

RESOLUTION NO. 7780

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE APPROVING DENSITY BONUS PERMIT NO. 2017-01 ALLOWING AN ADDITIONAL FIVE UNITS TO PATH VILLAS AT SOUTH GATE HOUSING DEVELOPMENT LOCATED AT 5610 IMPERIAL HIGHWAY

WHEREAS, on April 24, 2017, the Department of Community Development received an application from Path Ventures for Density Bonus Permit No. 2017-01 to allow the construction of an additional five (5) units to a proposed fifty-five (55) unit affordable housing project at 5610 Imperial Highway (“Project”); and

WHEREAS, the 2014 Housing Element calls for the City to “provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering a diverse and balanced community”; and

WHEREAS, the 2014 Housing Element calls for the City to “encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities (including developmental disabilities), students, large families, and the homeless”; and

WHEREAS, the 2009 General Plan calls for a “robust green building program”; and

WHEREAS, the 2009 General Plan calls encourages the provision of supportive services that enable households to be self-sufficient; and

WHEREAS, the approval of Density Bonus Permit No. 2017-01 increases the use of green techniques in new buildings and new building sites; and

WHEREAS, at the conclusion of the noticed public hearing held at the meeting of the Planning Commission August 1, 2017, the Planning Commission adopted Resolution No. 2017-04 recommending that the City Council approve Density Bonus Permit No. 2017-01; and

WHEREAS, a public hearing notice was duly published in the Los Angeles Wave newspaper on August 31, 2017, and mailed to property owners and properties located within 600’ feet of the project site which is twice the legally require noticing area; and

WHEREAS, the City Council after conducting a duly noticed public hearing has determined that Density Bonus Permit No. 2017-01 is consistent with the goals, policies, and implementation measures set forth in the 2009 General Plan and 2014 Housing Element;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council, pursuant to the facts noted above, does hereby conditionally approve Density Bonus Permit No. 2017-01 to allow an additional five units for a proposed fifty-five unit supportive housing development at 5610 Imperial Highway subject to the conditions found in attachment “A” attached hereto and incorporated herein for reference.

SECTION 2. The adoption of Density Bonus Permit No. 2017-01 is consistent with the goals and objectives of the adopted 2014 Housing Element and 2009 General Plan.

SECTION 3. This Project is within a Class 32 “Infill” Categorical Exemption pursuant to California Environmental Quality Act Guideline Section 15332. A Class 32 Exemption exempts certain in-fill development meeting the conditions described in the section. The project qualifies for a Class 32 Exemption because of the following conditions: (a) the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the Project occurs within city limits on a site of no more than five acres substantially surrounded by urban uses; (c) the Project’s site has no value as habitat for endangered, rare or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. Accordingly, this Project is Categorically Exempt under California Code of Regulations (CCR) Section 15192 (Threshold Requirements of Exemptions for Affordable Housing), and CCR 15194 (Affordable Housing Exemption).

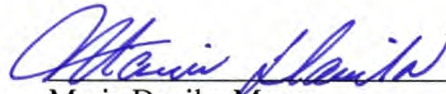
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SECTION 4. If any section, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have passed this Resolution, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

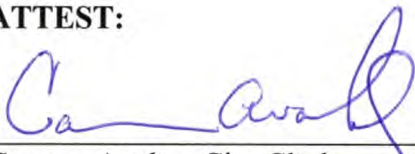
PASSED, APPROVED and ADOPTED this 12th day of **September 2017**.

CITY OF SOUTH GATE:



Maria Davila, Mayor


ATTEST:



Carmen Avalos, City Clerk

(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, City Attorney

Exhibit A.

Planning Conditions

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any deviations (e.g. floor plan, unit square footage or unit mix) that still meet all of the City's codes and criteria will be substantially in conformance with this approval. However, any material deviations must be approved by the Community Development Department before construction.
2. Approval shall be valid for twenty-four (24) months from the date of the final determination. Time extension may be granted at the discretion of the Community Development Department.
3. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.
4. Paint and stucco colors that deviate from the approved color and material board shall be reviewed and approved by the Planning Division before purchase or application.
5. Future changes to the exterior color (either stucco or paint) shall be obtained by separate review and approval by the Planning Division of the Community Development Department.
6. The landscaping, including the parkway, shall be maintained in a clean, thriving condition, free from litter, weeds, and overgrowth in perpetuity.
7. The project shall comply with all Building & Safety and Public Works requirements.
8. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.
9. The applicant shall defend and hold harmless and indemnify the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval by the City concerning the project. The City shall promptly notify the applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the actions.
10. Applicant shall agree to maintain the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a condition and repair that meets industry standards, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicants sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or

dead plant material with new material at an appropriate size for the health and spacing of the plant material; being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.

11. Screening Required. Solid decorative or stucco walls and/or fences of 6' feet in height to be installed along the south, east and west boundary of the property. Decorative or stucco walls and/or fences shall be installed to provide safety and-privacy at the back of lots as shown on a Wall and Fence plan to be approved by Community Development Director.
12. All rooftop mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view from Imperial Highway.
13. Lighting. All lighting of the building, landscaping, parking area, and similar facilities shall be hooded and directed to reflect away from adjoining properties. A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Community Development Director. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
14. Signs. Signage for residential uses and properties shall be subject to review and approval of the Community Development Department.
15. Treatment of Utilities. All new utilities shall be underground in accordance with Section 11.30.050 (Development Requirements) of the City's Zoning Ordinance. Prior to the release of utilities or service connections, final building, electrical, plumbing and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Community Development Department. All contractors shall obtain a business license to work and/or do business in the City of South Gate.
16. A utility plan shall be approved by the Planning Division before a building permit is issued. All mechanical equipment and appurtenances of any type, whether located on roof top, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
17. Landscaping. A precise landscaping plan shall be submitted showing the size, type and location of all plant material. The plan shall include the location of a permanent underground irrigation system, of adequate design to ensure complete coverage of all plant materials. The plan shall be subject to the approval of the Community Development Director and shall be approved separately from the design approval and working drawings. Any deviation must be approved by the Community Development Director before installation. No mature trees shall be removed without the permission of the Community Development Director.

18. Driveways. The entry drive from Imperial Highway shall be paved with permeable decorative pavers. The final paving color and design to be approved by the Community Development Department Director.
19. Trash Enclosure. Any trash enclosures located outdoors will require decorative stucco block wall enclosure with self-closing gates and decorate cover design to be approved by the Community Development Department Director.
20. A colors and materials board for all exterior colors shall be submitted to the Community Development Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
21. A minimum of two (2) full-time dedicated staff members will provide case manager services.
22. On site bicycle facilities shall be provided with materials and designs to be approved by the Community Development Department.
23. The developer shall comply with the Arts in Public Places program requirement as stated in the Municipal code.

Density Bonus Incentive (Requirements)

Green Building Project

1. Certification shall be by the U.S. Green Building Council (USGBC), the Green Point Rated system, Build-it-Green, or compliance with another reputable independent and nationally recognized organization, deemed appropriate by the City. LEED Certified Rating, or Equivalent: 10% Maximum Density Bonus Reward
2. All additional floor area and/or dwelling units achieved through the green building incentive shall be built to the same certified green building standards as the eligible project. LEED Silver Rating, or Equivalent: 20% Maximum Density Bonus Reward
3. Intent to achieve certification shall be demonstrated at the time of permitting, and subsequent final certification shall be demonstrated to the City per the USGBC (or applicable) certification schedule. If the project does not achieve certification, penalties equivalent to the value of the bonus may apply. LEED Gold or Platinum Rating, or Equivalent: 30% Maximum Density Bonus Reward
4. Monetary contribution for green building shall not qualify for incentives.

Police Department Conditions

1. Pedestrian access by tenants would be controlled by an electronic control that would unlock secured common area entrances. Each apartment unit will have a unique lock/code that will be changed upon unit turns. All non-resident visitors must see the property manager for access.

2. Security cameras, per Condition 11 and 12 of the Standard Conditions will be mounted for 24 hour surveillance of vehicle and pedestrian ingress/egress points, parking garage, and common areas.
3. Common areas will have appropriate lighting that meets or exceeds the City security code requirements.
4. South Gate Police Department will be granted a master code to the security program thereby having access to both vehicular and pedestrian ingress/egress points.

Public Works Conditions

The Public Works Department has reviewed your request in reference to the subject property and provides the following conditions of approval:

General Design Parameters

All the streets shall be designed per APWA Standard Specifications for Public Works Construction ("Green Book") and the City of South Gate standards, in case of a conflict, the City's standards will prevail.

All the drainage design criteria shall be per the Los Angeles Flood Control District and the City of South Gate standards, in case of a conflict, the City's standards will prevail.

All the grading plans shall be designed to the requirements of the City of South Gate Department of Building and Safety.

All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and South Gate City Standards, and to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

General Conditions

Prior to the issuance of building and public works permit, the applicant shall:

1. Prepare street, drainage, water, sewer, grading and lighting improvement plans showing all existing and proposed public works improvements and dry utilities as outlined below. Said plans shall be prepared by a registered Civil Engineer on City approved title blocks.
2. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
3. Developer shall deposit \$5,000 with the City to cover the City's cost for review of pre-development submittals such as preliminary plans, including traffic, civil, planning and environmental consultants, etc.
4. The developer shall pay Road Mitigation fees in accordance with the latest fee schedule, unless otherwise exempt from the Road Mitigation Ordinance or waived by the City Council. Road Mitigation Fee for New Development – Residential is \$2,492 per dwelling unit. The Road Mitigation fee will be determined once site plan is approved by the Community

Development Department.

5. The developer shall pay Low Impact Development (LID) Plan Check fees. Plan check is conducted by the City's Environmental Consultant, John Hunter & Associates.
6. Pay permit and inspection fees associated with this project in accordance with the latest Public Improvement Plan Check fee schedule at the time of permit issuance and inspection.
7. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Guillermo Petra at (323) 357-9614 to arrange for a Public Works Inspection.
8. Developer's contractor, subcontractors, and consultants working on this project must obtain and pay City Business License and permits fees, and submit relevant insurance paperwork to perform work within public right of way.
9. Prior to the City's acceptance of the public improvements, developer shall submit a refundable deposit in the amount of \$1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) and a CD.
10. Comply with the requirements of the American Disability Act (ADA compliance) in regards to access ramps, sidewalks, driveway and any public access pathways.
11. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan forms.
12. Developer to contact the City's Waste Hauling Company (Waste Management) at (800) 774-0222 and obtain approval for the location of waste disposal container(s), including facilities for recycling.
13. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

Streets

14. Pavement Moratorium approved by City Council under Resolution No. 2118, Section 5.04.040 will apply to the proposed development as the construction on the Imperial Highway Center Median Improvements Project is anticipated to begin in early spring of 2018. All necessary utility work, such as water service line connections, sewer later connections, including dry utilities, etc along Imperial Highway will need to be completed prior to the City commencing with the median installation and roadway resurfacing fronting the development. Developer shall coordinate and schedule this work with the City Engineer. If work is not performed prior to the City's project, the City will perform such work and back-charge the developer for all construction cost including design, construction management, staff time, and inspection.
15. Remove and reconstruct any and all damaged/or deficient existing improvements including but not limited to curb and gutter, sidewalk along the perimeter of the proposed development.

Existing sidewalks with non-compliant ADA cross slope exceeding 2% shall be replaced.

16. All existing driveways that are being replaced with new driveways on Imperial Highway will require new curb and gutter and full-width sidewalk to match the existing.
17. Construct new driveways at least 5 feet away from any above-ground obstructions in the public right-of-way. Otherwise the obstruction shall be relocated at the developer's expense. Ensure that each driveway provides proper pedestrian access across, in compliance with the Americans with Disabilities Act (ADA). The final layout and site driveway design shall be subject to the review and approval of the City Engineer.
18. Proposed new driveways will meet the classification of commercial driveways (Minimum width required is 26 feet).
19. Construct new tree wells and plant new 24-inch boxed street trees on Imperial Highway. Install decorative cast iron tree well covers with theft proof locking mechanism. Replace existing empty tree wells with PCC sidewalk in a manner in which it provides consistent spacing with new tree wells. The species of any new street trees shall be in accordance with the Citywide Tree Master Plan. All tree wells shall be irrigated with dedicated irrigation line.
20. Proposed landscape shall be designed to incorporate water conservation techniques through application of xeriscape landscaping principles. Landscape plan to include low-water demanding plants with limited turf, efficient irrigation system and use of California native plants.
21. Any damages done during construction to existing public improvements and pavement markings shall be removed and replaced to original condition per the satisfaction of the City Engineer.
22. Any cross flow drainage from the property over the sidewalks is not permitted. Construct parkway drains as required.
23. Centerline ties, property corners and benchmark monument shall be preserved in the public right of way. In the event that ties, property corners and benchmark monuments are disturbed or removed, a licensed surveyor shall re-establish and file required corner record survey with the Los Angeles County Surveyors office. All recorded copies of the documents shall be submitted to the City along with the final set of as-built plans.
24. In order to meet the City's Lighting Master Plan, developer shall verify that the frontage of the proposed development meets the Illuminating Engineering Society (IES) minimum standards for streetlight illumination for Imperial Highway. If deemed insufficient, developer shall design and construct the necessary pedestrian lighting improvements.
25. Paint property address on the curb, in front of the proposed development, to the City and Fire Departments satisfaction.
26. Coordinate all public works improvements with the Public Works Department at least 48 hours in advance of work beginning.

Right-of-Way Dedication, Easements and Lot Merger

27. Developer shall submit a legal description, Plat and boundary closure, prepared by registered land surveyor that shows the following:
 - A 13-foot right of way dedication for roadway purpose to the City of South Gate for Public Street purposes along the entire property frontage on Imperial Highway.
28. Developer shall submit the required document for the roadway dedication or any other proposed easements. Comply with all requirements of the Subdivision Map Act, the City of South Gate Municipal Code and all the applicable state and local laws.

Grading and Drainage

29. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
30. Comply with the City's Storm Water Management Ordinance. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan.
31. Submit a Grading and Drainage plans prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans. Provide LID Plan and calculations required to address storm water discharge and NPDES requirements by City's Environmental Consultant, John Hunter and Associates (See attached requirements).
32. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" markings.
33. Submit Geotechnical reports, including but not limited to infiltration, percolation reports.
34. The recommendation for structural section for on-site parking and circulation areas shall be included in the soils report and prepared by geotechnical engineer registered in the State of California. The soils report is subject to the review and approval by the Public Works Department and Community Development Departments.
35. Provide a final detailed drainage study (prepared by a registered/licensed civil engineer) for review and approval. The study shall include existing and proposed hydrologic conditions as well as hydraulic calculations (per Los Angeles County format) for all drainage control devices and storm drain lines.
36. Grading plan will include geotech and geologist certification, stating that grading plan has been reviewed and found to be in conformance with the recommendations as outlined in the soils and geological report.

37. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.
38. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).

Sewer

39. The developer shall prepare a comprehensive Sewer Capacity Study signed and stamped by a registered Civil Engineer addressing the sewer needs of the new proposed site and pay all required review fees. Initial deposit of \$761 is required to initiate the plan check. Actual costs of the review will be billed to the developer as the plan check progresses. Based on the Sewer Capacity Study, the developer might be required to pay for any necessary sewer upgrades. The limits of the upgrades shall be to the downstream point of connection to where sufficient capacity exists. If in case the sewer connection is made to Los Angeles County Sanitation District sewer system, the developer may need to coordinate and get approval from Los Angeles County Sanitation District and pay any associated County fees.
40. Install adequate sewer lateral(s) to serve the proposed development, and abandon any existing sewer laterals and sewer cleanouts that will not be used, to the satisfaction of the Public Works and Building & Safety Departments. Sewer laterals will be abandoned in place with either cement slurry backfill or concrete bulkhead plug per City Standard Plans.
41. The developer shall consult the City Engineer to determine the sewer location and design requirements. Relocation of any public sewer lines shall be subject to approval by the City Engineer. Pavement moratorium applies.

Water

42. Conduct a Water System Capacity Study and provide a copy of the report to the City for review and approval. If higher water needs are determined, then the developer will pay for any water upgrade needed to meet the demand. Developer to pay for all costs incurred for the review of the capacity study.
43. All proposed improvements shall be served by adequately sized to accommodate the total domestic, landscape and fire flows. Plans shall include size, type and location of the proposed fire hydrants approved by the Los Angeles Fire Department (LAFD). Provide fire flow calculations to justify the size and the velocity in the pipe (not to exceed 10 ft/sec)
44. Coordinate with the City's Water Division regarding removal of all existing water meters that will not be used by the development.
45. Developer shall pay Water Development Impact Fees per the latest City Fee Schedule. Fee is dependent on water meter sizes. Development Water Impact fees are paid at the time of obtaining the building permit.

46. The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the Los Angeles County Fire Department.
47. All water facilities shall be installed outside any driveways and drive approaches, and shall be in accordance with the Los Angeles County Fire Department.
48. Developer shall be responsible to meet all water requirements and guidelines of the South Gate Water Division, the Los Angeles County Health Department and Los Angeles County Fire Department.
49. Relocation of any public water lines shall be subject to approval by the City Engineer. Pavement moratorium applies.

Traffic

50. The developer shall prepare a Traffic Impact Study signed and stamped by a registered Traffic Engineer addressing potential safety issues, trip generation, distribution and assignment, queuing analysis, Level of Service analysis, line of sight, internal circulation and overall operational impacts to nearby signalized intersections. Study should include all signalized intersections for which the proposed project will add 50 or more trips during the AM and or PM peak hour. If the study is determined insufficient by the City Engineer, the developer will be required to prepare a Traffic Impact Assessment and pay for any traffic mitigations that arise from the Traffic Impact Assessment.
51. The developer shall be responsible for installing or repairing all centerline striping, traffic legends, raised reflective pavement markers and other traffic delineation required by the City Engineer, including traffic signal loops damaged or required to be installed as part of the development. The plans shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
52. The developer shall pay for a Development Traffic Report / Study Review in accordance with the latest fee schedule. The Development Traffic Report / Study Review fee is charged at actual cost with a minimum deposit of \$417.
53. Internal circulation, particularly where there are deliveries or trash pick-ups should be shown accommodating the vehicles that will serve the development.
54. Clear unobstructed sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at intersections and/or driveways.
55. Upon completion of construction, developer shall remove temporary construction markings (USA marking).
56. Ingress and egress to the proposed development site to be restricted to right-in and right-out only movement on Imperial Highway due to future raised median island project. No left-turns to and from the development on Imperial Highway shall be allowed. Signage will be

required on-site and within the future raised Median Island to direct traffic.

57. No parking will be allowed on Imperial Highway. The entire length of the curb on Imperial Highway shall be painted red. Replace existing "No Stopping" signs with new.

Utilities

58. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
59. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with the project, shall be relocated, removed, or abandoned at the developer's expense to the satisfaction of the City Engineer. Pavement moratorium applies.
60. For all electrical needs the developer will coordinate with the assigned SCE Planner.
61. All onsite overhead utility, except high voltage power lines, servicing the development shall be placed underground. Any significant proposed utility underground vaults or meter shall be located away from the proposed driveways.
62. Remove any abandoned above ground utilities within the parkway area including but not limited to service pedestals, pull boxes, etc.
63. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner.

Use and Occupancy

64. Complete Public Works improvements prior to issuance of certificate of occupancy. Should any public improvements not completed prior to issuance of certificate of occupancy the developer shall enter into a development agreement with the City prior to construction, and post the necessary securities in the amount approved by the City Engineer and in a form approved by the City Attorney. All public improvements shall be completed at the developer's cost.
65. Prior to issuance of a release of Use and Occupancy, all the above conditions shall be complied with and all the improvements are in place.

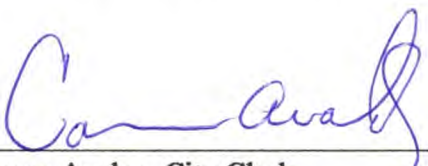
RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7780 was adopted by the City Council at their Regular Meeting held on September 12, 2017, by the following vote:

Ayes: Council Members: Davila, Bernal, Diaz, Morales and Rios
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Witness my hand and the seal of said City on September 21, 2017.



Carmen Avalos, City Clerk
City of South Gate, California