ST (FROM S WESTERN AVE TO BUDLONG AVE)
12-14	LOCATION #6 STREET PLAN - MARINE AVE (FROM S WESTERN AVE TO VERMONT AVE)
15	LOCATION #7 STREET PLAN - 145TH ST (FROM GRAMERCY PL TO S WESTERN AVE)
16	LOCATION #1 STRIPING PLAN - NORMANDIE AVE (FROM W 177TH ST TO ARTESIA BLVD)
17-18	LOCATION #2 STRIPING PLAN - CASSIDY ST (FROM NORMANDIE AVE TO VERMONT AVE)
19	LOCATION #3 STRIPING PLAN - VERMONT AVE (FROM W 182ND ST TO BRIDGE ±150' S/O CASSIDY ST)
20	LOCATION #4 STRIPING PLAN - 132ND ST (FROM WILTON PL TO S WESTERN AVE)
21-22	LOCATION #5 STRIPING PLAN - W 135TH ST (FROM S WESTERN AVE TO BUDLONG AVE)
23-25	LOCATION #6 STRIPING PLAN - MARINE AVE (FROM S WESTERN AVE TO VERMONT AVE)
26	LOCATION #7 STRIPING PLAN - 145TH ST (FROM GRAMERCY PL TO S WESTERN AVE)
27-28	LOCATION #8 STRIPING PLAN - 166TH ST (FROM WESTERN AVE TO NORMANDIE AVE)

NOTE: SIGNATURE OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER ON THE TITLE SHEET CONSTITUTES APPROVAL OF ALL 28 SHEETS.

CONSTRUCTION NOTES

1. PROTECT IN PLACE.
2. NOT USED
3. MILL EXISTING AC PAVEMENT (2" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
4. EDGE MILL EXISTING AC PAVEMENT (VARIABLE DEPTH) FROM 2" TO 4" DEPTH AT GUTTER LIP. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.
5. REMOVE/MILL EXISTING ROADWAY SECTION FROM 1.5" DEPTH AT STREET CENTERLINE TO 3.5" DEPTH AT EXISTING GUTTER LIP. RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
6. NOT USED
7. NOT USED
8. NOT USED
9. CONSTRUCT VARIABLE DEPTH MILL TRANSITION. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.
10. NOT USED.
11. REMOVE AND RECONSTRUCT ACCESS RAMP PER CITY OF GARDENA STD. DWG. ST-14. RAMP TYPE PER CALTRANS STD. PLAN A88A/B AS NOTED ON PLAN. RECONSTRUCT ADJOINING CONCRETE CURB, GUTTER AND SIDEWALK AS REQUIRED.
12. MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.
13. FURNISH AND PLACE 2" AC BASE COURSE (C2-PG64-10).
14. FURNISH AND PLACE 1.5" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
15. FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
16. RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.
17. ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.
18. ADJUST WATER VALVE TO GRADE.
19. NOT USED
20. SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).
21. REMOVE AND RECONSTRUCT COMMERCIAL DRIVEWAY TYPE A PER CITY OF GARDENA STD. DWG. ST-2.
22. REMOVE AND RECONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDENA STD. DWG ST-4.
23. REMOVE AND RECONSTRUCT RESIDENTIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-6. RECONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.
24. FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.
25. NOT USED
26. NOT USED
27. NOT USED
28. REMOVE AND RECONSTRUCT COMMERCIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-7. CONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.
29. NOT USED
30. UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
31. FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL
32. MILL EXISTING AC PAVEMENT (3" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHINICAL SPECIFICATIONS
33. FURNISH AND PLACE 1.5" AC BASE COURSE (C2-PG64-10).

SIGNING & STRIPING CONSTRUCTION NOTES

40. INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD.PLAN A20A, DETAIL 9.
41. INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD.PLAN A20A, DETAIL 22.
42. INSTALL THERMOPLASTIC RIGHT EDGE LINE STRIPE PER CALTRANS STD.PLAN A20B, DETAIL 27B.
43. INSTALL THERMOPLASTIC DOUBLE YELLOW MEDIAN ISLAND STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD.PLAN A20B, DETAIL 29.
44. INSTALL THERMOPLASTIC TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.
45. INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
46. INSTALL THERMOPLASTIC BIKE LANE LINE STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 39.
47. INSTALL THERMOPLASTIC WHITE LANE LINE EXTENSIONS STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 40.
48. INSTALL THERMOPLASTIC YELLOW LANE LINE EXTENSIONS STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 41.
49. INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
50. INSTALL THERMOPLASTIC TYPE VI ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
51. INSTALL THERMOPLASTIC BIKE LANE ARROW PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
52. INSTALL THERMOPLASTIC BIKE LANE SYMBOL WITH PERSON PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24C.
53. INSTALL THERMOPLASTIC PAVEMENT MARKINGS NUMERALS PER CALTRANS STD. PLAN A24C.
54. INSTALL THERMOPLASTIC PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.
55. INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
56. INSTALL 10' WIDE THERMOPLASTIC YELLOW CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F.
57. INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE 5' BACK FROM CROSSWALK.
58. INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.
59. INSTALL THERMOPLASTIC 12" WHITE CHEVRON AT 25-FEET O.C.
60. INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
61. REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).
62. REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22
63. REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.
64. REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
65. REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
66. REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.
67. REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
68. REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) YELLOW CONTINENTAL CROSSWALK PER CALTRANS STD. PLAN A24F.
69. REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.
70. INSTALL THERMOPLASTIC YELLOW CROSSWALK PER CALTRANS STD. PLAN A24F.

DIGALERT

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TOLL FREE 811 OR 1-800-422-4133

Underground Service Alert of Southern California

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 — 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

TITLE SHEET

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

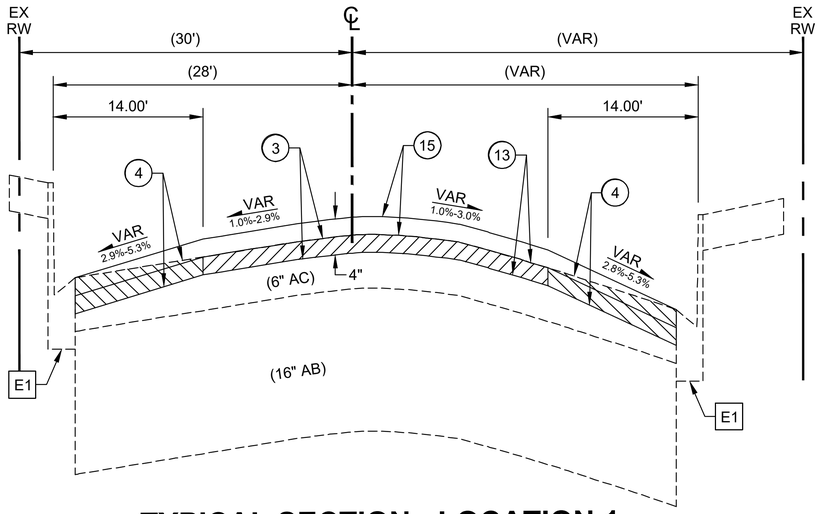
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY: Allan Rigg 4/1/26
ALLAN RIGG, PE — DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

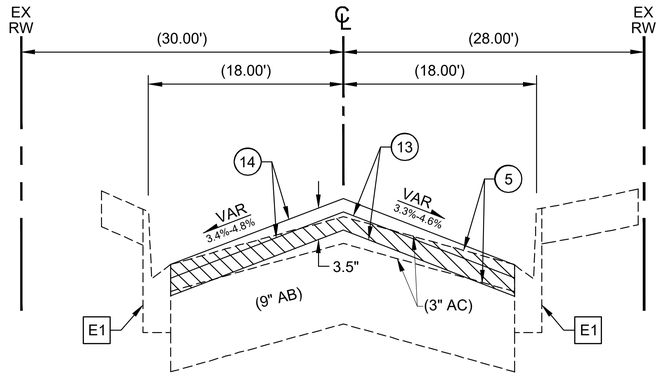
SHT. 1 OF 28 — DWG. NO. 8-1073

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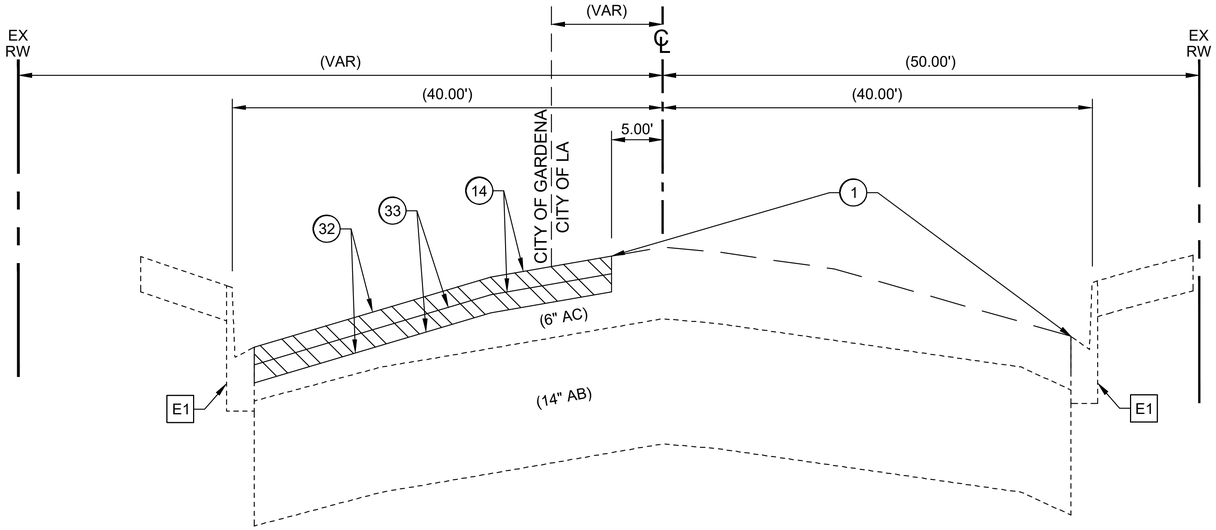
TYPICAL SECTION - LOCATION 1

NORMANDIE AVE
STA 22+70 TO STA 29+10



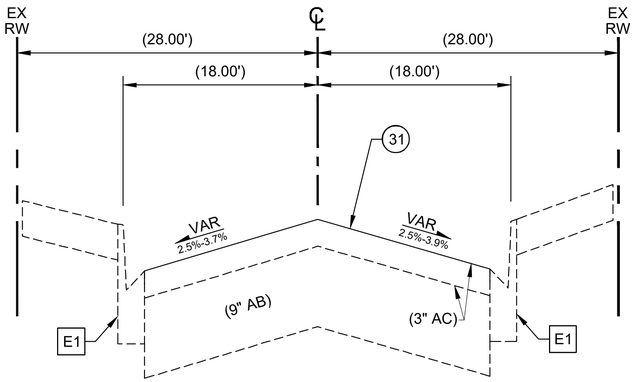
TYPICAL SECTION - LOCATION 2

CASSIDY ST
STA 10+80 TO STA 23+50



TYPICAL SECTION - LOCATION 3

VERMONT AVE
STA 11+10 TO STA 23+33



TYPICAL SECTION - LOCATION 2

CASSIDY ST
STA 23+92 TO STA 34+70

CONSTRUCTION NOTES

1. PROTECT IN PLACE.
2. MILL EXISTING AC PAVEMENT (1.5" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
3. MILL EXISTING AC PAVEMENT (2" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
4. EDGE MILL EXISTING AC PAVEMENT (VARIABLE DEPTH) FROM 2" TO 4" DEPTH AT GUTTER LIP. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.
5. REMOVE/MILL EXISTING ROADWAY SECTION FROM 1.5" DEPTH AT STREET CENTERLINE TO 3.5" DEPTH AT EXISTING GUTTER LIP. RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
13. FURNISH AND PLACE 2" AC BASE COURSE (C2-PG64-10).
14. FURNISH AND PLACE 1.5" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
15. FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
31. FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.
32. MILL EXISTING AC PAVEMENT (3" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHINICAL SPECIFICATIONS.
33. FURNISH AND PLACE 1.5" AC BASE COURSE (C2-PG64-10).

EXISTING C/G LEGEND

- E1 EX TYPE A2-8 C/G
- E2 EX TYPE A2-6 C/G
- E3 EX TYPE A2-6 C/G (MOD)
- E4 EX VAR HT C/G

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- 3" MILL

TYPICAL SECTIONS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — NO. 42407 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

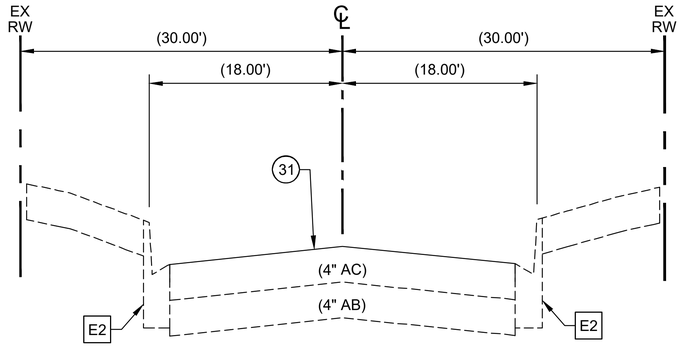
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE — PUBLIC WORKS DIRECTOR/CITY ENGINEER — DATE

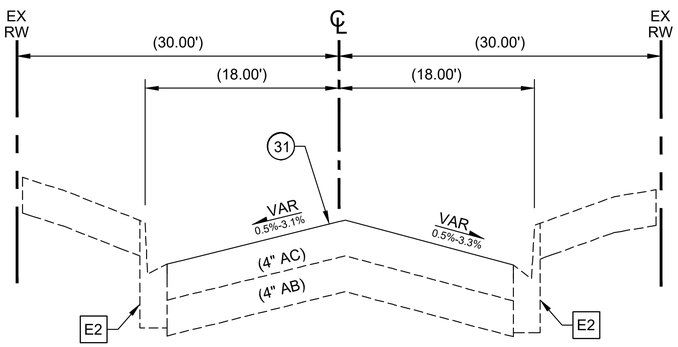
SHT. 2 OF 28 DWG. NO. 8-1073

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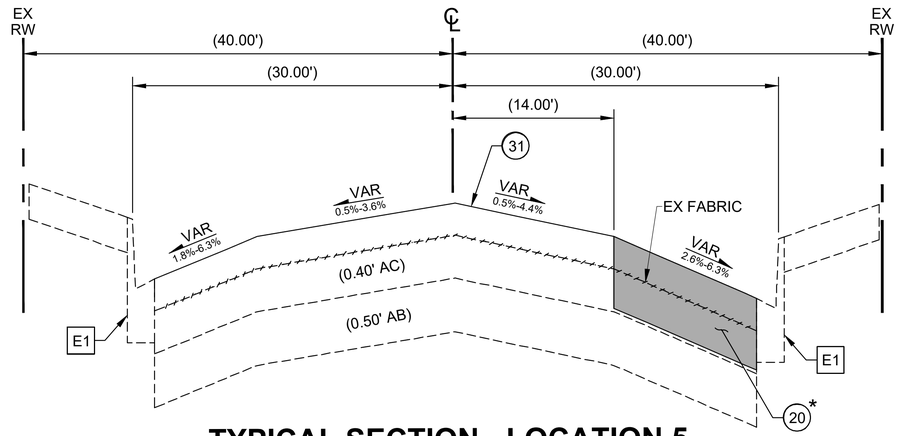
TYPICAL SECTION - LOCATION 4

132ND ST
STA 10+50 TO STA 12+05
STA 16+00 TO STA 17+00



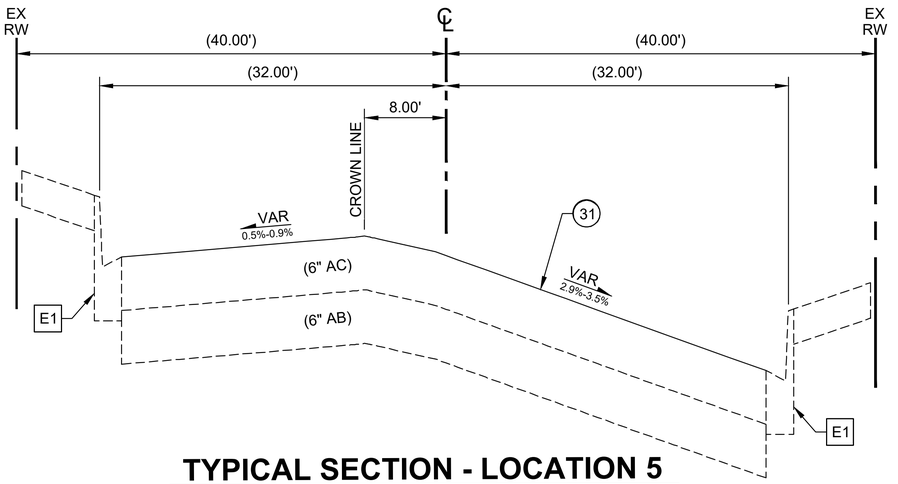
TYPICAL SECTION - LOCATION 4

132ND ST
STA 12+95 TO STA 13+50
STA 18+00 TO STA 22+95



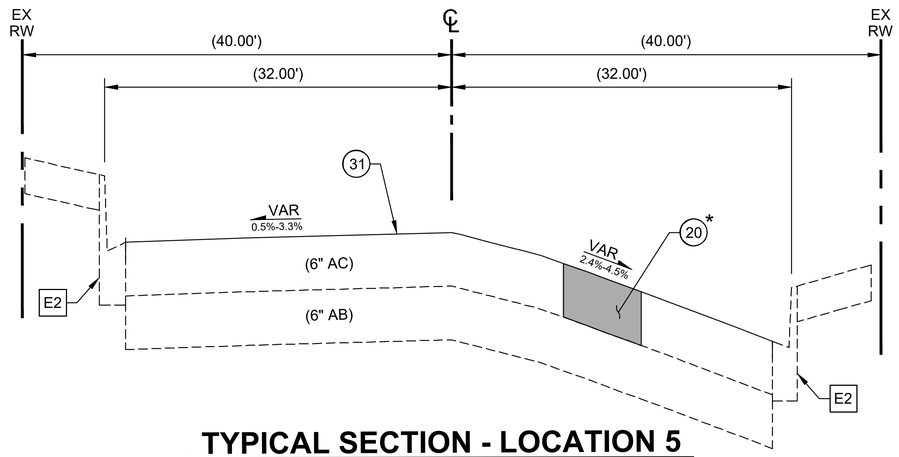
TYPICAL SECTION - LOCATION 5

135TH ST
STA 11+00 TO STA 11+50
STA 13+50 TO STA 38+00
* LOCATION PER PLAN



TYPICAL SECTION - LOCATION 5

135TH ST
STA 38+50 TO STA 40+00



TYPICAL SECTION - LOCATION 5

135TH ST
STA 40+50 TO STA 45+00
*LOCATION PER PLAN

CONSTRUCTION NOTES

(20) SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.

EXISTING C/G LEGEND

E1	EX TYPE A2-8 C/G
E2	EX TYPE A2-6 C/G
E3	EX TYPE A2-6 C/G (MOD)
E4	EX VAR HT C/G

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- SLURRY SEAL

TYPICAL SECTIONS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

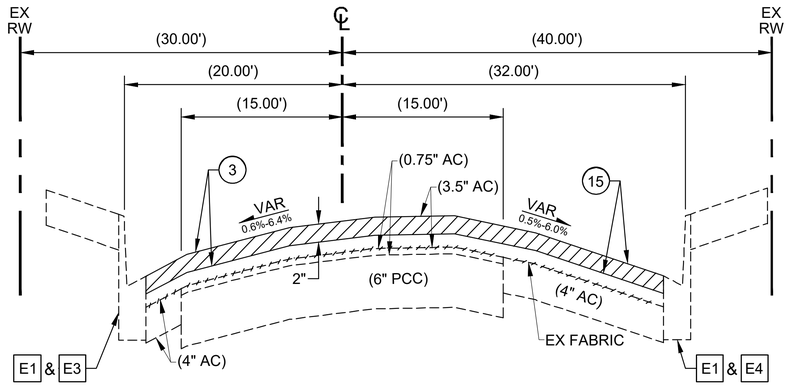
NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

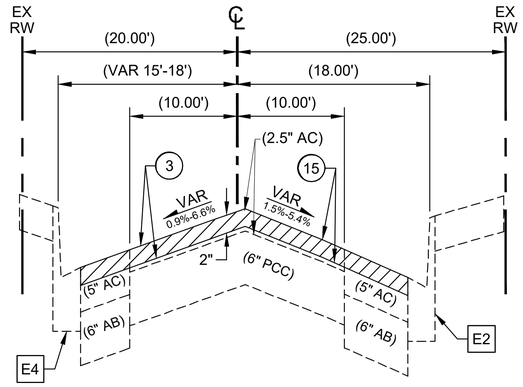
F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 3 OF 28 DWG. NO. 8-1073

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TYPICAL SECTION - LOCATION 6

MARINE AVE
STA 10+36 TO STA 11+03

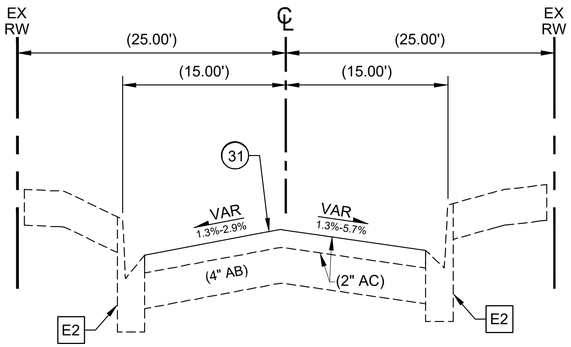


TYPICAL SECTION - LOCATION 6

MARINE AVE
STA 11+03 TO STA 51+18

EXISTING C/G LEGEND

- E1 EX TYPE A2-8 C/G
- E2 EX TYPE A2-6 C/G
- E3 EX TYPE A2-6 C/G (MOD)
- E4 EX VAR HT C/G



TYPICAL SECTION - LOCATION 7

145TH ST
STA 10+17 TO STA 22+78

CONSTRUCTION NOTES

(3) MILL EXISTING AC PAVEMENT (2" DEPTH), RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.

(15) FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- SLURRY SEAL

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

TYPICAL SECTIONS

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 4 OF 28 DWG. NO. 8-1073

L:\149-Gardena\005 - Various Street Rehabs\Design\Sheets\02-04-TYP SEC--Gardena.dwg 03/31/2026 15:38

CONSTRUCTION NOTES

(3) MILL EXISTING AC PAVEMENT (2" DEPTH), RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.

(4) EDGE MILL EXISTING AC PAVEMENT (VARIABLE DEPTH) FROM 2" TO 4" DEPTH AT GUTTER LIP. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.

(9) CONSTRUCT VARIABLE DEPTH MILL TRANSITION. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.

(12) MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.

(13) FURNISH AND PLACE 2" AC BASE COURSE (C2-PG64-10).

(15) FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).

(16) RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.

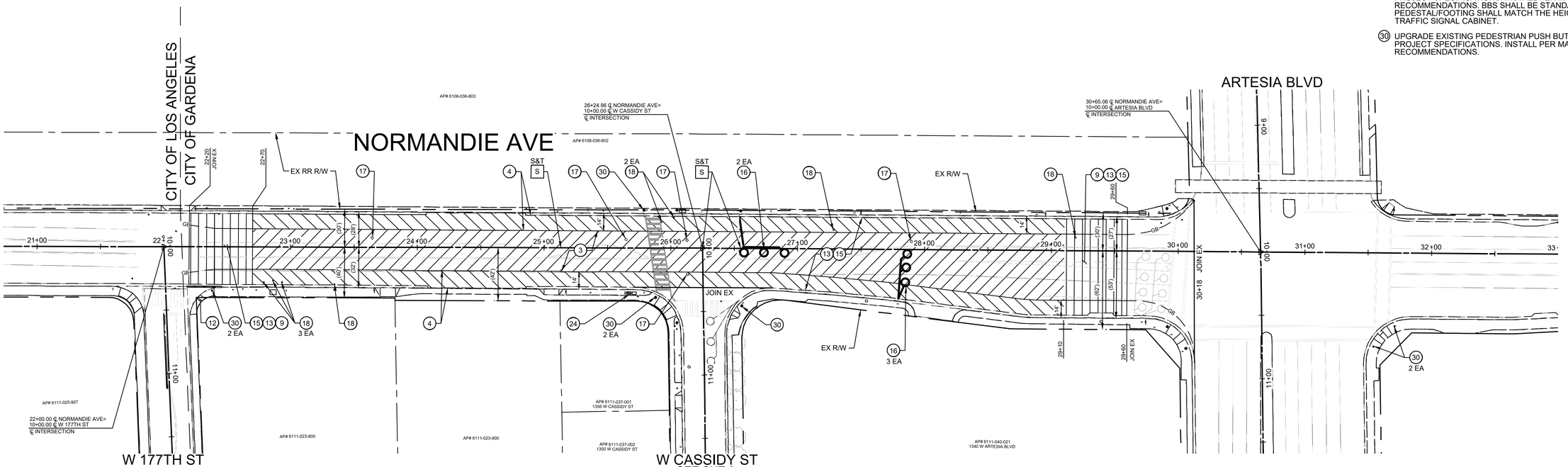
(17) ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.

(18) ADJUST WATER VALVE TO GRADE.

(20) SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).

(24) FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.

(30) UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.



LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

LOCATION 1
NORMANDIE AVE - W 177th ST TO ARTESIA BLVD

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26
DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

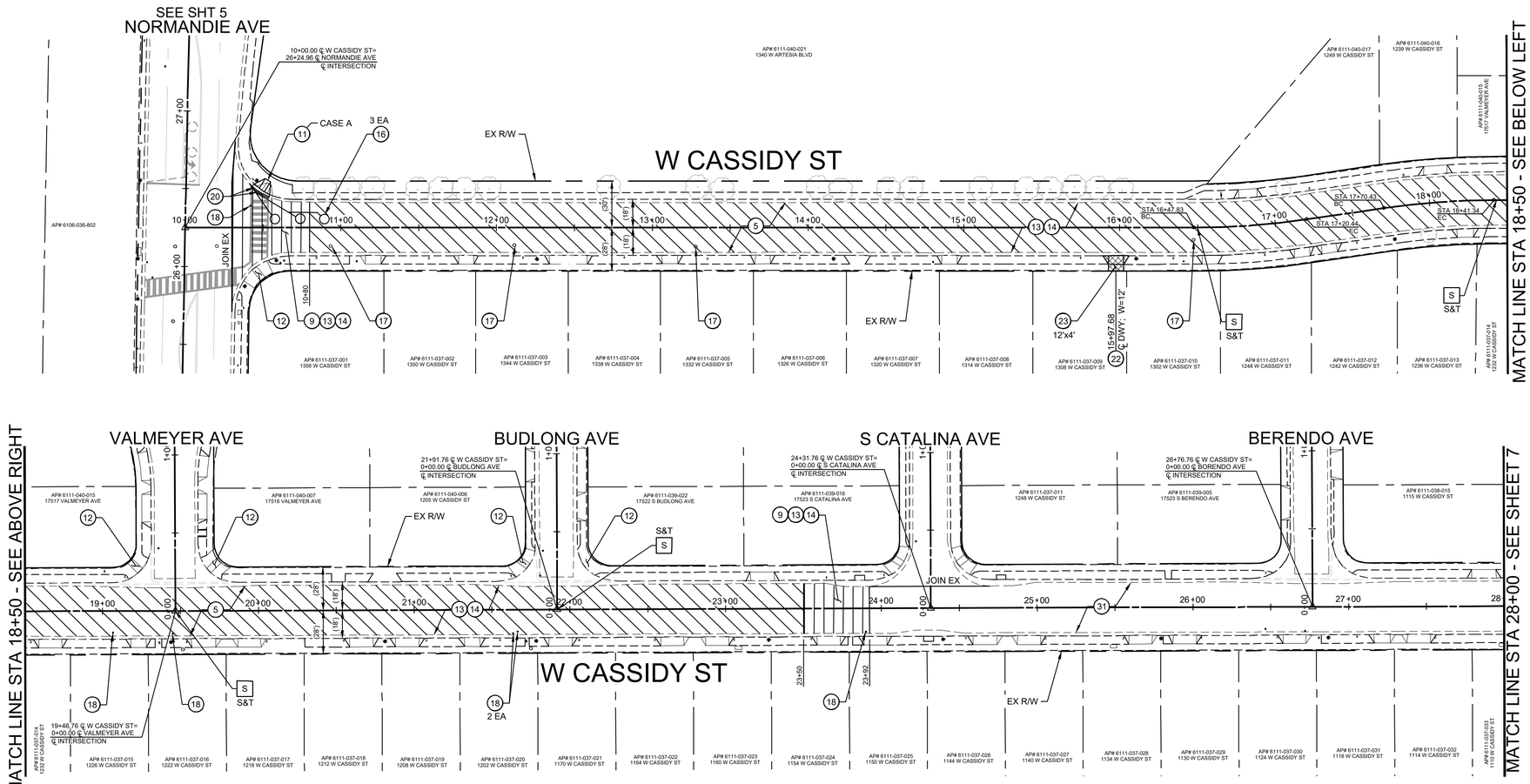
NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 5 OF 28 DWG. NO. 8-1073

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CONSTRUCTION NOTES

(5) REMOVE/MILL EXISTING ROADWAY SECTION FROM 1.5" DEPTH AT STREET CENTERLINE TO 3.5" DEPTH AT EXISTING GUTTER LIP. RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.

(9) CONSTRUCT VARIABLE DEPTH MILL TRANSITION. REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL PER THE TECHNICAL SPECIFICATIONS.

(11) REMOVE AND RECONSTRUCT ACCESS RAMP PER CITY OF GARDENA STD. DWG. ST-14. RAMP TYPE PER CALTRANS STD. PLAN A88A/B AS NOTED ON PLAN. RECONSTRUCT ADJOINING CONCRETE CURB, GUTTER AND SIDEWALK AS REQUIRED.

(12) MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.

(13) FURNISH AND PLACE 2" AC BASE COURSE (C2-PG64-10).

(14) FURNISH AND PLACE 1.5" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).

(16) RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.

(17) ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.

(18) ADJUST WATER VALVE TO GRADE.

(20) SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).

(22) REMOVE AND RECONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDENA STD. DWG ST-4.

(23) REMOVE AND RECONSTRUCT RESIDENTIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-6. RECONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

LOCATION 2
W CASSIDY ST - NORMANDIE AVE TO VERMONT AVE

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

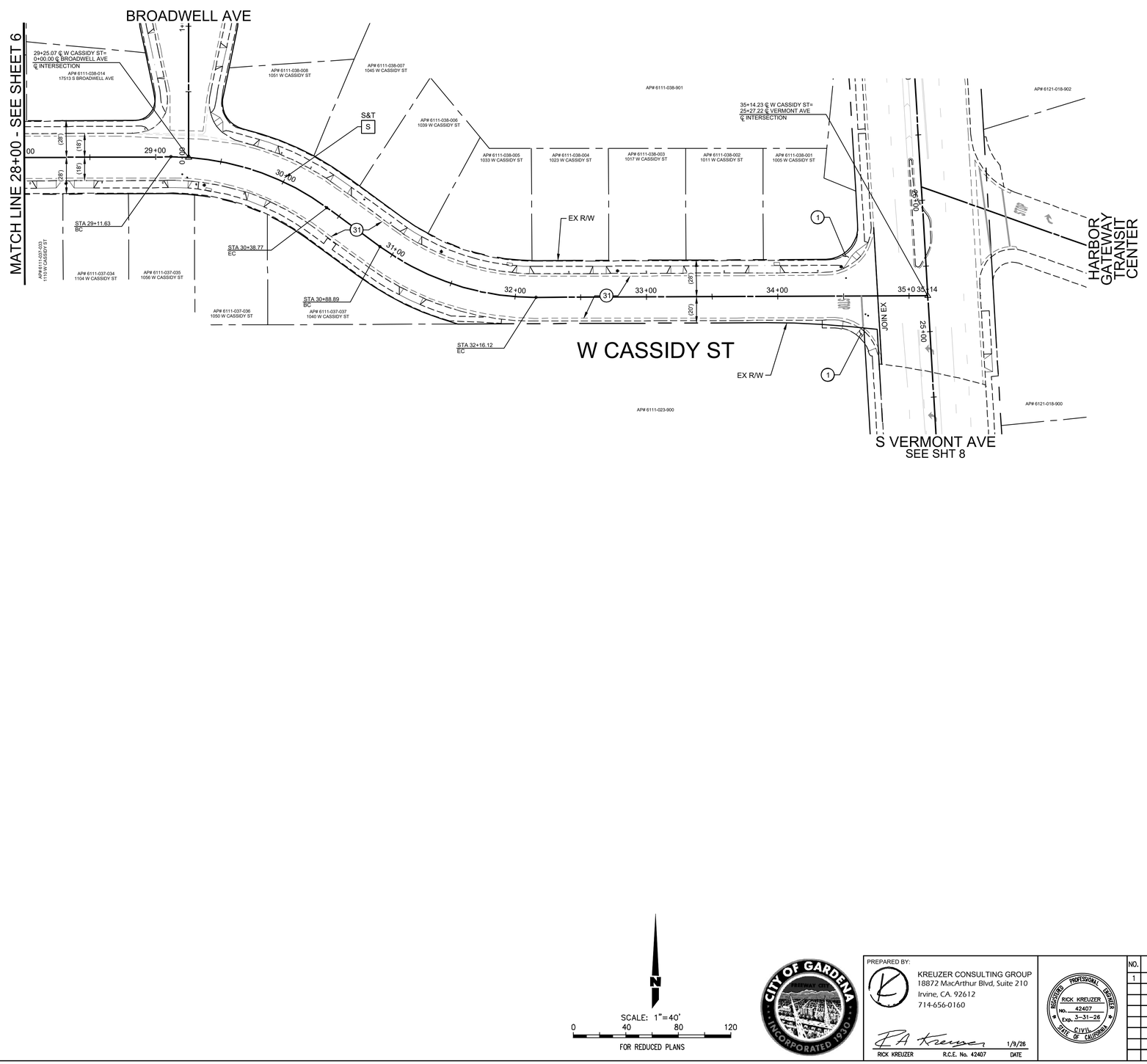
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 6 OF 28 DWG. NO. 8-1073

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CONSTRUCTION NOTES

(1) PROTECT IN PLACE.

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

CITY OF GARDENA · FREEWAY CITY · INCORPORATED 1930

PREPARED BY:

KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS

LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

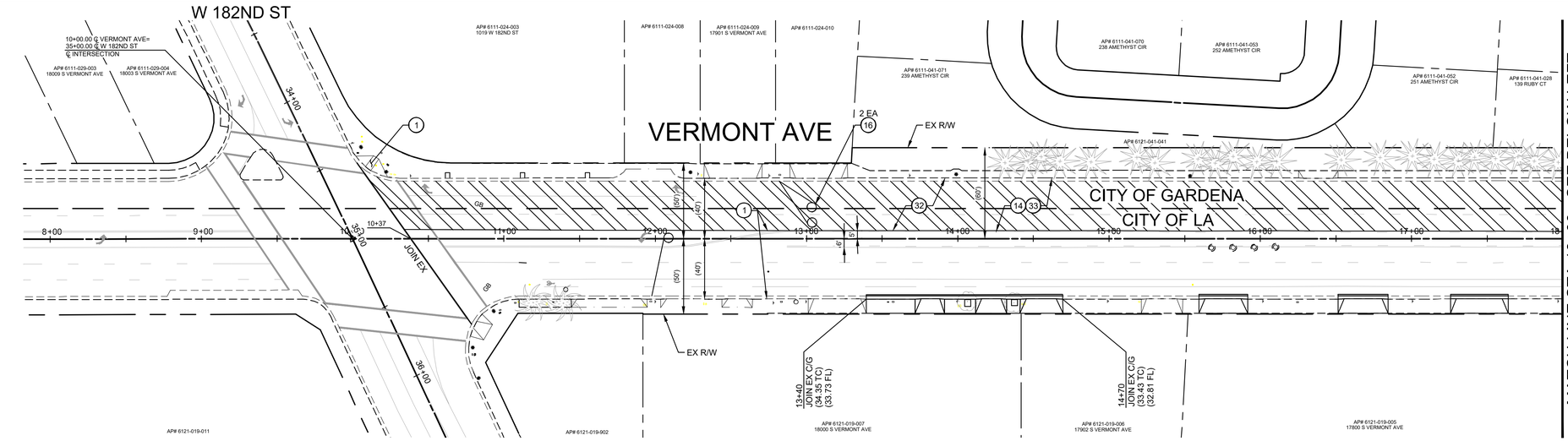
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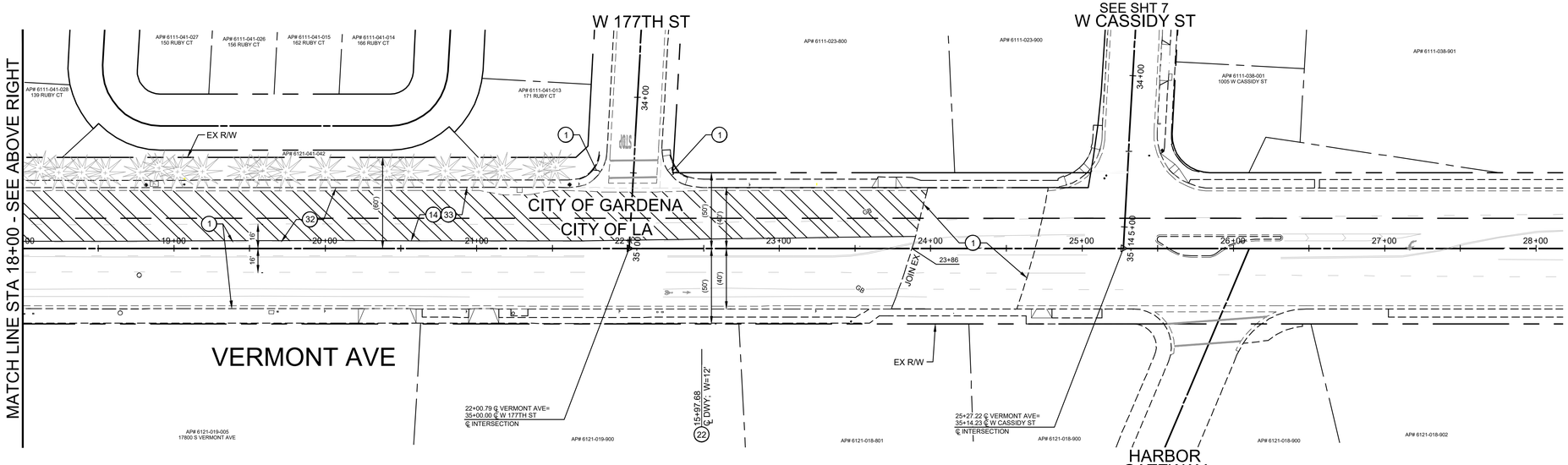
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 7 OF 28 DWG. NO. 8-1073

LOCATION 2
W CASSIDY ST - NORMANDIE AVE TO VERMONT AVE

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CONSTRUCTION NOTES

1. PROTECT IN PLACE.
14. FURNISH AND PLACE 1.5" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
16. RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.
32. MILL EXISTING AC PAVEMENT (3" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHINICAL SPECIFICATIONS
33. FURNISH AND PLACE 1.5" AC BASE COURSE (C2-PG64-10).

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE
REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
NO. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

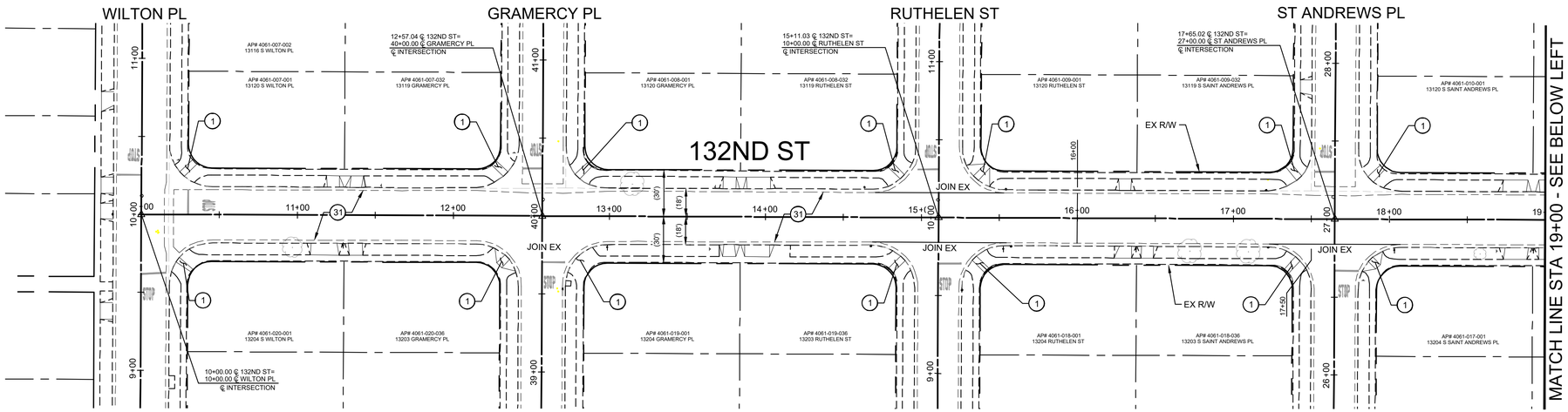
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

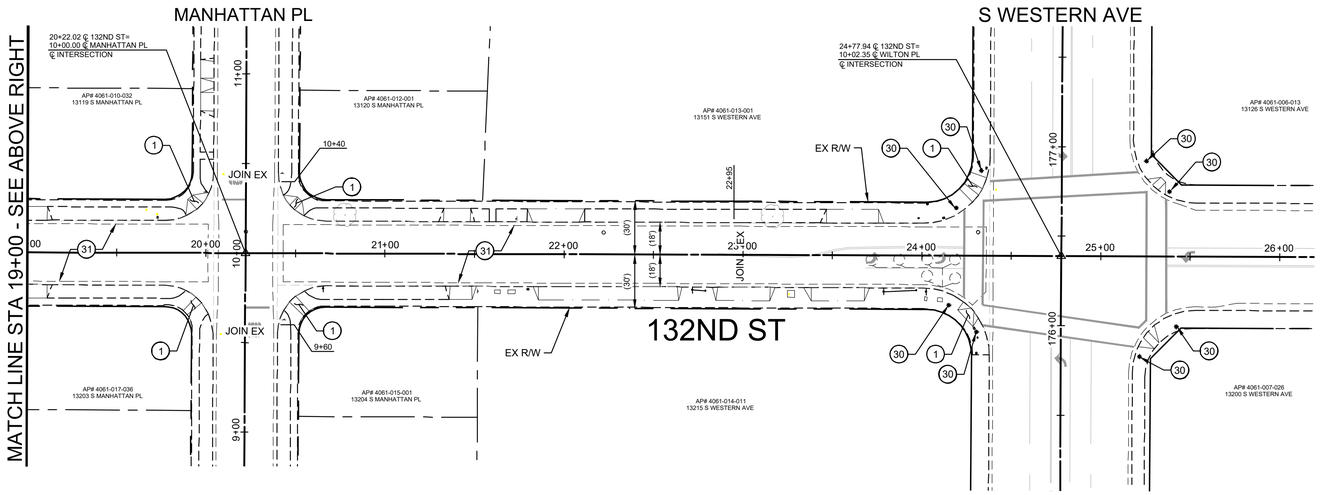
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 8 OF 28 DWG. NO. 8-1073

LOCATION 3
VERMONT AVE - W 182nd ST TO BRIDGE

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CONSTRUCTION NOTES

1. PROTECT IN PLACE.
30. UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
31. FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
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Exp. 3-31-26
CIVIL
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1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS

LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:

ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 9 OF 28 DWG. NO. 8-1073

LOCATION 4
132nd ST - WILTON PL TO S WESTERN AVE

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CONSTRUCTION NOTES

(1) PROTECT IN PLACE.

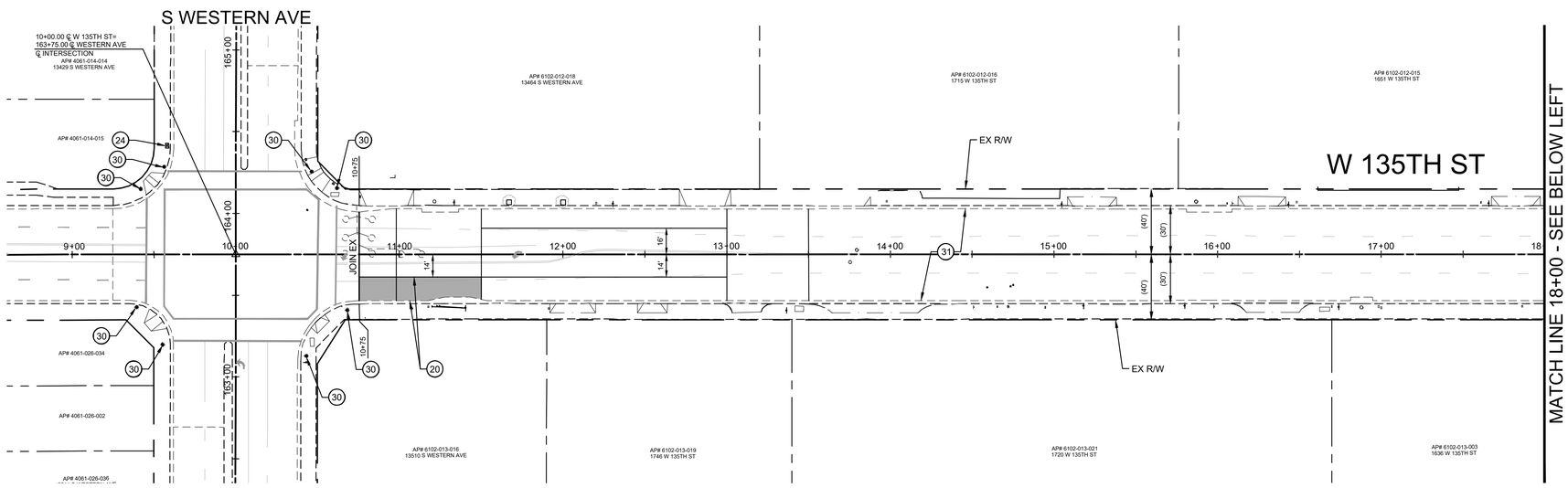
(20) SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).

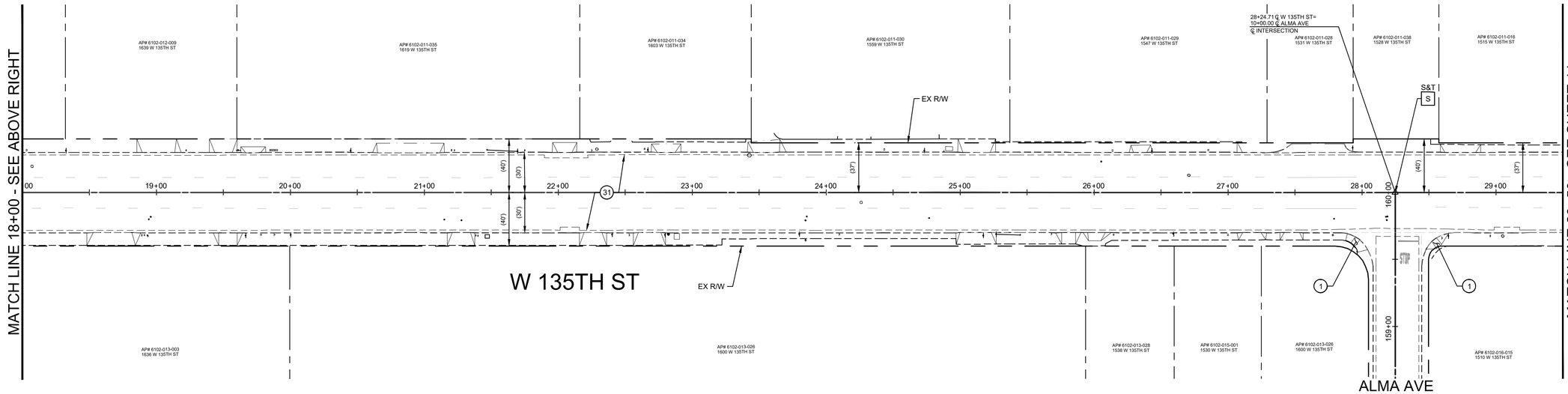
(21) REMOVE AND RECONSTRUCT COMMERCIAL DRIVEWAY TYPE A PER CITY OF GARDENA STD. DWG. ST-2.

(24) FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.

(30) UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.





LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS

LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:

ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

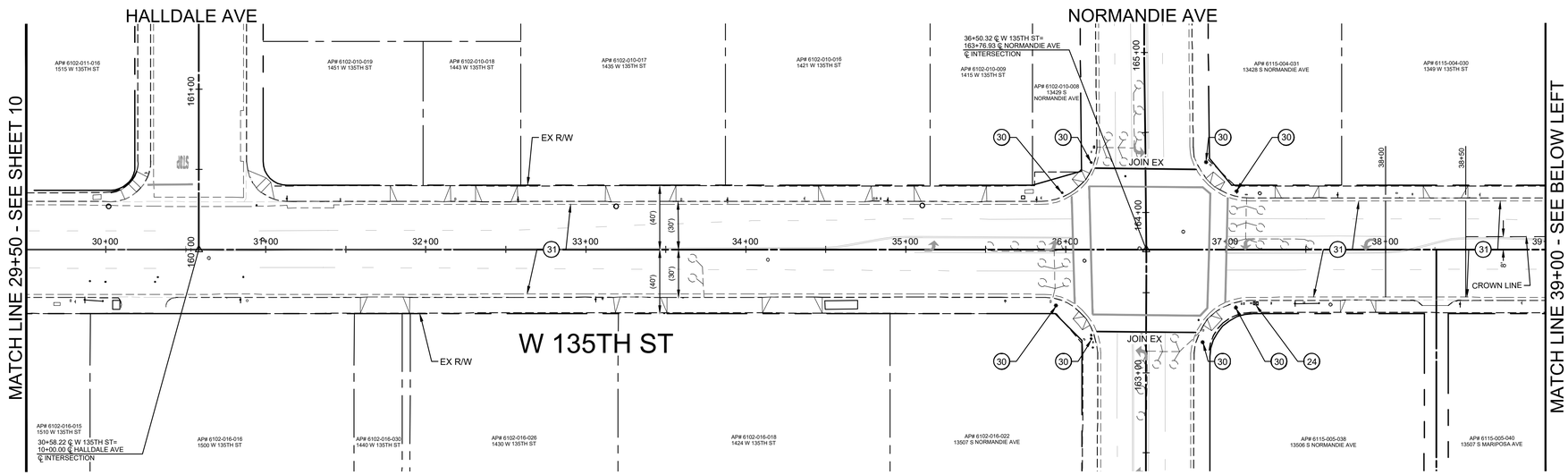
SHT. 10 OF 28 DWG. NO. 8-1073

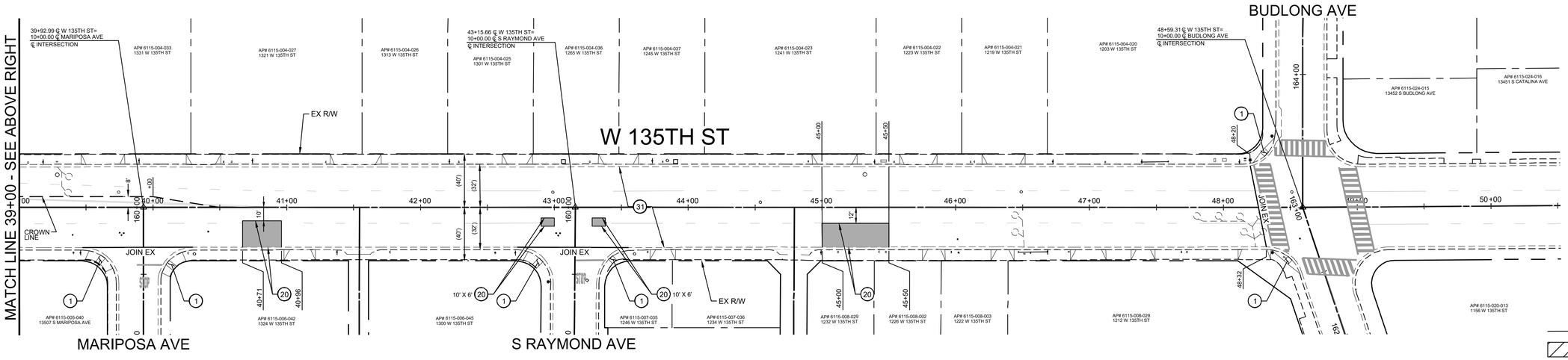
LOCATION 5
W 135th ST - S WESTERN AVE TO BUDLONG AVE

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CONSTRUCTION NOTES

1. PROTECT IN PLACE.
12. MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.
20. SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).
24. FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.
30. UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
31. FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.





LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

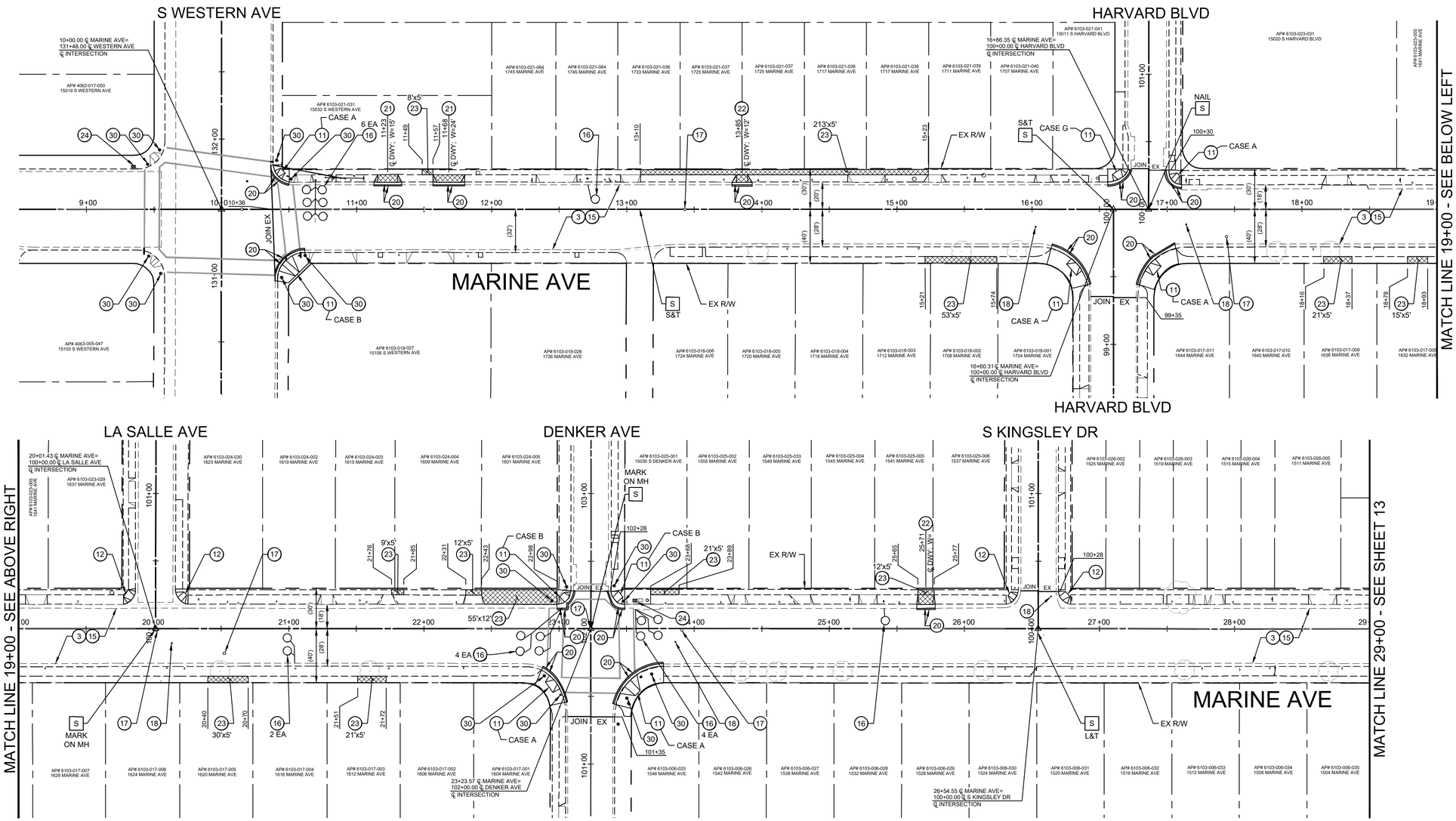
PROJECT: VARIOUS STREET REHABS

LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 11 OF 28 DWG. NO. 8-1073

LOCATION 5
W 135th ST - S WESTERN AVE TO BUDLONG AVE

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CONSTRUCTION NOTES

(3) MILL EXISTING AC PAVEMENT (2" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.

(11) REMOVE AND RECONSTRUCT ACCESS RAMP PER CITY OF GARDENA STD. DWG. ST-14. RAMP TYPE PER CALTRANS STD. PLAN A88A/B AS NOTED ON PLAN. RECONSTRUCT ADJOINING CONCRETE CURB, GUTTER AND SIDEWALK AS REQUIRED.

(12) MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.

(15) FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).

(16) RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.

(17) ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.

(18) ADJUST WATER VALVE TO GRADE.

(20) SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).

(21) REMOVE AND RECONSTRUCT COMMERCIAL DRIVEWAY TYPE A PER CITY OF GARDENA STD. DWG. ST-2.

(22) REMOVE AND RECONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDENA STD. DWG ST-4.

(23) REMOVE AND RECONSTRUCT RESIDENTIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-6. RECONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.

(24) FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.

(30) UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

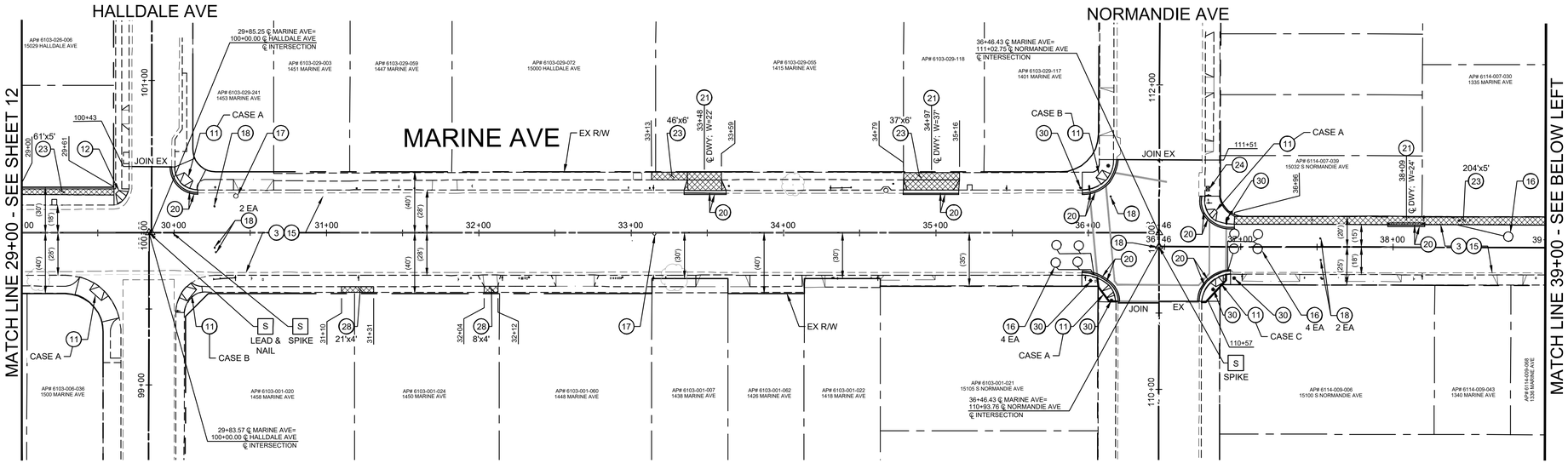
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

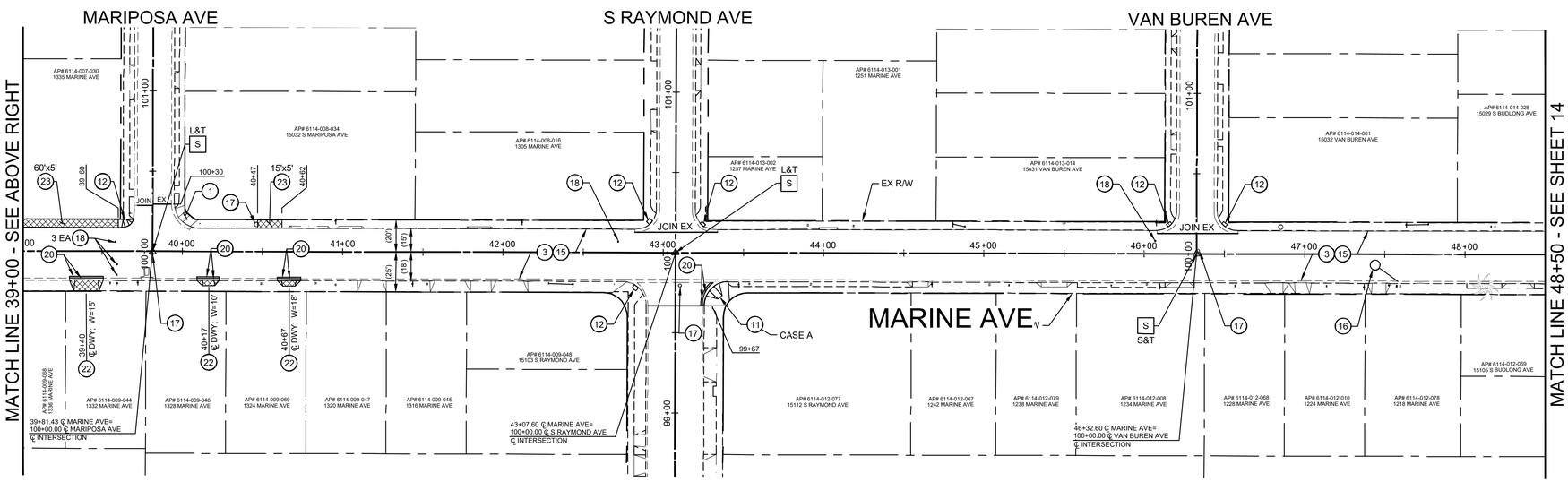
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 12 OF 28 DWG. NO. 8-1073

LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

L:\149-Gardena\005 - Various Street Rehabs\Design\Sheets\12-14-ST PL_LOC 06_Marine_Gardena.dwg 03/31/2026 16:41





CONSTRUCTION NOTES

1. PROTECT IN PLACE.
3. MILL EXISTING AC PAVEMENT (2" DEPTH). RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
11. REMOVE AND RECONSTRUCT ACCESS RAMP PER CITY OF GARDENA STD. DWG. ST-14. RAMP TYPE PER CALTRANS STD. PLAN A88A/B AS NOTED ON PLAN. RECONSTRUCT ADJOINING CONCRETE CURB, GUTTER AND SIDEWALK AS REQUIRED.
12. MILL EXISTING RAMP, AS REQUIRED, AND RETROFIT EXISTING RAMP WITH CAST IN PLACE TRUNCATED DOME.
15. FURNISH AND PLACE 2" ARHM OVERLAY ARHM-GG-C (C2-PG64-16).
16. RECONSTRUCT TRAFFIC LOOP DETECTION PER CITY OF GARDENA STD. DWG. ST-16.
17. ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.
18. ADJUST WATER VALVE TO GRADE.
20. SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).
21. REMOVE AND RECONSTRUCT COMMERCIAL DRIVEWAY TYPE A PER CITY OF GARDENA STD. DWG. ST-2.
22. REMOVE AND RECONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDENA STD. DWG ST-4.
23. REMOVE AND RECONSTRUCT RESIDENTIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-6. RECONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.
24. FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.
28. REMOVE AND RECONSTRUCT COMMERCIAL SIDEWALK PER CITY OF GARDENA STD. DWG. ST-7. CONSTRUCTION LIMITS SHALL BE TO THE NEAREST SCOREMARK OR JOINT.
30. UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

CITY OF GARDENA INCORPORATED 1930

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

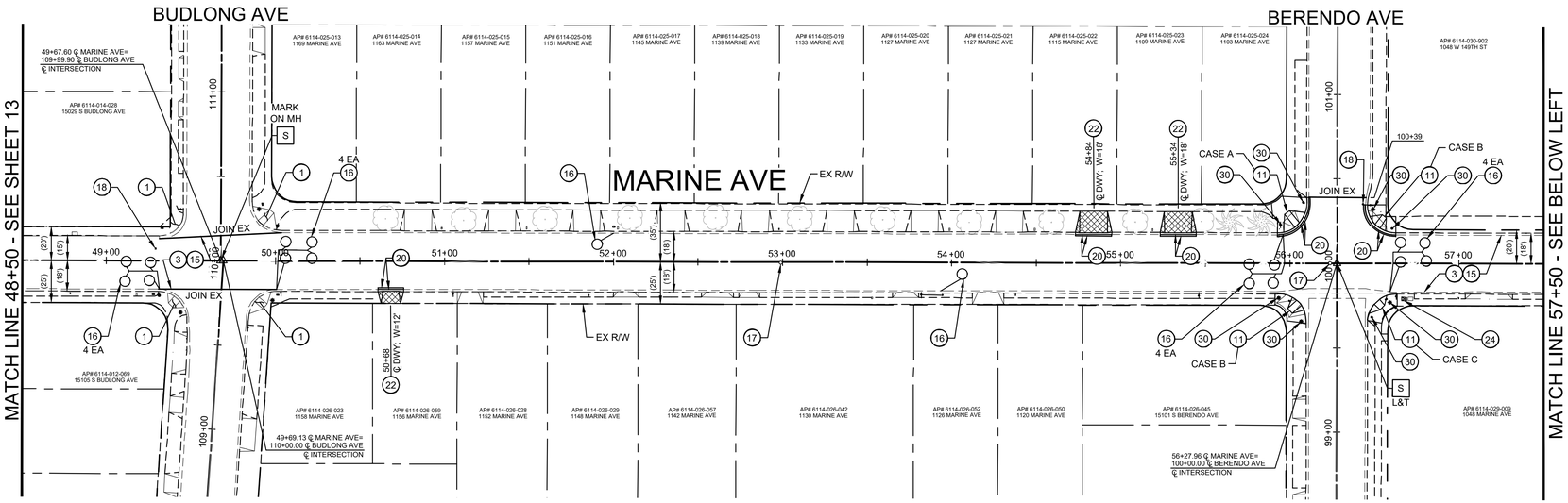
PROJECT: VARIOUS STREET REHABS

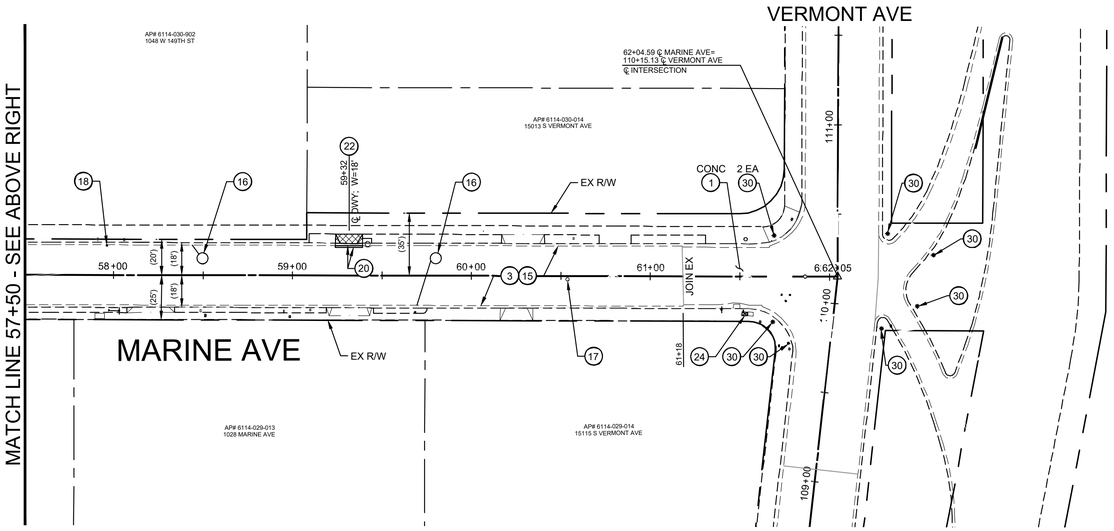
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 13 OF 28 DWG. NO. 8-1073

LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

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CONSTRUCTION NOTES

1. PROTECT IN PLACE.
3. MILL EXISTING AC PAVEMENT (2" DEPTH), RECOMPACT ALL EXPOSED SUBGRADE AND REPAIR ALL HOLES, SPALLS AND JOINTS AND CRACK SEAL REMAINING UNDERLYING AC PER THE TECHNICAL SPECIFICATIONS.
11. REMOVE AND RECONSTRUCT ACCESS RAMP PER CITY OF GARDENA STD. DWG. ST-14. RAMP TYPE PER CALTRANS STD. PLAN A88A/B AS NOTED ON PLAN. RECONSTRUCT ADJOINING CONCRETE CURB, GUTTER AND SIDEWALK AS REQUIRED.
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17. ADJUST MANHOLE TO GRADE PER CITY OF GARDENA STD. DWG. ST-10.
18. ADJUST WATER VALVE TO GRADE.
20. SAWCUT AND REMOVE ROADWAY STRUCTURAL SECTION TO A DEPTH OF 6" AND FURNISH AND PLACE 6" AC DEEPLIFT (C2-PG64-10).
22. REMOVE AND RECONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDENA STD. DWG ST-4.
24. FURNISH AND INSTALL CLARY UPS MODEL SP1250LX-R BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER THE PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.
30. UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER PROJECT SPECIFICATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — No. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
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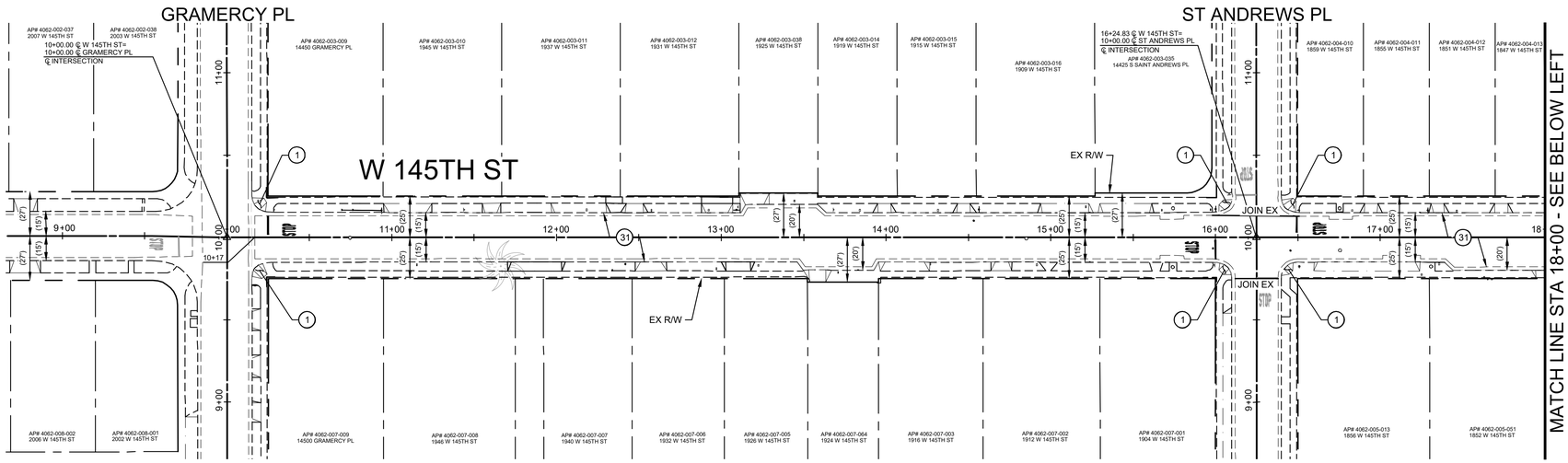
LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

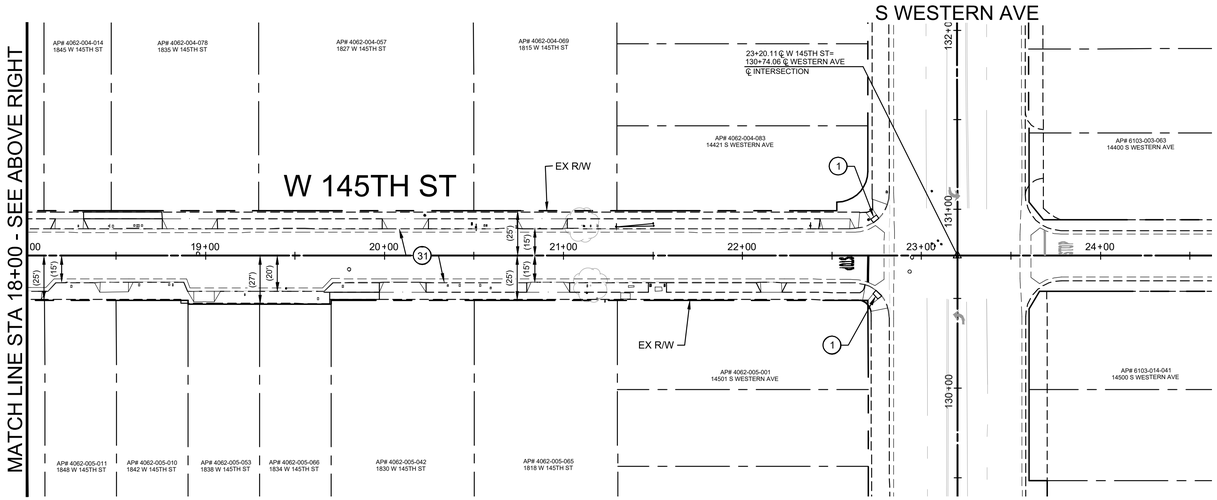
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN BIDDLE PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 14 OF 28 DWG. NO. 8-1073

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CONSTRUCTION NOTES

(1) PROTECT IN PLACE.

(31) FURNISH AND PLACE TYPE 2 REAS SLURRY SEAL.

LEGEND

- 2" MILL
- VARIABLE MILL (2"-4")
- VARIABLE MILL - TRANSITION AREA
- AC DEEPLIFT
- R&R CONCRETE
- GB — GRADE BREAK
- SLURRY SEAL
- 3" MILL
- S — EXISTING SURVEY MONUMENT TO BE RE-ESTABLISHED BY THE ENGINEER.

LOCATION 7
145th ST - GRAMERCY PL TO S WESTERN AVE

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER — NO. 42407 — Exp. 3-31-26 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS

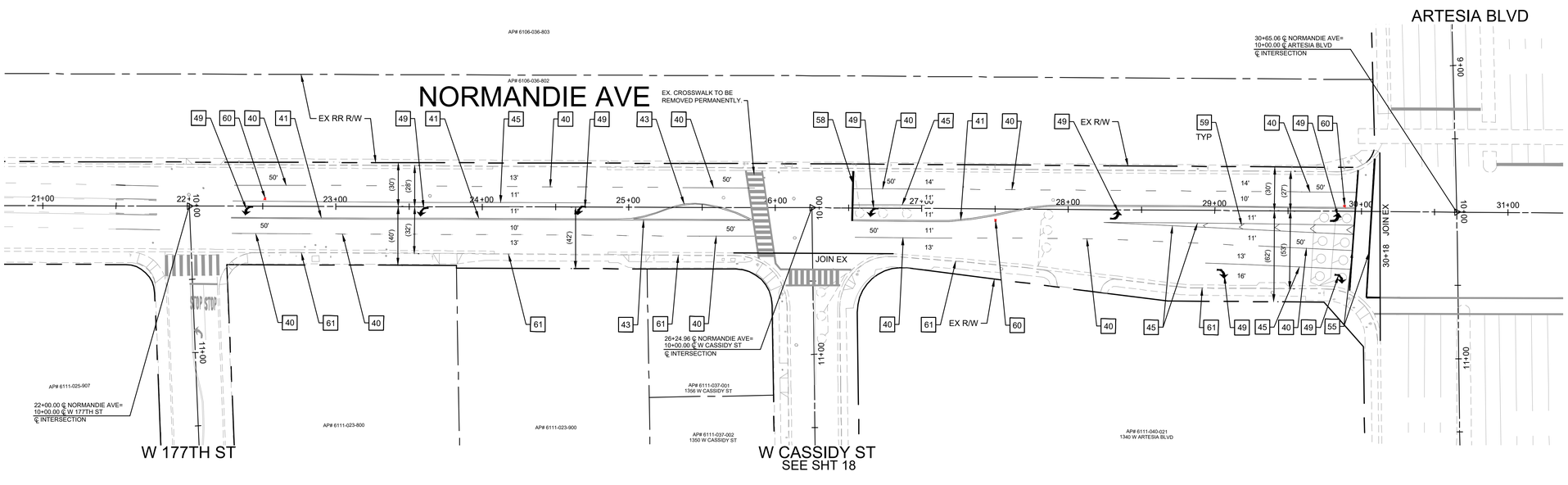
LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 15 OF 28 DWG. NO. 8-1073

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SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

SIGNING & STRIPING CONSTRUCTION NOTES

40 INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.

41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.

43 INSTALL THERMOPLASTIC DOUBLE YELLOW MEDIAN ISLAND STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 29.

44 INSTALL THERMOPLASTIC TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.

45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.

49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.

55 INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.

58 INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.

59 INSTALL THERMOPLASTIC 12" WHITE CHEVRON AT 25-FEET O.C.

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

SIGNING & STRIPING GENERAL NOTES

1) TRAFFIC STRIPING, PAVEMENT MARKINGS, RAISED PAVEMENT MARKERS, REFLECTIVE MATERIALS, THE APPLICATION OF ALKYD-BASED THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS, AND THE INSTALLATION OF RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN THE CALTRANS STANDARD SPECIFICATIONS (2023 EDITION), SECTION 84, "MARKINGS" AND SECTION 81-3, "PAVEMENT MARKERS" CALTRANS STANDARD PLANS (2023 EDITION) AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD 2014 REV. 8).
2) ALL STRIPING AND PAVEMENT LEGENDS SHALL BE ALKYD-BASED THERMOPLASTIC WITH RAISED PAVEMENT MARKERS UNLESS OTHERWISE NOTED.
3) RAISED PAVEMENT MARKERS SHALL BE CEMENTED TO THE PAVEMENT WITH HOT MELT BITUMINOUS ADHESIVE.
4) INSTALL DOUBLED SIDED BLUE RAISED PAVEMENT MARKERS FOR ALL FIRE HYDRANTS.
5) ALL CONFLICTING NON-THERMOPLASTIC STRIPING OR PAVEMENT MARKINGS TO BE REMOVED SHALL BE DONE BY WET SANDBLASTING AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS. ALL CONFLICTING THERMOPLASTIC MARKINGS TO BE REMOVED SHALL BE DONE BY FULL GRINDING.
6) ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL EXTEND 10' FROM THE EXTENSION OF THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LIMIT LINE STRIPING SHALL BE 8' FROM PROLONGATION OF CURB LINE.
8) ALL OPEN TRANSITIONS TO LEFT-TURN POCKETS SHALL BE 60' UNLESS OTHERWISE NOTED.
9) ALL LANE LINES AT INTERSECTION APPROACHES SHALL BEGIN AND END WITH 50 FEET OF A SOLID WHITE LANE LINE UNLESS OTHERWISE NOTED.
10) ALL STRIPING AND MARKINGS SHALL BE MEASURED BETWEEN THE CENTERLINES OF EACH ADJACENT, SINGLE OR DOUBLE STRIPE OR TOP OF CURB OR EDGE OF PAVEMENT AS APPROPRIATE.
11) ALL SIGNING SHOWN HEREON SHALL BE INSTALLED, RELOCATED OR REMOVED BY THE CONTRACTOR.
12) DETAILS AND DIMENSIONS FOR TRAFFIC SIGNS, INSTALLATION AND/OR REMOVAL SHALL CONFORM TO CALTRANS STANDARD SPECIFICATIONS SECTION 82, AND STANDARD PLANS. TRAFFIC WARNING AND REGULATORY SIGNS SHALL HAVE REFLECTORIZED HIGH INTENSITY DIAMOND GRADE (DG) SHEETING ON 0.080-INCH THICK 5062H38 ALUMINUM. MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER AS MEETING ALL APPLICABLE SPECIFICATIONS.
13) SIGN SHEETING MATERIAL SHALL BE 3M DIAMOND GRADE RETROREFLECTIVE SHEETING.
14) TRAFFIC SIGN POSTS SHALL NOT BE INSTALLED UNTIL LOCATIONS ARE SPOTTED BY THE CONTRACTOR AND APPROVED BY THE CITY INSPECTOR.
15) SIDEWALKS/SLABS DAMAGED DUE TO REMOVING SIGN POST SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY INSPECTOR.
16) INSTALL TEMPORARY LIMIT LINE MARKERS IMMEDIATELY AFTER PAVING.
17) INSTALL TEMPORARY STRIPING MARKERS IMMEDIATELY AFTER PAVING, SPACED AT 25-FOOT MAXIMUM.

SIGNING & STRIPING PLAN
LOCATION 1
NORMANDIE AVE - W 177th ST TO ARTESIA BLVD

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

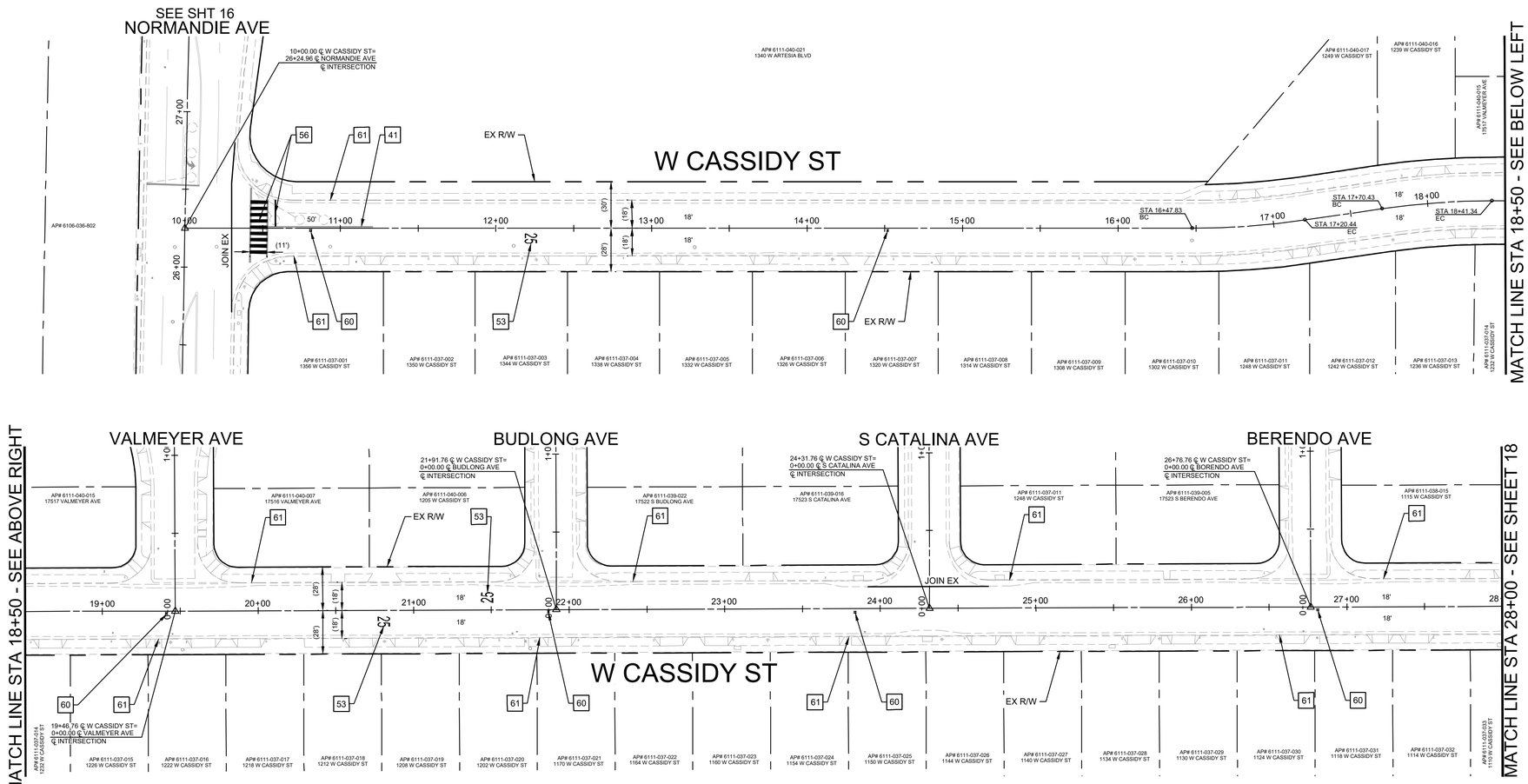
NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 16 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.

53 INSTALL THERMOPLASTIC PAVEMENT MARKINGS NUMERALS PER CALTRANS STD. PLAN A24C.

56 INSTALL CONTINENTAL CROSSWALK WITH 5' LIMIT LINE SETBACK PER CALTRANS STD. PLAN A24F. LIMIT LINE SHALL BE 12" WHITE PER CALTRANS STD. PLAN A24G. CROSSWALK WIDTH TO BE SHOWN ON THE PLAN.

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

SIGNING & STRIPING PLAN
LOCATION 2
W CASSIDY ST - NORMANDIE AVE TO VERMONT AVE

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE
DRAWN BY	RJK		
CHECKED BY	RK		SHT. 17 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

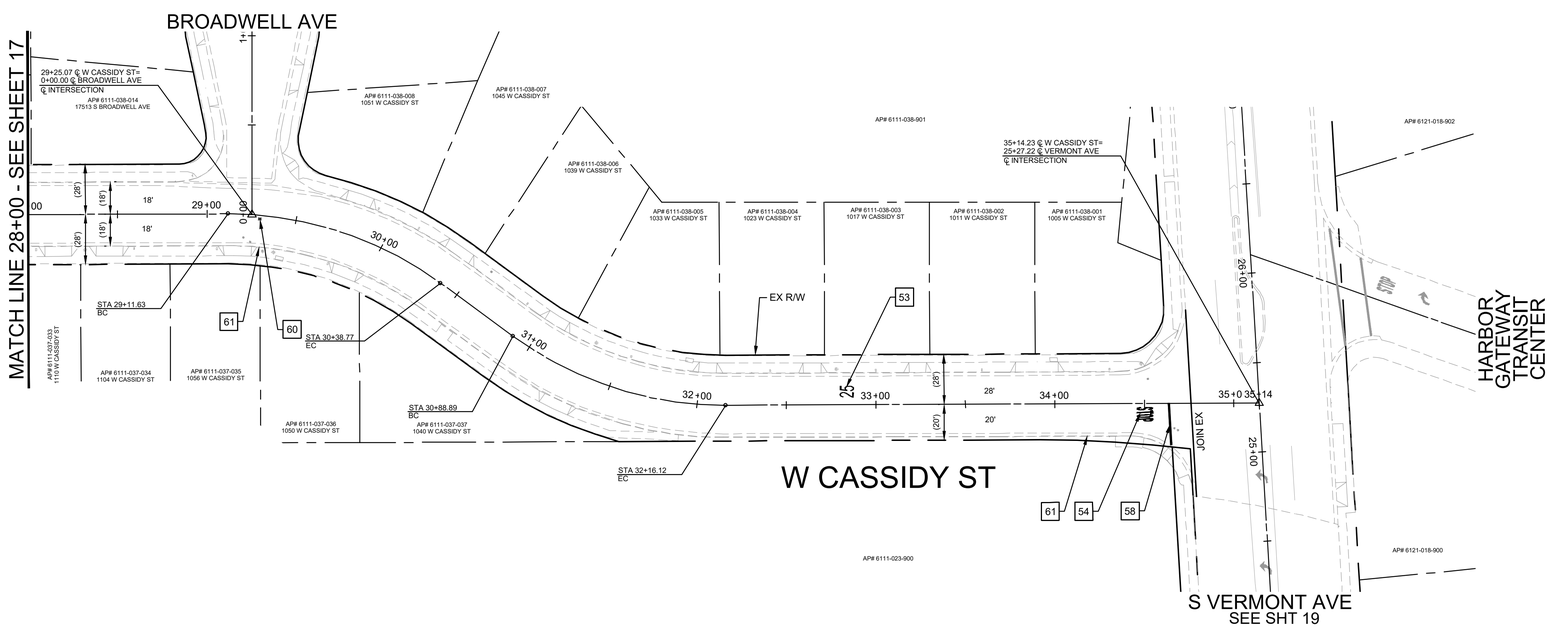
53 INSTALL THERMOPLASTIC PAVEMENT MARKINGS NUMERALS PER CALTRANS STD. PLAN A24C.

54 INSTALL THERMOPLASTIC PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.

58 INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).



FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER RICK KREUZER No. 42407 EXP. 3-31-26 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

SIGNING & STRIPING PLAN
LOCATION 2
W CASSIDY ST - NORMANDIE AVE TO VERMONT AVE

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

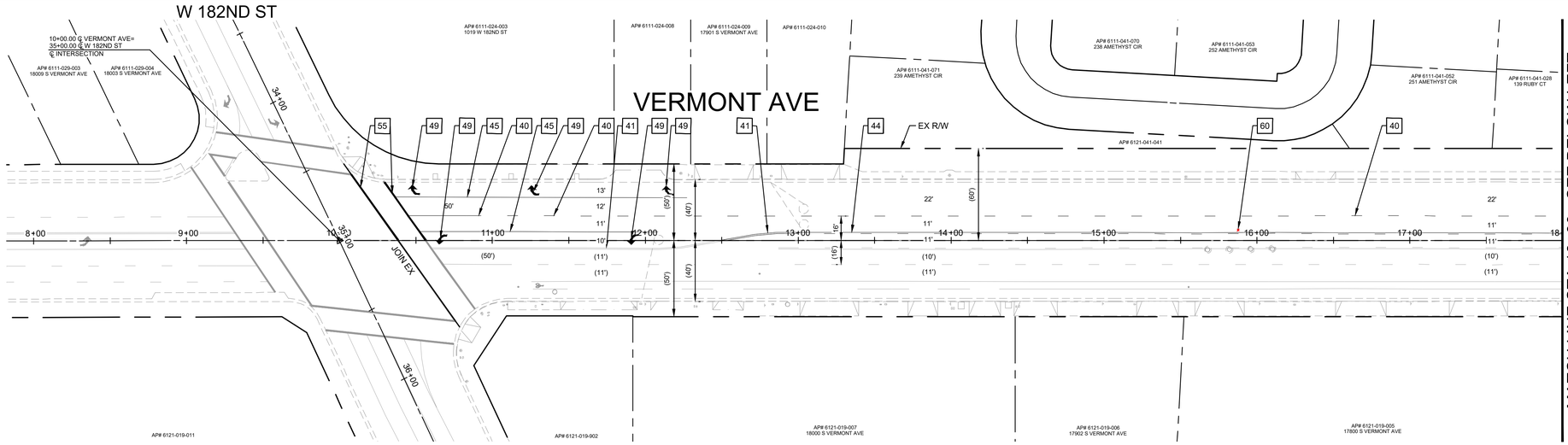
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

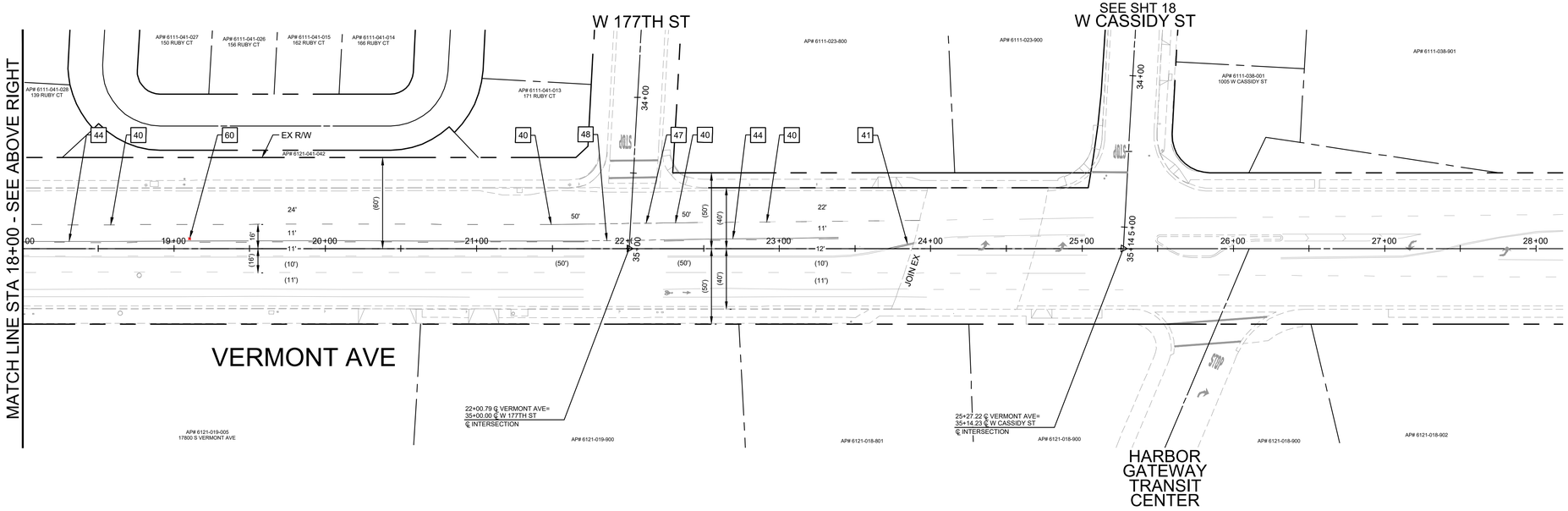
F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 18 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

40	INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.
41	INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.
44	INSTALL THERMOPLASTIC TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.
45	INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
47	INSTALL THERMOPLASTIC WHITE LANE LINE EXTENSIONS STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 40.
48	INSTALL THERMOPLASTIC YELLOW LANE LINE EXTENSIONS STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 41.
49	INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
55	INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
60	INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

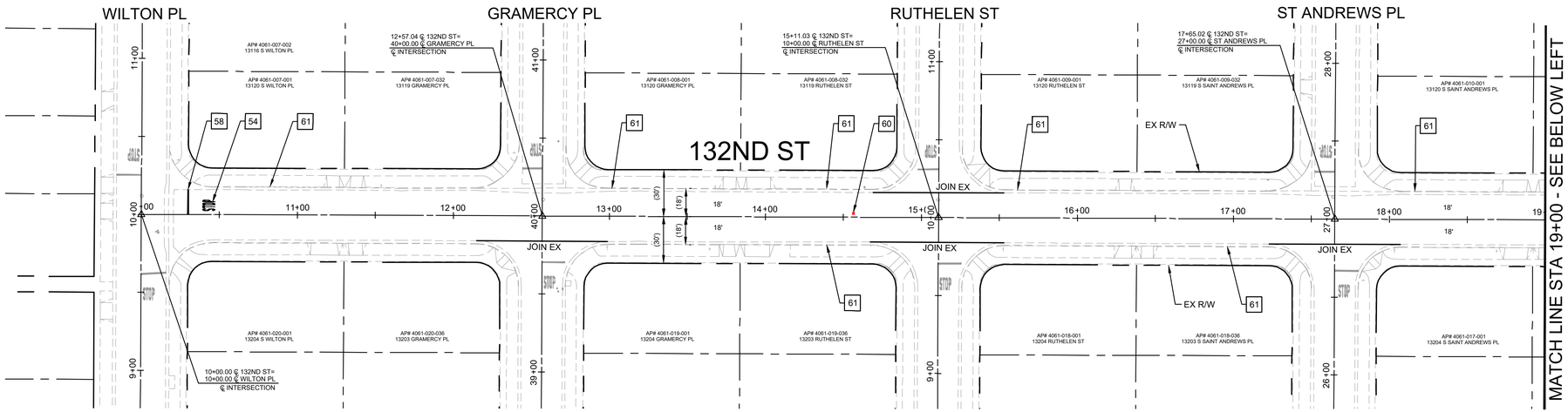
F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

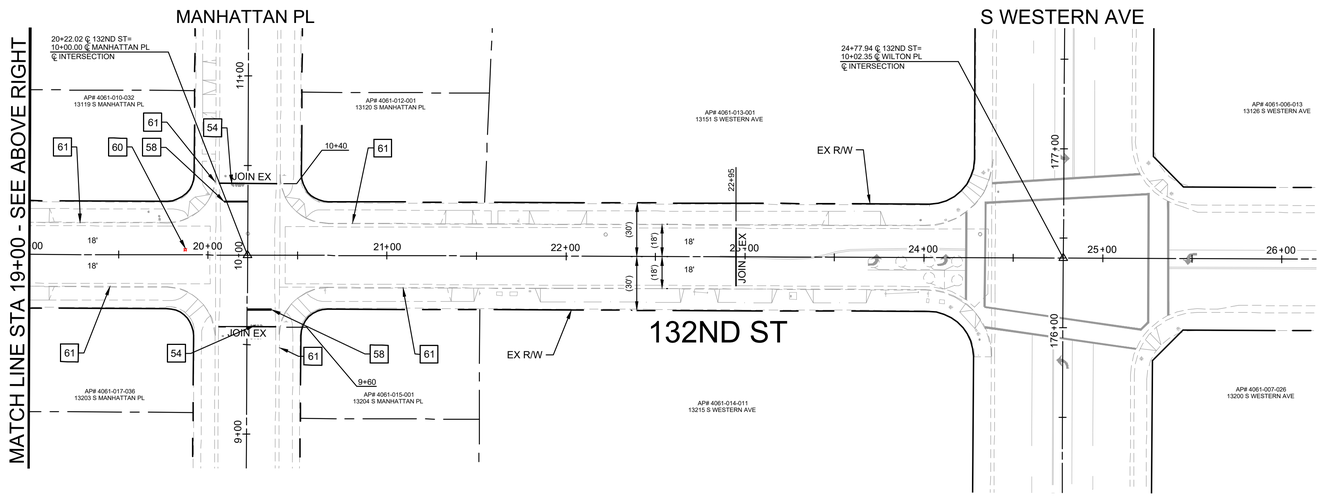
APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 19 OF 28 DWG. NO. 8-1073

SIGNING & STRIPING PLAN
LOCATION 3
VERMONT AVE - W 182nd ST TO BRIDGE

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SIGNING & STRIPING CONSTRUCTION NOTES

54	INSTALL THERMOPLASTIC PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.
58	INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.
60	INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
61	REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
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714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

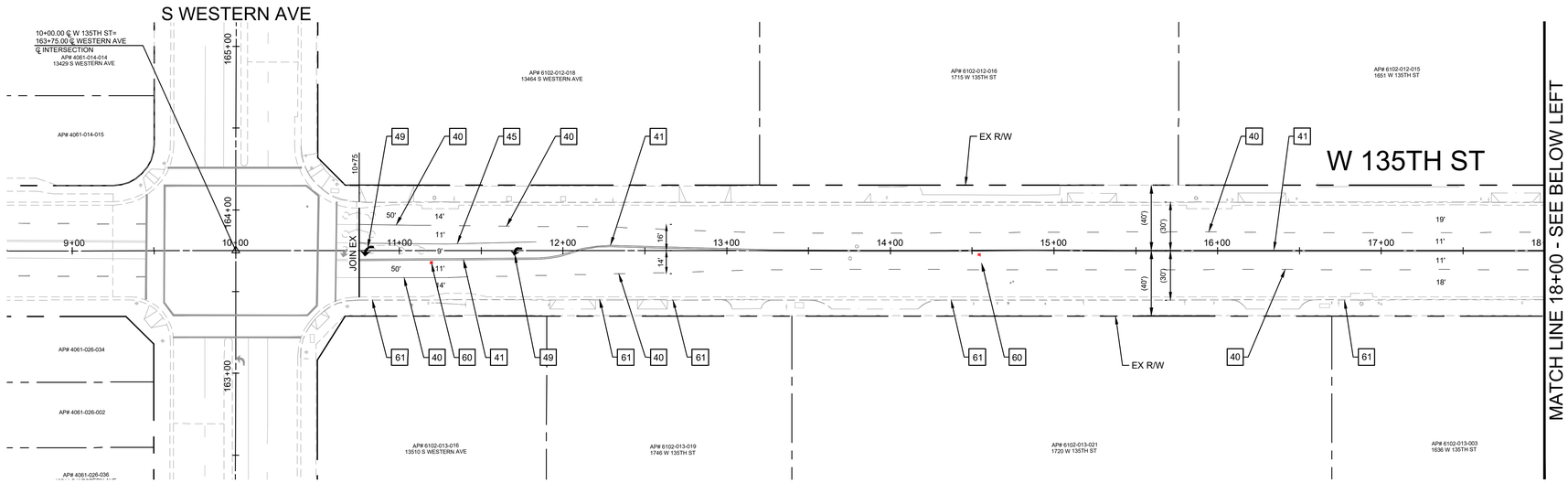
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LOCATION 4
132nd ST - WILTON PL TO S WESTERN AVE

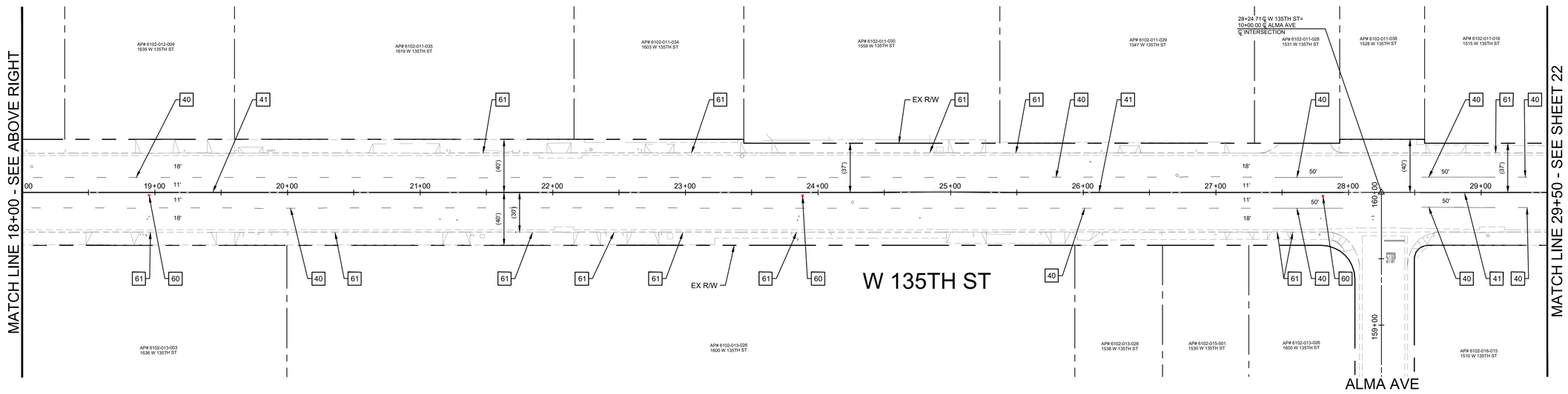
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 20 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

- 40 INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.
- 41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.
- 45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
- 49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
- 60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
- 61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
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Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

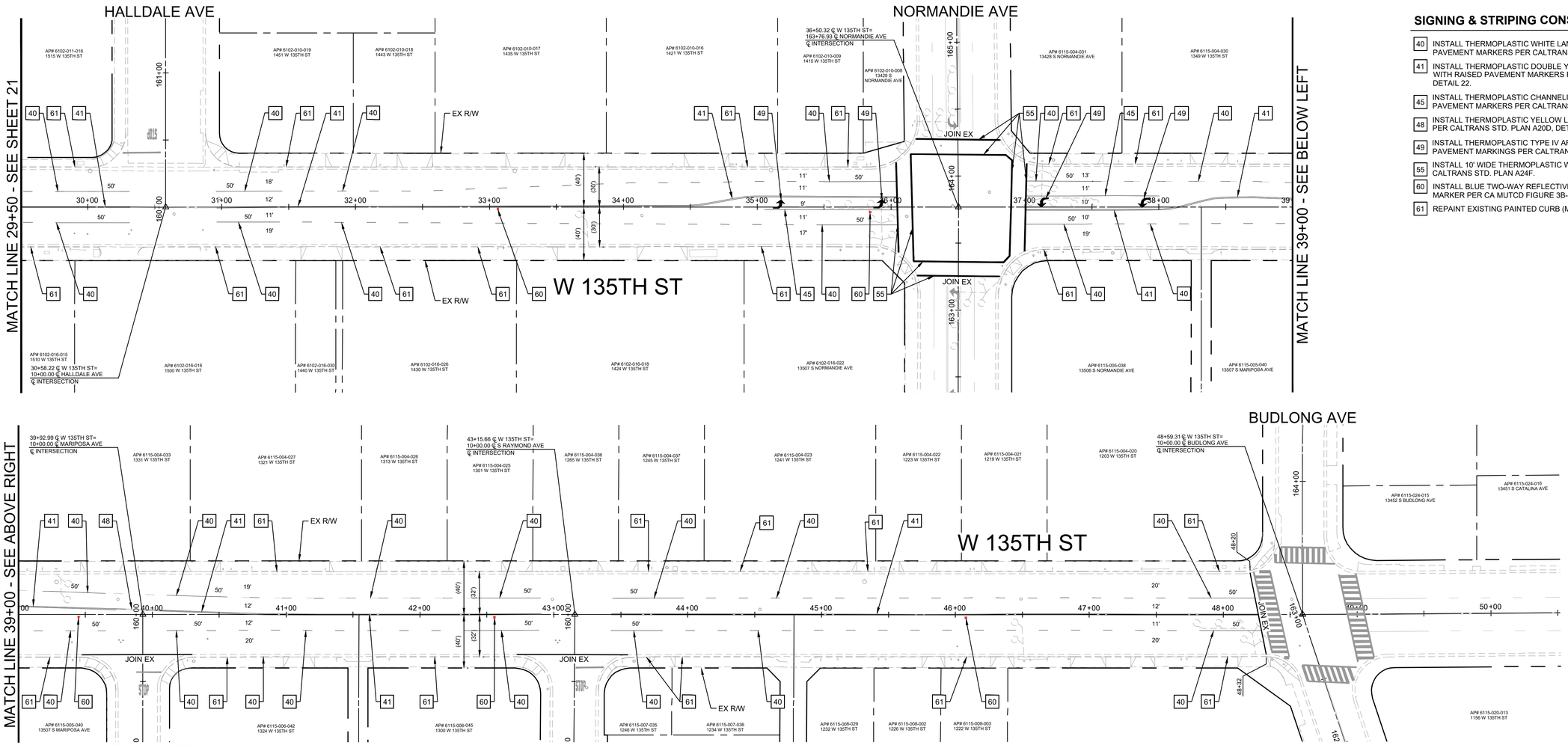
F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN IROG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 21 OF 28 DWG. NO. 8-1073

SIGNING & STRIPING PLAN
LOCATION 5
W 135th ST - S WESTERN AVE TO BUDLONG AVE

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SIGNING & STRIPING CONSTRUCTION NOTES

- 40 INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.
- 41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.
- 45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
- 48 INSTALL THERMOPLASTIC YELLOW LANE LINE EXTENSIONS STRIPE PER CALTRANS STD. PLAN A20D, DETAIL 41.
- 49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
- 55 INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
- 60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
- 61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

SIGNING & STRIPING PLAN
LOCATION 5
W 135th ST - S WESTERN AVE TO BUDLONG AVE

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

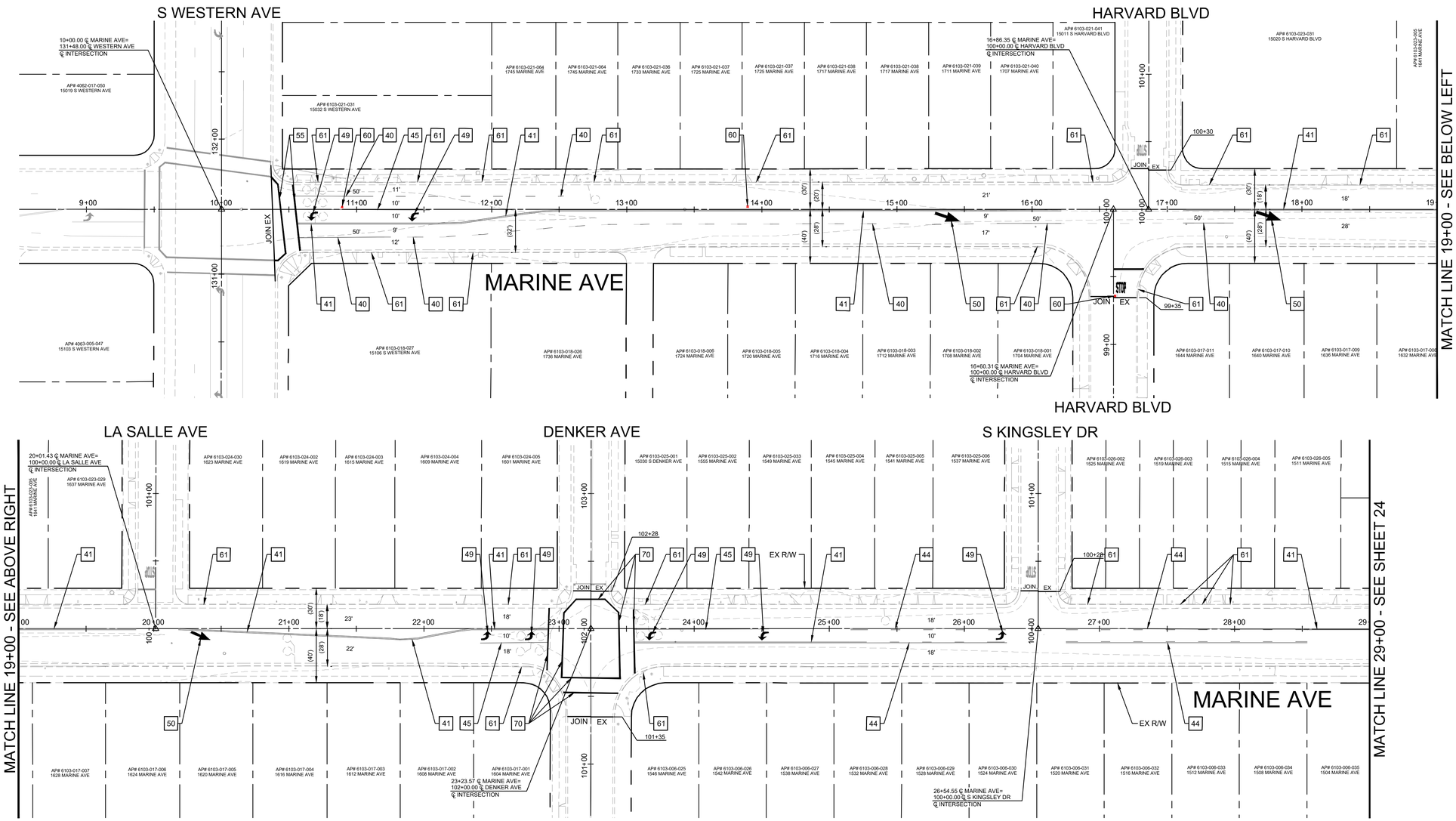
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 22 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

- 40 INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.
- 41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.
- 44 INSTALL THERMOPLASTIC TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.
- 45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
- 49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
- 50 INSTALL THERMOPLASTIC TYPE VI ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
- 55 INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
- 60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
- 61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).
- 70 INSTALL 10' WIDE THERMOPLASTIC YELLOW BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

PREPARED BY:
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18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

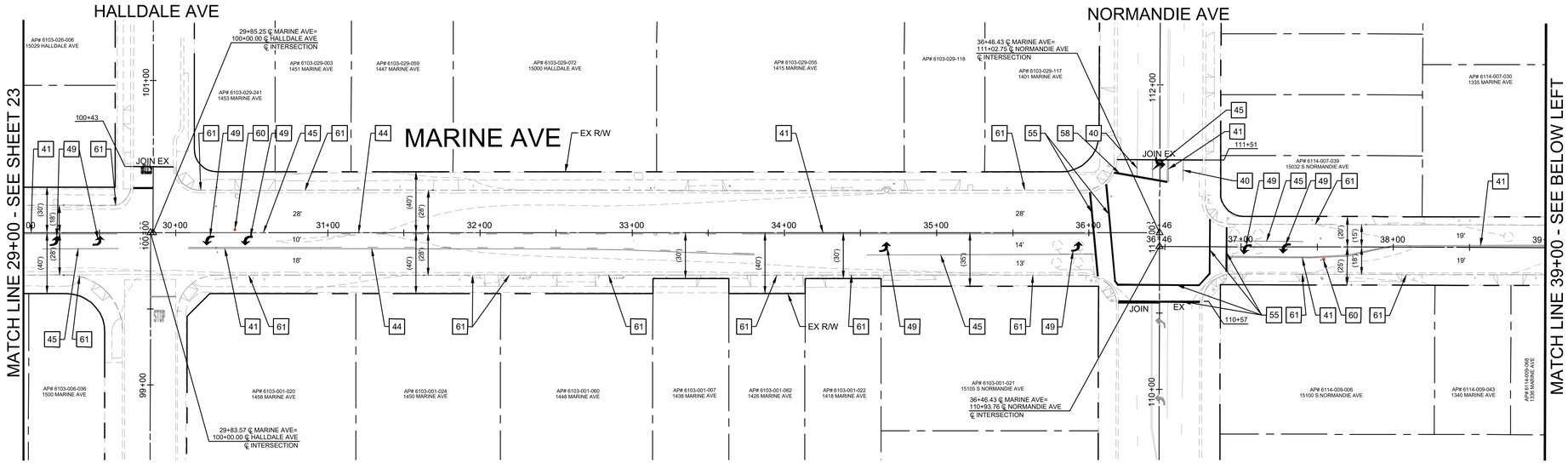
SIGNING & STRIPING PLAN
LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

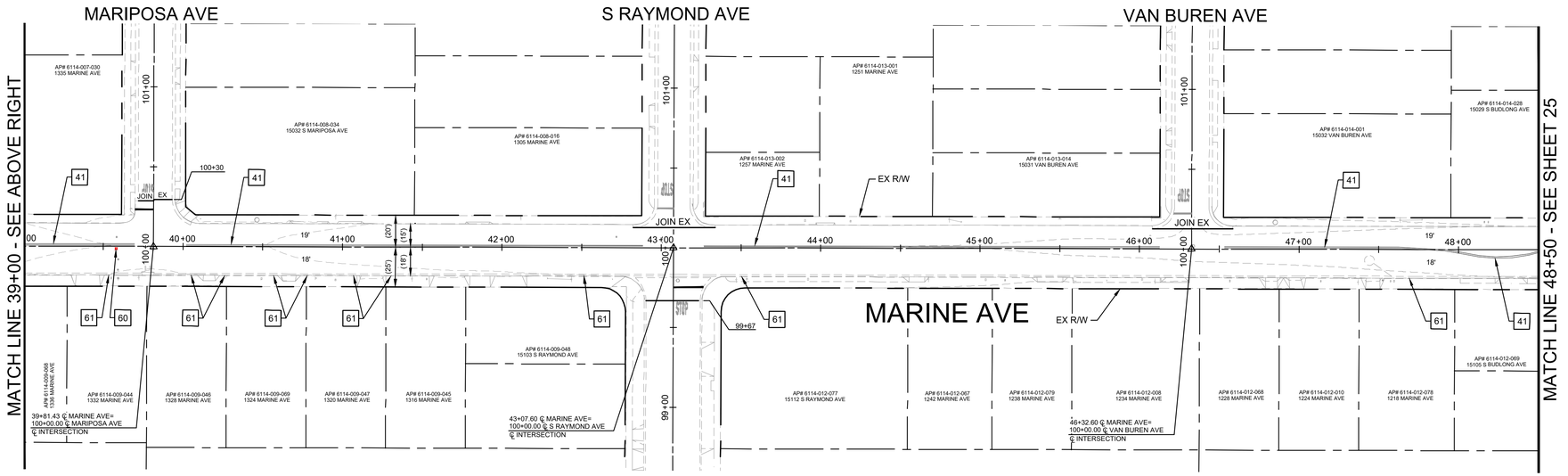
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN IRGO, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 23 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

- 40 INSTALL THERMOPLASTIC WHITE LANELINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 9.
- 41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.
- 44 INSTALL THERMOPLASTIC TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.
- 45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.
- 49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.
- 55 INSTALL 10' WIDE THERMOPLASTIC WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.
- 58 INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.
- 60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).
- 61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

N

SCALE: 1"=40'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:

KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER — RICK KREUZER No. 42407 Exp. 3-31-26 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

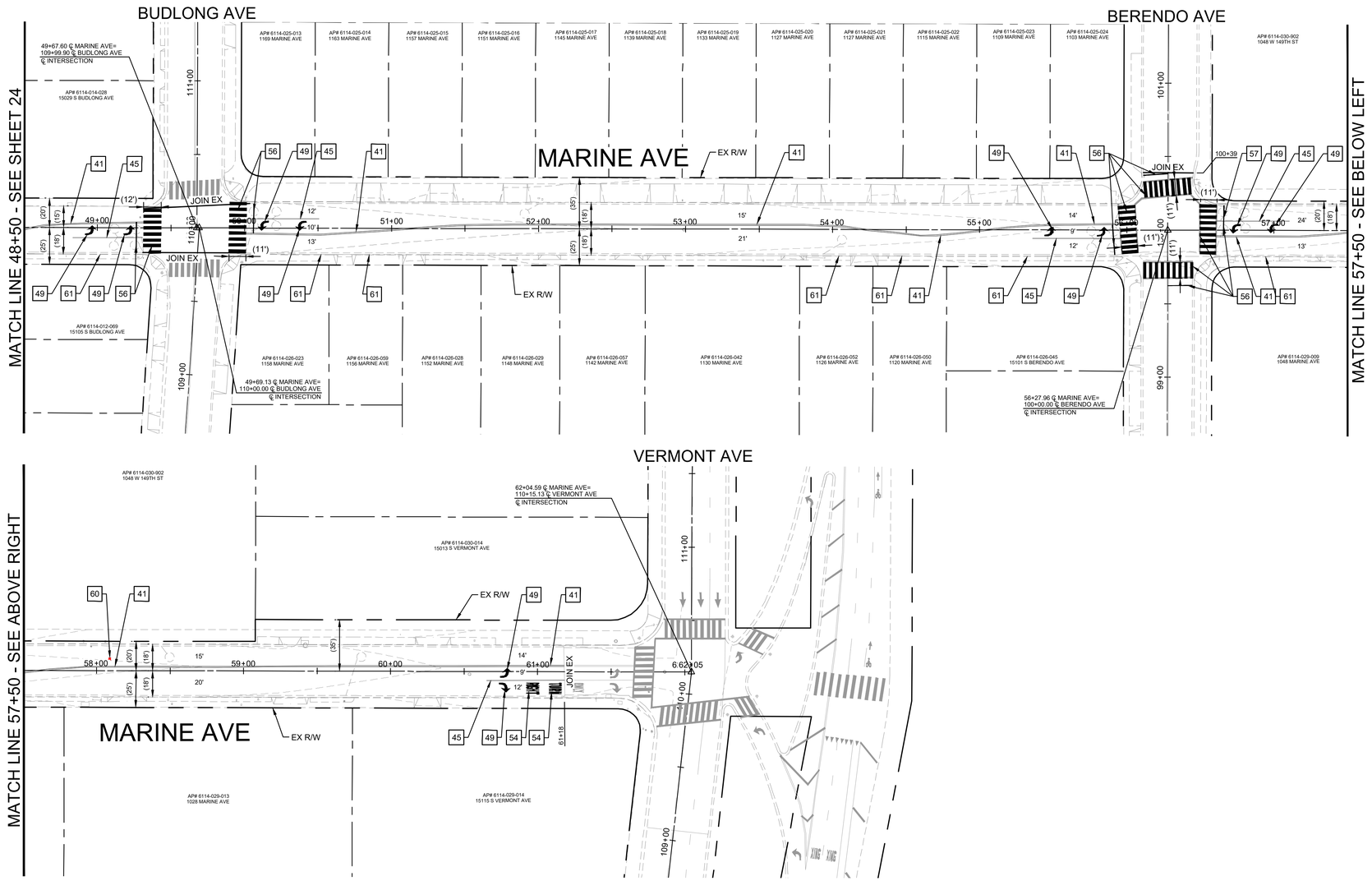
PROJECT: VARIOUS STREET REHABS

LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 24 OF 28 DWG. NO. 8-1073

SIGNING & STRIPING PLAN
LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

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SIGNING & STRIPING CONSTRUCTION NOTES

41 INSTALL THERMOPLASTIC DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.

45 INSTALL THERMOPLASTIC CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.

49 INSTALL THERMOPLASTIC TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.

54 INSTALL THERMOPLASTIC PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.

56 INSTALL CONTINENTAL CROSSWALK WITH 5' LIMIT LINE SETBACK PER CALTRANS STD. PLAN A24F. LIMIT LINE SHALL BE 12" WHITE PER CALTRANS STD. PLAN A24G. CROSSWALK WIDTH TO BE SHOWN ON THE PLAN.

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

SIGNING & STRIPING PLAN
LOCATION 6
MARINE AVE - S WESTERN AVE TO VERMONT AVE

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

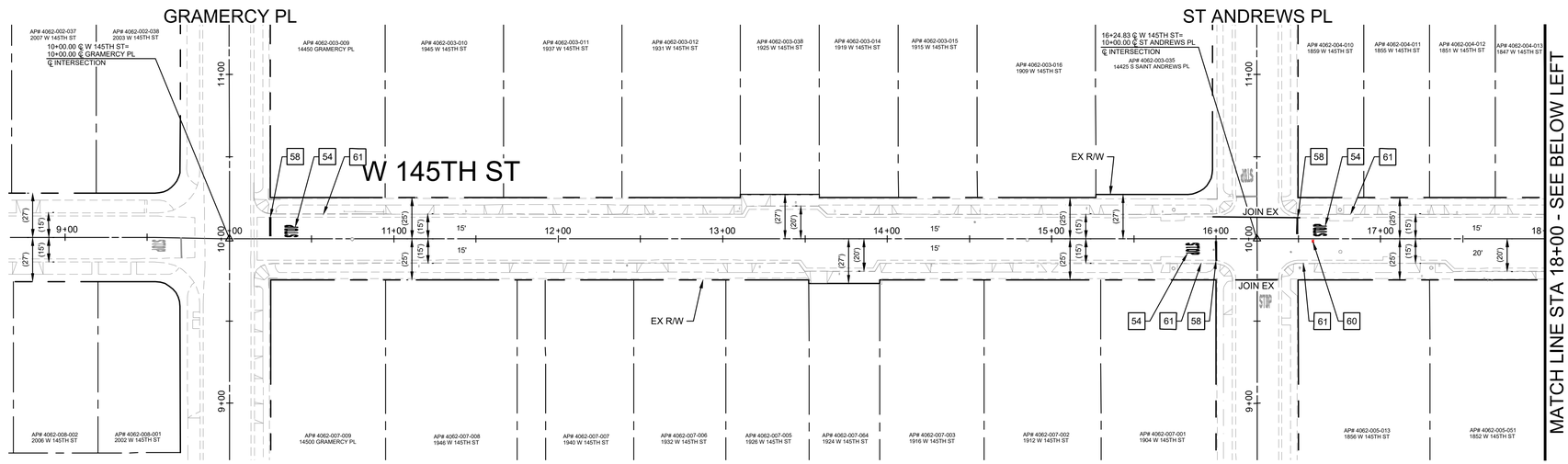
NO.	REVISIONS	DATE	BY	APP.
1				

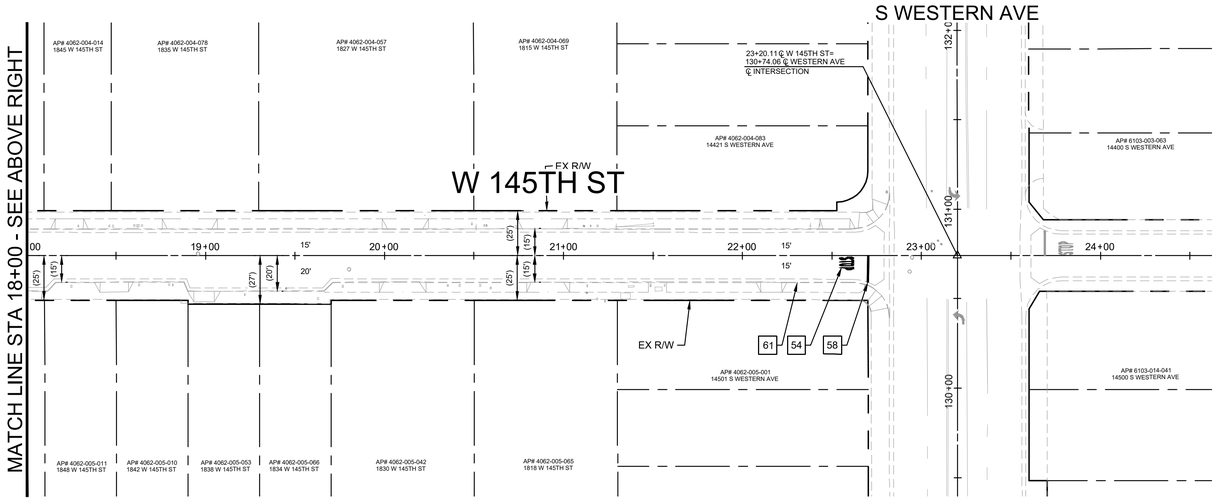
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

F. B. REF.			APPROVED BY:
DESIGNED BY	RJK		ALLAN RIGG, PE DATE
DRAWN BY	RJK		PUBLIC WORKS DIRECTOR/CITY ENGINEER
CHECKED BY	RK		SHT. 25 OF 28 DWG. NO. 8-1073

L:\149-Gardena\005 - Various Street Rehabs\Design\Sheets\23-25-SS_LOC 06_Marine_Gardena.dwg 03/25/2026 10:26





SIGNING & STRIPING CONSTRUCTION NOTES

54 INSTALL THERMOPLASTIC PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.

58 INSTALL THERMOPLASTIC 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=40'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
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Irvine, CA. 92612
714-656-0160
RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

SIGNING & STRIPING PLAN
LOCATION 7
145th ST - GRAMERCY PL TO S WESTERN AVE

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

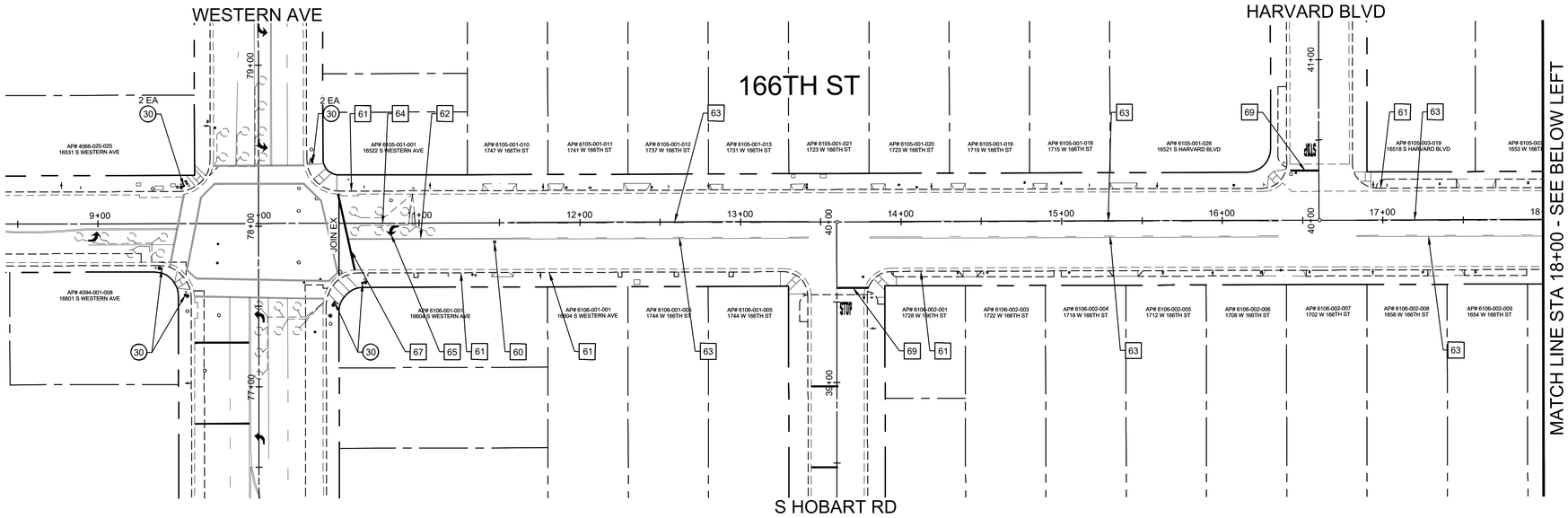
PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

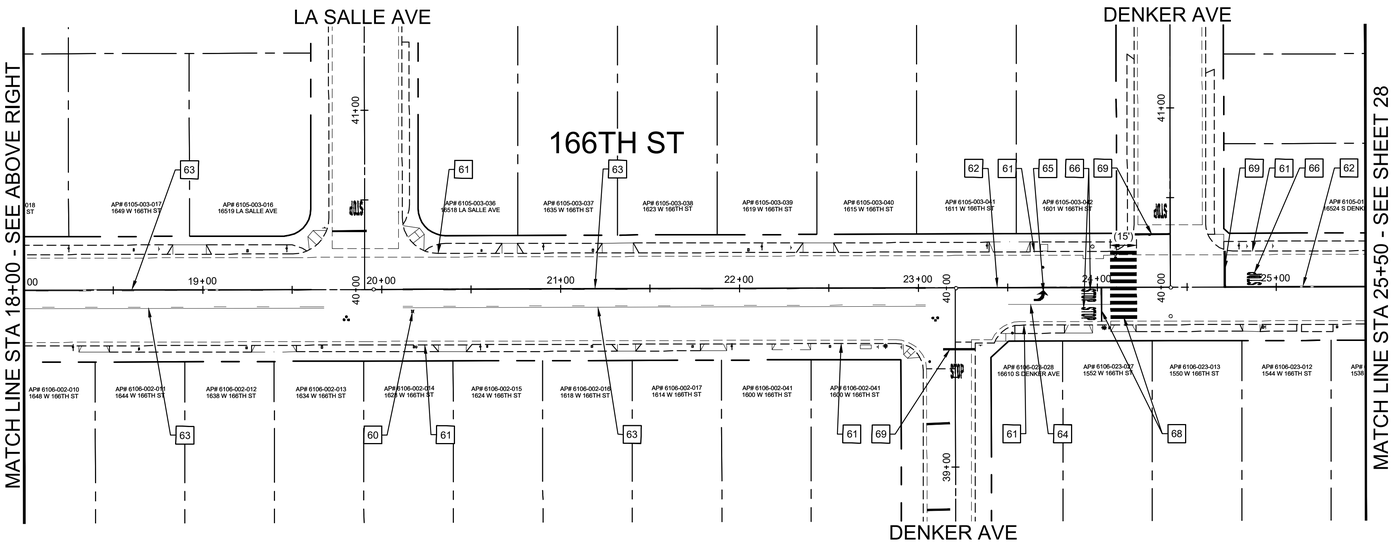
F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

APPROVED BY:
ALLAN RIGG, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 26 OF 28 DWG. NO. 8-1073

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SIGNING & STRIPING CONSTRUCTION NOTES

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

62 REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.

63 REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) TWO-WAY LEFT TURN LANES STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20B, DETAIL 32.

64 REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) CHANNELIZING LINE STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20D, DETAIL 38.

65 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) TYPE IV ARROW (L OR R PER PLAN) PAVEMENT MARKINGS PER CALTRANS STD. PLAN A24A.

66 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) PAVEMENT MARKINGS WORDS PER CALTRANS STD. PLAN A24D AND A24E.

67 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) WHITE BASIC CROSSWALK PER CALTRANS STD. PLAN A24F.

68 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL CONTINENTAL CROSSWALK WITH 5' LIMIT LINE SETBACK PER CALTRANS STD. PLAN A24F. LIMIT LINE SHALL BE 12" WHITE PER CALTRANS STD. PLAN A24G. CROSSWALK WIDTH TO BE SHOWN ON THE PLAN.

71 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS

CONSTRUCTION NOTES

30 UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER TECHNICAL SPECIFICATIONS SECTION 46. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

SCALE: 1"=50'
0 40 80 120
FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RA Kreuzer 1/9/26
RICK KREUZER R.C.E. No. 42407 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	BY	APP.
1				

CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

PROJECT: VARIOUS STREET REHABS
LIMITS: VARIOUS LOCATIONS

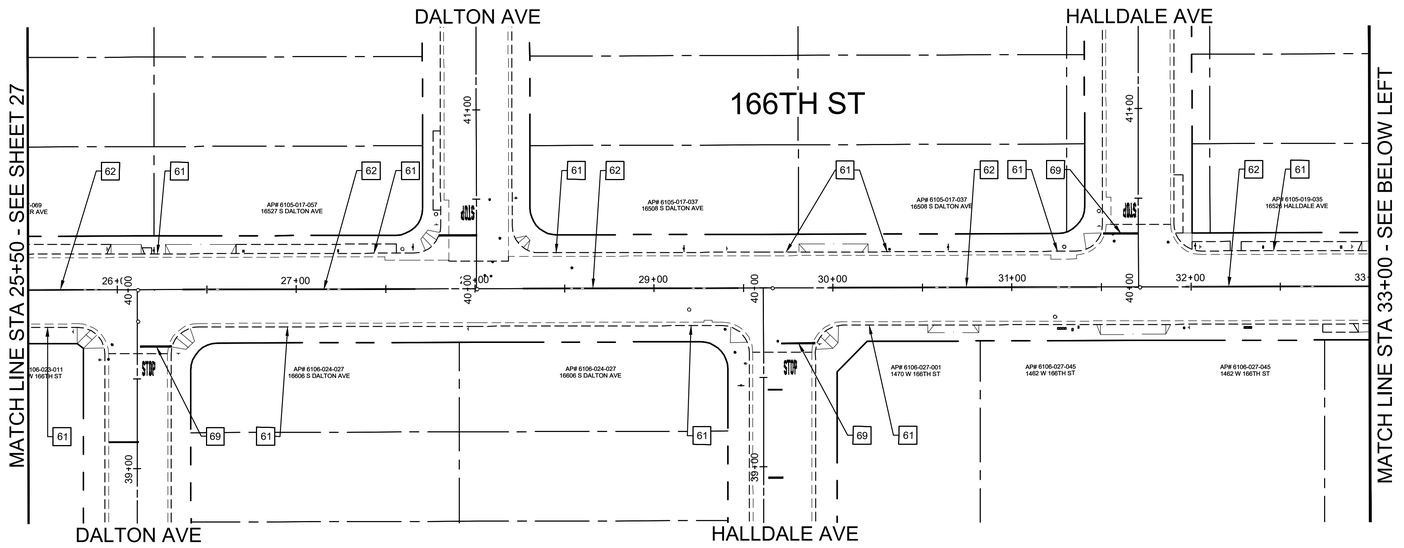
F. B. REF.		
DESIGNED BY	RJK	
DRAWN BY	RJK	
CHECKED BY	RK	

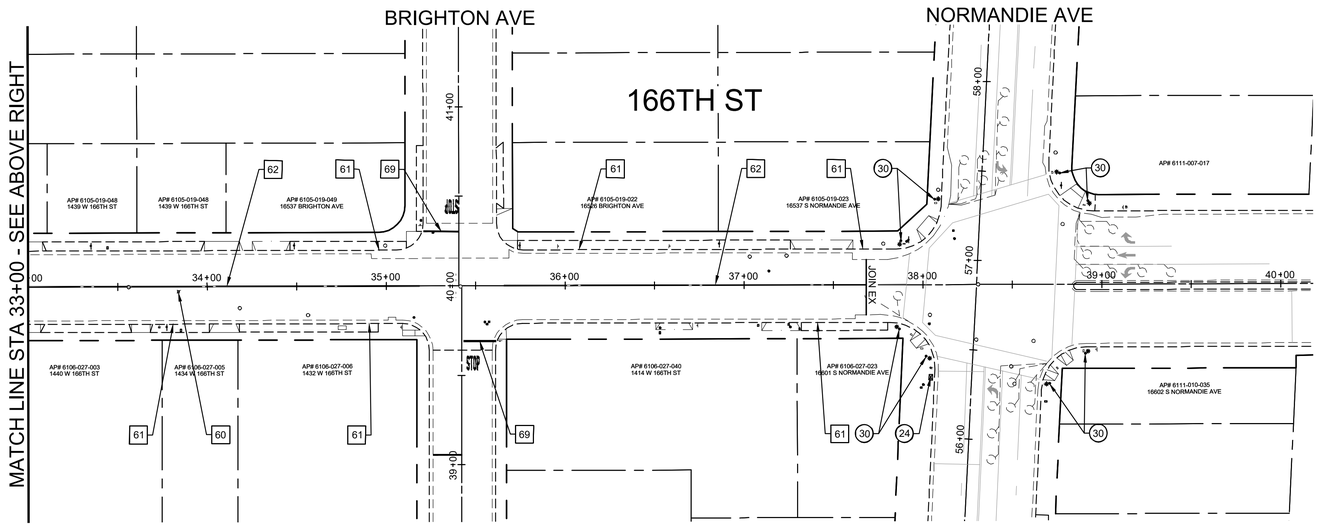
APPROVED BY:
ALLAN IRGO, PE DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

SHT. 27 OF 28 DWG. NO. 8-1073

SIGNING & STRIPING PLAN
LOCATION 8
166TH ST - WESTERN AVE TO NORMANDIE AVE

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SIGNING & STRIPING CONSTRUCTION NOTES

60 INSTALL BLUE TWO-WAY REFLECTIVE RAISED PAVEMENT MARKER PER CA MUTCD FIGURE 3B-102 (CA).

61 REPAINT EXISTING PAINTED CURB (MATCH EXISTING COLOR).

62 REMOVE EXISTING PAINT/THERMOPLASTIC STRIPING AND RAISED PAVEMENT MARKERS AND INSTALL PAINTED (2-COATS) DOUBLE YELLOW NO PASSING STRIPE WITH RAISED PAVEMENT MARKERS PER CALTRANS STD. PLAN A20A, DETAIL 22.

69 REMOVE EXISTING PAINT/THERMOPLASTIC PAVEMENT MARKINGS AND INSTALL PAINTED (2-COATS) 12" WHITE LIMIT LINE PER CALTRANS STD. PLAN A24G.

CONSTRUCTION NOTES

(24) FURNISH AND INSTALL ALPHA -1100 RUGGED UPS BATTERY BACKUP SYSTEM (BBS) FOR USE WITH TYPE 332 SYSTEM OR EQUAL PER TECHNICAL PROVISIONS SECTION 46. INSTALL PER MANUFACTURERS RECOMMENDATIONS. BBS SHALL BE STANDALONE AND PEDESTAL/FOOTING SHALL MATCH THE HEIGHT OF THE ADJACENT TRAFFIC SIGNAL CABINET.

(30) UPGRADE EXISTING PEDESTRIAN PUSH BUTTON TO POLARA APS PPB PER TECHNICAL SPECIFICATIONS SECTION 46. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

FOR SIGNING & STRIPING GENERAL NOTES SEE SHT 16

N

SCALE: 1"=50'

0 40 80 120

FOR REDUCED PLANS

PREPARED BY:
KREUZER CONSULTING GROUP
18872 MacArthur Blvd, Suite 210
Irvine, CA. 92612
714-656-0160

RICK KREUZER R.C.E. No. 42407 1/9/26 DATE

REGISTERED PROFESSIONAL ENGINEER
RICK KREUZER
No. 42407
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