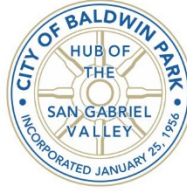


CITY COUNCIL
FINANCE AUTHORITY
HOUSING AUTHORITY
REGULAR MEETING



Mayor
Mayor Pro Tem
Councilmember
Councilmember

Daniel Damian
Jean M. Ayala
Alejandra Avila
Emmanuel J. Estrada
Manuel Lozano

Agenda

April 15, 2026, 7:00 PM

Welcome to your City Council Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

Please note that, in the event of a technical issue causing a disruption in the call-in option or internet-based option, the meeting will continue unless otherwise required by law, such as when a Board Member is attending the meeting virtually pursuant to certain provisions of the Brown Act. Electronic devices are to be turned off while meetings are in session.

How to watch

The City of Baldwin Park provides two ways to watch a City Council meeting:

In Person



Most City Council meetings take place
at City Hall, 14403 E. Pacific Ave.,
Baldwin Park, CA 91706

Online



Audio streaming will be available at:

https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber
<https://baldwinparkca.portal.civicclerk.com>

Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Clerk's Office at (626) 960-4011.

Public Comments

The public is encouraged to address the City Council or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the City Council as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the City Clerk.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the City Council. Please notify the City Clerk if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2] If you wish to comment on agenda items and are unable to physically appear in person, please email your name, place of residence, item number or to comments@baldwinparkca.gov. Written comments will be distributed and will be made part of the written record but will NOT be read verbally at the meeting.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda

are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

REPORT FROM CLOSED SESSION

ANNOUNCEMENTS

The City Council are also members of the Board of Directors of the Housing Authority and Finance Authority which are concurrently convening with the City Council this evening and each Council Member is paid an additional stipend of \$30 for attending the Housing Authority meeting and \$50 for attending the Finance Authority meeting.

PROCLAMATIONS, COMMENDATIONS & PRESENTATIONS

Proclamation — National Library Week presented to Irma Morales, Library Manager for Los Angeles County Library

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the City Council and will be approved with one motion. There will be no separate discussion of these items unless a City Councilmember so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

1. **City of Baldwin Park's Warrants and Demands**

It is recommended that the City Council ratify the attached Warrants and Demands Register.

2. **Treasurer's Report CC - February 2026**

It is recommended that the City Council receive and file the Treasurer's Report for February 2026.

3. **Meeting Minutes of April 1, 2026**

It is recommended that the City Council approved the following meeting minutes held on April 1, 2026; Special City Council Meeting and Regular City Council Meeting.

4. **Annual Comprehensive Financial Report (ACFR), Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit and Single Audit for Fiscal Year 2024-25**

It is recommended that the City Council receive and file the City of Baldwin Park's ACFR, Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit and Single Audit for the fiscal year ended June 30, 2025.

5. **Claim Rejection**

It is recommended that the City Council reject the following claim and direct staff to send the appropriate notice of rejection to claimant:

- Freddie Romero
- Manuel Granados
- Cindy Garcia

The claimant alleges bodily injury.
The claimant alleges property damage.
The claimant alleges bodily injury.

This government claim, and all government claims, should be considered as potential lawsuits in the future. Thus, it is requested that all City Staff, the Mayor and all Council Members refrain from making any statements, whether public or private in nature. It is important that no statements be made so as to not prejudice this claim in any way which can happen if public or private comments are made about this claim by City staff or Council Members.

6. **Nomination to Rename Puente Avenue Park as Tongva Park**

It is recommended that the City Council consider the nomination to rename Puente Avenue Park to Tongva Park or provide alternative direction.

7. **Authorize Award of Contract to DASH Construction Company, Inc. for Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198 Phase B)**

It is recommended that the City Council:

1. Approve and award the construction contract for the Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198 Phase B) to DASH Construction Company Inc. in the amount of \$260,625.00; and
2. Approve a 10% construction contingency in the amount of \$26,062.50 for the project; and
3. Authorize the Mayor and City Clerk to execute the contract with DASH Construction Company, Inc; and
4. Authorize the Director of Finance to make appropriations and budget adjustments as necessary.

CITY COUNCIL ACTING AS SUCCESSOR AGENCY OF THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION CONSENT CALENDAR

8. **Treasurer's Report SA - February 2026**

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

FINANCE AUTHORITY CONSENT CALENDAR

9. **Treasurer's Report FA - February 2026**

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

HOUSING AUTHORITY CONSENT CALENDAR

10. **Treasurer's Report HA - February 2026**

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

11. **Baldwin Park Housing Authority's Warrants and Demands**

It is recommended that the Board ratify the attached Warrants and Demands Register.

PUBLIC HEARING

12. **First Reading and Introduction of Ordinance No. 1525 that Amends Chapter 153, Part 11 of the Baldwin Park Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units In Response to Changes in State Law, Amending in its Entirety Chapter 153, Section 153.135 Relating to Objective Design Standards and Finding the Action to be Statutorily Exempt from CEQA Under Section 21080.17 of the Public Resources Code (Location: Citywide; Applicant: City of Baldwin Park; Case Number: AZC 25-01)**

It is recommended that the City Council:

1. Conduct a public hearing.

2. Find the proposed ordinance is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the ordinance is categorically exempt from CEQA under Guidelines Section 21080.17, which exempts the adoption of an Accessory Dwelling Unit ordinance to implement the provisions of Section 66310, et. seq. of the Government Code, and therefore no environmental review under CEQA is required.
3. Introduce by first reading, by title only and waive further reading, Ordinance 1525, entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA AMENDING IN ITS ENTIRETY, THE BALDWIN PARK MUNICIPAL CODE, TITLE XV, LAND USAGE, CHAPTER 153, PART 11 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) TO BE IN COMPLIANCE WITH STATE LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AMENDING IN ITS ENTIRETY CHAPTER 153, SECTION 153.135 (OBJECTIVE DESIGN STANDARDS), AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17” and approve Zoning Code Text Amendment application AZC 25-01.

13. **Public Hearing and Ordinance 1526: Moratorium on the Approval, Establishment, or Operation of Data Centers**

It is recommended that the City Council:

1. Conduct a Public Hearing; and
2. Waive further reading and adopt Ordinance No. 1526 entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA, EXTENDING URGENCY ORDINANCE NO. 1524 ESTABLISHING A MORATORIUM ON THE APPROVAL, ESTABLISHMENT, OR OPERATION OF DATA CENTERS TO CONSIDER ADOPTING REGULATIONS FOR DATA CENTERS PURSUANT TO GOVERNMENT CODE SECTION 65858.”

REPORTS OF OFFICERS

CITY COUNCIL / CITY CLERK / CITY TREASURER / STAFF REQUESTS & COMMUNICATION

ADJOURNMENT

CERTIFICATION

I, Christopher Saenz, City Clerk of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 9th day of April 2026.



Christopher Saenz
City Clerk

For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or via e-mail at squinones@baldwinparkca.gov.

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Ana Zhang, Senior Finance Clerk
DATE: April 15, 2026
SUBJECT: City of Baldwin Park's Warrants and Demands

SUMMARY:

Attached is the Warrants and Demands Register for the City of Baldwin Park to be ratified by the City Council.

RECOMMENDED ACTION:

It is recommended that the City Council ratify the attached Warrants and Demands Register.

FISCAL IMPACT:

The payroll for the last period was \$638,617.15 and the attached General Warrants Register was \$806,400.22 for a total amount of \$1,445,017.37.

BACKGROUND:

The attached Claims and Demands report format meet the required information as set out in the California Government Code. Staff has reviewed the requests for expenditures for the appropriate budgetary approval and for the authorization from the department head or its designee. Pursuant to Section 37208 of the California Government Code, the Chief Executive Officer or his/her designee does hereby certify to the accuracy of the demands hereinafter referred. Payments released since the previous City Council meeting and the following is a summary of the payment released:

1. The last payroll of the City of Baldwin Park consists of check numbers 257074 to 257085. Additionally, Automated Clearing House (ACH) Payroll deposits were made on behalf of City Employees from control number 61964 to 62280 for the period March 15, 2026 through March 28, 2026 inclusive; these are presented and hereby ratified in the amount of \$638,617.15.
2. General Warrants, with the electronic fund transfer (EFT) bank drafts in the amount of \$187,432.24 and checks from 254912 to 255062 in the amount of \$618,967.98 for the period of March 23, 2026, to April 6, 2026, inclusive; in the total amount of \$806,400.22 constituting of claims and demands against the City of Baldwin Park, are herewith presented to the City Council as required by law, and the same hereby ratified.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Check Register-4-15-2026



City of Baldwin Park, CA

Check Register By (None)

Payment Dates 3/23/2026 - 4/6/2026

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
1157	03/27/2026	P.T.E.A.	PTEA DUES	100-00-000-21220-00000	\$ 325.00
1157	03/27/2026	P.T.E.A.	CLERICAL DUES	100-00-000-21224-00000	\$ 162.50
1157	03/27/2026	P.T.E.A.	PTEA DUES	100-00-000-21220-00000	\$ 325.00
1157	03/27/2026	P.T.E.A.	CLERICAL DUES	100-00-000-21224-00000	\$ 162.50
254912	03/23/2026	ARTUR DAVTYAN	REFUND A LAND USE ENTITLE MENT APPLICATION 5/15/25	501-40-000-22335-00000	\$ 1,750.00
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES:2 PRIVACY SCREENS , POST-IT & TAB NOTES	100-10-150-53100-00000	\$ 285.95
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	MATERIALS & SUPPLIES FOR POLICE DEPARTMENT	100-30-380-53100-00000	\$ 96.34
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	MATERIALS & SUPPLIES FOR POLICE DEPARTMENT	100-30-380-53100-00000	\$ 694.33
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	MATERIALS & SUPPLIES FOR POLICE DEPARTMENT	100-30-380-53100-00000	\$ 100.99
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES: 1 RECORDER	100-10-150-53100-00000	\$ 191.88
254913	03/23/2026	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES:2 USB PACKS	100-10-150-53100-00000	\$ 53.48
254914	03/23/2026	PALICON GROUP	BACKGROUND FOR POLICE APPLICANT	100-30-310-51100-00000	\$ 2,000.00
254914	03/23/2026	PALICON GROUP	BACKGROUND FOR POLICE APPLICANT	100-30-310-51100-00000	\$ 2,000.00
254915	03/23/2026	PPW INMATE TECHNOLOGY	TELEPHONE USAGE FOR INMATES IN JAIL FEB 2026	100-30-370-53403-00000	\$ 200.00
254916	03/23/2026	PROFORMA PRINTING & PROMOTIONAL PRODUCTS, INC.	NOTICE TO APPEAR CITATIONS	100-30-330-53320-00000	\$ 3,514.77
254917	03/23/2026	PROPERTYRADAR, INC	COMMUNITY ENHANCEMENT TOOL 3/8/2026-3/8/2027	100-40-460-53320-00000	\$ 758.40
254918	03/23/2026	RIO HONDO COMM. COLLEGE	TRAINING-STEVEN ARROYO & ANTHONY PULIDO 1/30/26	501-30-000-22410-00000	\$ 50.00
254919	03/23/2026	SINATRA UNIFORM INC	UNIFORM FOR OFFICER M SAENZ	100-30-340-53100-00000	\$ 118.52
254920	03/23/2026	STERICYCLE, INC.	COLLECTION OF BIOHAZARD MATERIALS MAR 2026	100-30-360-53100-00000	\$ 85.83
254921	03/23/2026	THE HAPPY KEY	MATERIALS & SUPPLIES-KEY FOR UNIT#CNG-1	402-50-590-53100-00000	\$ 9.00
254921	03/23/2026	THE HAPPY KEY	MATERIALS & SUPPLIES -KEY FOR UNIT #5099	402-50-590-53100-00000	\$ 15.00
254921	03/23/2026	THE HAPPY KEY	MATERIALS & SUPPLIES -KEYS FOR UNIT#5099	402-50-590-53100-00000	\$ 30.00
254922	03/23/2026	THE SHREDDERS	PD-DESTRUCTION OF PD CONFIDENTIAL DOCUMENTS	100-30-330-51101-00000	\$ 181.50
254923	03/23/2026	TRANSOURCE SERVICES CORP.	MERAKI MDM LICENSES 1 YEAR	401-10-140-53379-00000	\$ 121.95
254924	03/23/2026	ULINE, INC.	SUPPLIES FOR EVIDENCE	100-30-360-53100-00000	\$ 414.89
254925	03/23/2026	VICTORIA VALVERDE	PW TEAM BUILDING LUNCHEON CITY YARD 3/19/2026	501-50-000-22543-00000	\$ 600.00
254926	03/26/2026	AFLAC	AFLAC	100-00-000-21216-00000	\$ 763.19
254926	03/26/2026	AFLAC	AFLAC	100-00-000-21216-00000	\$ 94.42
254926	03/26/2026	AFLAC	AFLAC	100-00-000-21216-00000	\$ 763.05
254926	03/26/2026	AFLAC	AFLAC	100-00-000-21216-00000	\$ 94.42
254927	03/26/2026	ALLSTATE WORKPLACE DIVISION	CANCER INSURANCE	100-00-000-21221-00000	\$ 51.80
254927	03/26/2026	ALLSTATE WORKPLACE DIVISION	CANCER INSURANCE	100-00-000-21221-00000	\$ 51.81
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 31.12
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 74.76
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 1,133.22
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 3,049.82
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 1,133.22
254928	03/26/2026	AMERICAN FIDELITY ASSURANCE COMPANY	AMERICAN FIDELITY ASSURANCE COMPANY	100-00-000-21216-00000	\$ 2,718.12
254929	03/26/2026	BALDWIN PARK MNGMT ASSOC.	MANAGEMENT DUES	100-00-000-21218-00000	\$ 10.00
254929	03/26/2026	BALDWIN PARK MNGMT ASSOC.	MANAGEMENT DUES	100-00-000-21218-00000	\$ 10.00
254930	03/26/2026	C.L.E.A.	CLEA DISABILITY POLICE SWORN	403-10-000-47130-13404	\$ 1,008.00
254930	03/26/2026	C.L.E.A.	CLEA DISABILITY POLICE SWORN	403-10-000-47130-13404	\$ 1,008.00
254931	03/26/2026	CITY EMPLOYEES ASSOCIATES	DUES CMEA	100-00-000-21226-00000	\$ 34.50
254931	03/26/2026	CITY EMPLOYEES ASSOCIATES	DUES CMEA	100-00-000-21226-00000	\$ 34.50
254932	03/26/2026	LIBERTY DENTAL PLAN	DENTAL HMO - LIBERTY DENTAL	100-00-000-21211-00000	\$ 14.74
254932	03/26/2026	LIBERTY DENTAL PLAN	DENTAL HMO - LIBERTY DENTAL	100-00-000-21211-00000	\$ 247.63
254932	03/26/2026	LIBERTY DENTAL PLAN	DENTAL HMO - LIBERTY DENTAL	100-00-000-21253-00000	\$ 73.71
254932	03/26/2026	LIBERTY DENTAL PLAN	DENTAL HMO - LIBERTY DENTAL	100-00-000-21211-00000	\$ 247.71
254932	03/26/2026	LIBERTY DENTAL PLAN	DENTAL HMO - LIBERTY DENTAL	100-00-000-21253-00000	\$ 73.71
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21211-00000	\$ (77.02)
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21211-00000	\$ (78.01)
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21211-00000	\$ 195.52
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21211-00000	\$ 3,865.63

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21253-00000	\$ 535.50
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21211-00000	\$ 4,097.68
254933	03/26/2026	MUNICIPAL DENTAL POOL	DENTAL PPO - MUNICIPAL SERVICES AUTHORITY	100-00-000-21253-00000	\$ 535.50
254934	03/26/2026	PRE-PAID LEGAL SERVICES, INC.	PRE-PAID LEGAL SERVICES	100-00-000-21230-00000	\$ 42.85
254934	03/26/2026	PRE-PAID LEGAL SERVICES, INC.	PRE-PAID LEGAL SERVICES	100-00-000-21230-00000	\$ 42.85
254935	03/26/2026	STANDARD INSURANCE COMPANY	VISION - STANDARD INSURANCE COMPANY	100-00-000-21258-00000	\$ (15.72)
254935	03/26/2026	STANDARD INSURANCE COMPANY	VISION - STANDARD INSURANCE COMPANY	100-00-000-21258-00000	\$ (15.85)
254935	03/26/2026	STANDARD INSURANCE COMPANY	VISION - STANDARD INSURANCE COMPANY	100-00-000-21258-00000	\$ 57.73
254935	03/26/2026	STANDARD INSURANCE COMPANY	VISION - STANDARD INSURANCE COMPANY	100-00-000-21258-00000	\$ 1,157.66
254935	03/26/2026	STANDARD INSURANCE COMPANY	VISION - STANDARD INSURANCE COMPANY	100-00-000-21258-00000	\$ 1,160.71
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	DEC 2023 PREMIUM-BASIC LIFE:AD&D;STD;LTD INSURANCE	403-10-160-54130-00000	\$ 7,728.90
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS B/50,000	100-00-000-21254-00000	\$ (8.24)
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS B/50,000	100-00-000-21254-00000	\$ (8.24)
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS C/100,000	100-00-000-21254-00000	\$ 115.50
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	SUPP. LIFE - LINCOLN NATIONAL	100-00-000-21212-00000	\$ 587.72
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS B/50,000	100-00-000-21254-00000	\$ 690.72
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS C/100,000	100-00-000-21254-00000	\$ 49.50
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS D/60,000	100-00-000-21254-00000	\$ 24.75
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	SUPP. LIFE - LINCOLN NATIONAL	100-00-000-21212-00000	\$ 587.73
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS B/50,000	100-00-000-21254-00000	\$ 674.22
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS C/100,000	100-00-000-21254-00000	\$ 49.50
254936	03/26/2026	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	LIFE INS D/60,000	100-00-000-21254-00000	\$ 24.75
254937	03/31/2026	AMERICAN LEGAL PUBLISHING CORP.	MUNICIPAL CODE-ALS-30 UPDATES	100-10-120-51101-11430	\$ 49.27
254938	03/31/2026	APN LANDSCAPING INC	SEED & TOPSOIL INSTALLATION-MORGAN PARK- 12/29/25	240-50-560-51101-00000	\$ 3,600.00
254939	03/31/2026	AT&T	AC#34644-PHONE&WIRELESS SRVC-3/7-4/6/26	100-30-340-53403-00000	\$ 48.51
254940	03/31/2026	BALDWIN PARK INVESTMENTS, INC.	JAN-2026 CAR WASH FOR CITY & POLICE VEHICLES	402-50-590-51101-00000	\$ 346.50
254940	03/31/2026	BALDWIN PARK INVESTMENTS, INC.	JAN-2026 CAR WASH FOR CITY & POLICE VEHICLES	402-50-591-51101-00000	\$ 346.50
254941	03/31/2026	BENLO R.V. SERVICES	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 18.55
254941	03/31/2026	BENLO R.V. SERVICES	MATERIALS & SUPPLIES FOR TRAFFIC DEPARTMENT	245-50-550-53100-15622	\$ 11.08
254941	03/31/2026	BENLO R.V. SERVICES	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 22.09
254941	03/31/2026	BENLO R.V. SERVICES	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 29.85
254942	03/31/2026	BEST BEST & KRIEGER LLP	FEB 2026-SPECIAL PROJECTS	403-10-160-51102-00000	\$ 370.40
254942	03/31/2026	BEST BEST & KRIEGER LLP	FEB 2026-BKK WEST COVINA CLASS 1 LANDFILL (SOLE)	403-10-160-51102-00000	\$ 1,306.10
254942	03/31/2026	BEST BEST & KRIEGER LLP	FEB 2026-BKK CLASS 1 LANDFILL (SHARED)	403-10-160-51102-00000	\$ 1,210.15
254943	03/31/2026	CAL BLEND SOILS INC	BULK LANDSCAPE PRODUCTS-ZOCALO PARK&BIKE TRAIL	251-50-560-53100-00000	\$ 615.77
254944	03/31/2026	CHARTER COMMUNICATIONS	DATA CONNECTION FOR RADIO SYSTEM 3/11-4/10/2026	100-30-340-53403-00000	\$ 399.16
254945	03/31/2026	CHICAS GRAPHICS AND DESIGN	MATERIALS & SUPPLIES - PARK CLOSED SIGNS	251-50-560-53100-00000	\$ 16.58
254946	03/31/2026	CINTAS FIRST AID & SAFETY	SUPPLIED CITY YARD & MECHANIC SHOP FIRST AID KIT	254-50-550-53100-15705	\$ 166.48
254946	03/31/2026	CINTAS FIRST AID & SAFETY	SUPPLIED CITY YARD & MECHANIC SHOP FIRST AID KIT	402-50-590-53100-00000	\$ 166.48
254947	03/31/2026	COMMERCIAL TIRE CENTER SERVICES INC.	TIRES FOR CITY VEHICLES	402-50-590-53100-00000	\$ 3,000.00
254947	03/31/2026	COMMERCIAL TIRE CENTER SERVICES INC.	TIRES FOR POLICE VEHICLES	402-50-591-53100-00000	\$ 5,871.99
254948	03/31/2026	CORODATA RECORDS MANAGEMENT, INC.	CITY CLERK OFFICE STORAGE 2/1-2/28/2026	100-10-120-51101-11431	\$ 68.58
254949	03/31/2026	CWE	DEC 2025 CONSTRUCTION MANAGEMENT AND INSPECTION	258-50-520-58100-55001	\$ 27,757.25
254949	03/31/2026	CWE	JAN 2026-CONSTRUCTION MGMT&INSPECTION-BARNES PARK	258-50-520-58100-55001	\$ 28,600.50
254950	03/31/2026	DUDEK	PRE SECTION 106 HISTORICAL ASSMNT 5/23-6/27/25	270-40-440-51101-55004	\$ 2,840.00
254951	03/31/2026	EHS INTERNATIONAL, INC.	CPR/FIRST AID/AED-PUBLIC WORKS DEPT-2/26/26	251-50-540-53200-00000	\$ 1,500.00
254951	03/31/2026	EHS INTERNATIONAL, INC.	CPR/FIRST AID/AED-PUBLIC WORKS DEPT-2/26/26	402-50-590-53200-00000	\$ 150.00
254951	03/31/2026	EHS INTERNATIONAL, INC.	SLIP,TRIPS&FALL SAFETY-PUBLIC WORKS DEPT-3/5/26	402-50-590-53200-00000	\$ 2,090.00
254952	03/31/2026	EVIDENCE CONTROL SYSTEMS, INC.	ON-SITE TRAINING DUE TO AUDIT RESULTS CONDUCTED	100-30-310-51100-00000	\$ 10,453.06
254953	03/31/2026	EWING IRRIGATION, INC.	MATERIAL & SUPPLIES FOR IRRIGATION DIVISION	251-50-562-53100-00000	\$ 101.69
254954	03/31/2026	FORTEL TRAFFIC INC.	REPAIR SPEED FEEDBACK SIGN-RAMONA BLVD 2/11/26	254-50-550-53371-15622	\$ 2,778.63
254955	03/31/2026	FRONTIER COMMUNICATIONS	ACT#0507995-PD PHONE 3/7-4/6/26	100-30-340-53403-00000	\$ 107.38
254956	03/31/2026	GLENDORA GARDENS NURSERY	PLANTS FOR CENTER MEDIAN THROUGHOUT CITY	251-50-560-53100-00000	\$ 86.77
254956	03/31/2026	GLENDORA GARDENS NURSERY	PLANTS FOR CENTER MEDIAN THROUGHOUT CITY	251-50-560-53100-00000	\$ 1,259.28
254957	03/31/2026	GRAINGER, INC.	MATERIALS&SUPPLIES-FUSEBLOCK,SCREW,QUICK CONNECT	245-50-550-53100-15622	\$ 28.02
254957	03/31/2026	GRAINGER, INC.	MATERIALS & SUPPLIES - FLEET AND POLICE DEPT	402-50-590-53100-00000	\$ 252.95
254957	03/31/2026	GRAINGER, INC.	MATERIALS & SUPPLIES - FLEET AND POLICE DEPT	402-50-591-53100-00000	\$ 252.96
254958	03/31/2026	GREG RUVOLO	TRANSPORT STREET LIGHTS&CONCRETE PEDESTAL 3/10/26	254-50-560-51101-00000	\$ 2,000.00
254959	03/31/2026	HOSE-MAN INC	SUPPLIES FOR HYDRAULIC ASSEMBLY	402-50-590-53100-00000	\$ 61.62
254959	03/31/2026	HOSE-MAN INC	SUPPLIES FOR HYDRAULIC ASSEMBLY	402-50-590-53100-00000	\$ 60.91

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
254960	03/31/2026	INDUSTRIAL CLEANING SYSTEMS, INC	SUPPLIES FOR GRAFFITI ABATEMENT - HOSE REEL	245-50-570-53100-14885	\$ 490.38
254961	03/31/2026	J LEE ENGINEERING, INC.	INTERIM BUILDING INSPECTION SERVICES 2/1-2/28/26	100-40-450-51100-00000	\$ 7,151.65
254962	03/31/2026	JOHN L HUNTER & ASSOCIATES INC	DEC 2025 CONSULTANT SERVICES: CITY'S NPDES STORM	258-50-510-51100-15400	\$ 2,111.25
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-BALLOT MEASURE	100-10-130-51102-14070	\$ 5,640.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER ADMIN	100-10-130-51102-11102	\$ 2,112.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-CITY COUNCIL	100-10-130-51102-11050	\$ 5,592.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-COM DEV	100-40-130-51102-14200	\$ 3,671.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-HR	100-10-130-51102-11103	\$ 3,504.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-PD	100-30-130-51102-13405	\$ 2,475.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-PW	100-50-130-51102-15080	\$ 504.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-RISK MGMT	100-10-130-51102-11103	\$ 4,155.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-CANNABIS NON-LIT	237-40-130-51102-14070	\$ 6,984.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-CITY CLERK	100-10-130-51102-11102	\$ 1,807.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-HOUSING	100-40-130-51102-14200	\$ 157.50
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-NON-RETAINER-CODE ENF	100-40-130-51102-14200	\$ 300.00
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-NON-RETAINER-BESS AVE	100-40-130-51102-14200	\$ 566.50
254963	03/31/2026	JONES MAYER	JAN 26 SRVC-RETAINER-FINANCE	100-20-130-51102-12002	\$ 144.00
254964	03/31/2026	JUAN CHAVEZ	LANDSCAPING PROJECT-WALNUT CREEK BIKE TRAIL-2/6/26	251-50-560-51101-00000	\$ 2,560.00
254965	03/31/2026	LEE'S BATTERY AND AUTO PARTS	BATTERIES FOR TRAFFIC SIGNAL LIGHTS	245-50-550-53100-15622	\$ 139.23
254965	03/31/2026	LEE'S BATTERY AND AUTO PARTS	BATTERIES FOR TRAFFIC SIGNAL LIGHTS	245-50-550-53100-15622	\$ 934.83
254965	03/31/2026	LEE'S BATTERY AND AUTO PARTS	BATTERIES FOR BUS SHELTERS LIGHTS	244-50-581-53100-15510	\$ 817.70
254965	03/31/2026	LEE'S BATTERY AND AUTO PARTS	BATTERIES FOR TRAFFIC SIGNAL LIGHTS	245-50-550-53100-15622	\$ 370.17
254966	03/31/2026	LONG BEACH BMW MOTORCYCLES	REPAIR TO POLICE BMW MOTORCYCLE - 12/17/25	402-50-591-53371-00000	\$ 292.00
254966	03/31/2026	LONG BEACH BMW MOTORCYCLES	REPAIR TO POLICE BMW MOTORCYCLE - 3/4/26	402-50-591-53371-00000	\$ 1,339.67
254967	03/31/2026	LOS ANGELES COUNTY PUBLIC WORKS	MAINTENANCE-JAN 2026-TRAFFIC SIGNAL & LIGHT	251-50-530-51100-00000	\$ 1,329.34
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-FOR TREE MAINTENANCE	240-50-561-53100-00000	\$ 67.50
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-STREET MAINTENANCE DIVISION	240-50-551-53100-00000	\$ 66.23
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-FOR TREE MAINTENANCE	240-50-561-53100-00000	\$ 133.61
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-STREET MAINTENANCE DIVISION	240-50-551-53100-00000	\$ 26.49
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR PARK MAINTENANCE	251-50-571-53100-00000	\$ 404.00
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-GRAFFITI ABATEMENT PROGRAM	240-50-570-53100-15705	\$ 108.21
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR TRANSIT (BUS SHELTER)	244-50-581-53100-15510	\$ 7.93
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR PARK MAINTENANCE	251-50-571-53100-00000	\$ 55.23
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-FOR TREE MAINTENANCE	240-50-561-53100-00000	\$ 182.93
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR TRANSIT (BUS SHELTER)	244-50-581-53100-15510	\$ 15.24
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIAL & SUPPLIES-TRAFFIC DIVISION	245-50-550-53100-15622	\$ 98.06
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR PARK LANDSCAPE	245-50-560-53100-00000	\$ 99.38
254968	03/31/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES-GRAFFITI ABATEMENT PROGRAM	240-50-570-53100-15705	\$ 39.71
254969	03/31/2026	NORMANS NURSERY INC	MATERIALS & SUPPLIES-PROJECT AT WALNUT CREEK PARK	251-50-560-53100-00000	\$ 1,146.89
254970	03/31/2026	OFFUTT COMPANIES INC	MAINTENANCE & REPAIRS TO STUMP GRINDER 3/4/2026	251-50-560-53371-00000	\$ 1,636.11
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 456.59
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 152.62
254971	03/31/2026	O'REILLY AUTO PARTS	CREDIT FOR FLEET DEPARTMENT, ORIG. INV 4714-205928	402-50-590-53100-00000	\$ (104.32)
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 159.82
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 231.35
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 22.20
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 61.43
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-591-53100-00000	\$ 70.20
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-591-53100-00000	\$ 52.27
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-591-53100-00000	\$ 66.23
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 61.43
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 207.29
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-591-53100-00000	\$ 16.22
254971	03/31/2026	O'REILLY AUTO PARTS	MATERIALS & SUPPLIES FOR FLEET DEPARTMENT	402-50-590-53100-00000	\$ 120.50
254972	03/31/2026	PREMIERE FUELING SERVICES INC	MONTHLY DESIGNATED OPERATOR INPSECTION FEB 26	402-50-590-51101-00000	\$ 175.00
254972	03/31/2026	PREMIERE FUELING SERVICES INC	MONTHLY DESIGNATED OPERATOR INPSECTION FEB 26	402-50-591-51101-00000	\$ 175.00
254973	03/31/2026	PRIME POWER EQUIPMENT INC	REPAIRS & MAINTENANCE OF STREET LANDSCAPE 2/23/26	245-50-560-53371-15537	\$ 30.00
254973	03/31/2026	PRIME POWER EQUIPMENT INC	REPAIRS & MAINTENANCE OF STREET LANDSCAPE 2/23/26	245-50-560-53371-15537	\$ 30.00
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MATERIALS & SUPPLIES FOR STREET LANDSCAPE CREW	245-50-560-53100-00000	\$ 186.55
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 30.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 57.89
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 63.63
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 75.24
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 84.84
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 91.83
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 102.18
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MAINTENANCE&REPAIRS-TREE SECTION EQUIPMENT 3/10/26	240-50-561-53371-00000	\$ 149.64
254973	03/31/2026	PRIME POWER EQUIPMENT INC	MATERIALS & SUPPLIES FOR TREE SECTION	251-50-561-53100-00000	\$ 202.98
254974	03/31/2026	PUENTE HILLS FORD LLC	MAINTENANCE & REPAIRS TO UNIT 3135 1/16/2026	402-50-591-53371-00000	\$ 3,431.49
254975	03/31/2026	RAILPROS, INC.	DEC 2025 CONSTRUCTION MANAGEMENT AND INSPECTION	255-50-520-58100-15550	\$ 1,455.92
254975	03/31/2026	RAILPROS, INC.	JAN 2026 CONSTRUCTION MANAGEMENT AND INSPECTION	255-50-520-58100-15550	\$ 2,112.02
254976	03/31/2026	REYNOLDS MOTOR CORP.	VEHICLE REPAIRS/DIAGNOSTICS REQUIRING 2/23-2/24/26	402-50-590-53371-00000	\$ 428.36
254977	03/31/2026	RKA CONSULTING GROUP	JAN 2026 PLAN CHECKS & ENGINEERING SERVICES	100-50-510-51100-00000	\$ 875.00
254978	03/31/2026	RRM DESIGN GROUP, A CALIFORNIA CORPORATION	PREPARE CONSTRUCTION PLANS-CITY-SPONSORED FEB 2026	235-40-440-51100-00000	\$ 5,043.64
254979	03/31/2026	SUNBELT RENTALS	MISCELLANEOUS RENTAL EQUIPMENT 2/27/2026	240-50-551-53391-15705	\$ 1,459.08
254980	03/31/2026	T-MOBILE	RECURRING PINGS-DR25-24679 - 1/21-1/23/26	100-30-360-51101-00000	\$ 115.00
254981	03/31/2026	T-MOBILE	PHONE-37340-GPS TRACKING 1/21-2/20/26	402-50-590-51101-00000	\$ 1,290.40
254982	03/31/2026	T-MOBILE	TDOA-DR26-04251 - 2/16-3/17/26	100-30-360-51101-00000	\$ 50.00
254982	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-04251 - 3/17-4/15/26	100-30-360-51101-00000	\$ 115.00
254983	03/31/2026	T-MOBILE	TDOA-DR26-04251 - 2/4-3/4/26	100-30-360-51101-00000	\$ 50.00
254984	03/31/2026	T-MOBILE	PHONE-60023-BUILDING AND CODE 1/21-2/20/26	100-40-450-53403-00000	\$ 184.89
254984	03/31/2026	T-MOBILE	PHONE-60023-BUILDING AND CODE 1/21-2/20/26	100-40-460-53403-00000	\$ 268.53
254984	03/31/2026	T-MOBILE	PHONE-60023-BUILDING AND CODE 1/21-2/20/26	401-10-141-53403-11506	\$ 31.35
254985	03/31/2026	T-MOBILE	RECURRING PINGS-DR25-24679 - 12/22-1/20/26	100-30-360-51101-00000	\$ 115.00
254986	03/31/2026	T-MOBILE	RECURRING PINGS-DR25-24679 - 12/22-1/20/26	100-30-360-51101-00000	\$ 115.00
254987	03/31/2026	T-MOBILE	TDOA-DR25-24679 - 11/22-12/22/25	100-30-360-51101-00000	\$ 100.00
254988	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-02593 - 3/12-4/10/26	100-30-360-51101-00000	\$ 115.00
254989	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-04060 - 2/24-3/24/26	100-30-360-51101-00000	\$ 115.00
254989	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-04060 - 1/24-2/24/26	100-30-360-51101-00000	\$ 50.00
254990	03/31/2026	T-MOBILE	CELL AREA DUMP-DR25-27205 - 12/4/2025	100-30-360-51101-00000	\$ 150.00
254991	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-02593 - 2/13-3/14/26	100-30-360-51101-00000	\$ 115.00
254992	03/31/2026	T-MOBILE	RECURRING PINGS-DR25-26956 - 1/9-1/22/26	100-30-360-51101-00000	\$ 115.00
254993	03/31/2026	T-MOBILE	RECURRING PINGS-DR25-24679 - 1/21-1/23/26	100-30-360-51101-00000	\$ 230.00
254994	03/31/2026	T-MOBILE	TDOA-DR26-04251 - 1/26-2/26/26	100-30-360-51101-00000	\$ 50.00
254994	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-04251 - 2/26-3/27/26	100-30-360-51101-00000	\$ 115.00
254994	03/31/2026	T-MOBILE	TRAP & TRACE-DR26-04251 - 2/26-3/27/26	100-30-360-51101-00000	\$ 350.00
254995	03/31/2026	T-MOBILE	RECURRING PINGS-DR26-02593 - 2/17-3/14/26	100-30-360-51101-00000	\$ 115.00
254996	03/31/2026	TRIPEL,SMITH AND ASSOCIATES, INC	FEB 2026 PROGRAMMING AND COMMUNITY OUTREACH	270-50-520-58100-15093	\$ 4,302.50
254997	03/31/2026	U.S. ARMOR CORPORATION	SAFETY VEST FOR DET.SERGIO G.	100-30-340-53100-00000	\$ 936.95
254998	03/31/2026	US BANK	DECORATIVE BANNERS	240-50-551-53100-00000	\$ 2,672.99
254998	03/31/2026	US BANK	ELECTRIC VEHICLE TRAINING COURSE 2/26/2026	402-50-590-53200-00000	\$ 249.00
254998	03/31/2026	US BANK	VCE TRAINING FOR PORSCHE 3/31/2026	401-10-140-53200-00000	\$ 699.00
254998	03/31/2026	US BANK	VCE TRAINING FOR DAVID 3/31/2026	401-10-140-53200-00000	\$ 699.00
254998	03/31/2026	US BANK	ANNUAL ZOOM WORKPLACE PRO & WEBINAR 500	401-10-140-53370-11602	\$ 1,037.62
254998	03/31/2026	US BANK	ANNUAL ZOOM WORKPLACE PRO CREDIT 2/17/2026	401-10-140-53370-11602	\$ (883.19)
254998	03/31/2026	US BANK	DUO ESSENTIALS MONTHLY 2/23-3/23/26	401-10-140-53370-11602	\$ 210.00
254998	03/31/2026	US BANK	MAINTENANCE KIT FOR M604 HP PRINTER	401-10-140-53390-00000	\$ 169.01
254998	03/31/2026	US BANK	STARTECH SERVER RACK DEPTH EXTENDER	401-10-140-53390-00000	\$ 31.95
254998	03/31/2026	US BANK	K. RAMIREZ FLIGHT TO WA 5/10-5/16/26	100-30-300-53350-00000	\$ 903.96
254998	03/31/2026	US BANK	R. LARIVEE FLIGHT TO WA 5/10-5/16/26	100-30-300-53350-00000	\$ 903.96
254998	03/31/2026	US BANK	C. RIVERA FLIGHT TO WA 5/10-5/16/26	100-30-300-53350-00000	\$ 903.96
254998	03/31/2026	US BANK	E. BARRIOS FLIGHT TO WA 5/10-5/16/26	100-30-300-53350-00000	\$ 903.96
254998	03/31/2026	US BANK	J. SERRANO FLIGHT TO WA 5/10-5/19/26	100-30-300-53350-00000	\$ 798.95
254998	03/31/2026	US BANK	L. RUBIO FLIGHT TO WA 5/10-5/19/26	100-30-300-53350-00000	\$ 798.95
254998	03/31/2026	US BANK	N. GONZALEZ FLIGHT TO WA 5/10-5/16/26	100-30-300-53350-00000	\$ 903.96
254998	03/31/2026	US BANK	DR 25-25078 ONE NIGHT FOR VICTIM MOVE TO A SHELTER	271-30-360-53370-13350	\$ 89.00
254998	03/31/2026	US BANK	PANEL INTERVIEW TREATS	100-10-150-51101-11124	\$ 13.62
254998	03/31/2026	US BANK	PANEL INTERVIEW TREATS	100-10-150-51101-11124	\$ 16.90
254998	03/31/2026	US BANK	PANEL INTERVIEW:PLATES,TRAIL MIX,FRUIT BARS	100-10-150-51101-11124	\$ 67.48
254998	03/31/2026	US BANK	PANEL INTERVIEW LUNCH	100-10-150-51101-11124	\$ 104.65

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
254998	03/31/2026	US BANK	PANEL INTERVIEW LUNCH	100-10-150-51101-11124	\$ 107.61
254998	03/31/2026	US BANK	250 1095C FORMS	100-10-150-53100-00000	\$ 138.79
254998	03/31/2026	US BANK	UPS OVERNIGHT SHIPMENT	100-10-150-53100-00000	\$ 139.99
254998	03/31/2026	US BANK	250 WINDOW ENVELOPES	100-10-150-53100-00000	\$ 242.20
254998	03/31/2026	US BANK	DISABILITY MANAGEMENT COMPLIANCE SPECIALIST	100-10-150-53350-00000	\$ 299.00
254998	03/31/2026	US BANK	PSHRA-SC MEMBERSHIP	100-10-150-53350-00000	\$ 50.00
254998	03/31/2026	US BANK	DISABILITY MANAGEMENT COMPLIANCE SPECIALIST	100-10-150-53350-00000	\$ 299.00
254998	03/31/2026	US BANK	PSHRA-SC CONFERENCE	100-10-150-53350-00000	\$ 200.00
254998	03/31/2026	US BANK	2026 NFL KICKOFF DESSERTS	100-10-150-53370-11123	\$ 49.22
254998	03/31/2026	US BANK	2026 NFL KICKOFF JALAPENOS	100-10-150-53370-11123	\$ 7.98
254998	03/31/2026	US BANK	2026 NFL KICKOFF REFRESHMENTS	100-10-150-53370-11123	\$ 124.94
254998	03/31/2026	US BANK	2026 NFL KICKOFF STREAMERS	100-10-150-53370-11123	\$ 8.23
254998	03/31/2026	US BANK	2026 NFL KICKOFF BALLOONS & TABLECLOTHS	100-10-150-53370-11123	\$ 31.98
254998	03/31/2026	US BANK	2026 NFL KICKOFF BALLOONS	100-10-150-53370-11123	\$ 25.15
254998	03/31/2026	US BANK	2026 NFL KICKOFF BALLOONS & TABLECLOTHS	100-10-150-53370-11123	\$ 20.97
254998	03/31/2026	US BANK	CEO MEMBERSHIP RENEWAL-CITY PARKS ALLIANCE	100-10-110-53330-00000	\$ 250.00
254998	03/31/2026	US BANK	DEPOSIT FOR CATERING FOR BLACK HISTORY CELEBRATION	100-60-610-51101-16165	\$ 101.52
254998	03/31/2026	US BANK	CATERING FOR BLACK HISTORY CELEBRATION	100-60-610-51101-16165	\$ 406.10
254998	03/31/2026	US BANK	DIGITAL CLOCK FOR COMMUNITY CENTER GAME ROOM	100-60-610-53100-00000	\$ 28.70
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	100-60-610-53100-00000	\$ 37.52
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	100-60-610-53100-00000	\$ 16.55
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	100-60-610-53100-00000	\$ 51.36
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR SPRING FEST	100-60-610-53100-16152	\$ 112.27
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR SPRING FEST	100-60-610-53100-16152	\$ 19.86
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR BLACK HISTORY CELEBRATION	100-60-610-53100-16165	\$ 23.19
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR BLACK HISTORY CELEBRATION	100-60-610-53100-16165	\$ 26.49
254998	03/31/2026	US BANK	DROPBOX SUB FOR BP NOW LIVE FEB 2026	100-60-610-53330-00000	\$ 11.99
254998	03/31/2026	US BANK	SG VALLEY NEWS ONLINE SUBSCRIPTION - 2/7-3/7/26	100-60-610-53330-00000	\$ 26.00
254998	03/31/2026	US BANK	CREATIVE CLOUD PRO 2/10-3/9/26	100-60-610-53330-00000	\$ 99.99
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR BUILDING MAINTENANCE	100-60-620-53100-00000	\$ 39.08
254998	03/31/2026	US BANK	NETFLIX MONTHLY FEE FOR SENIOR CENTER - 2/7-3/6/26	100-60-630-53330-00000	\$ 5.00
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR BASIC PROGRAM	100-60-650-53100-00000	\$ 267.97
254998	03/31/2026	US BANK	NETFLIX MONTHLY FEE FOR TEEN CENTER - 2/7-3/6/26	100-60-660-53330-00000	\$ 9.99
254998	03/31/2026	US BANK	NETFLIX MONTHLY FEE FOR BARNES PARK - 2/7-3/6/26	100-60-670-53330-15100	\$ 5.00
254998	03/31/2026	US BANK	NETFLIX MONTHLY FEE FOR ARC- 2/7-3/6/26	100-60-680-53330-00000	\$ 5.00
254998	03/31/2026	US BANK	PRINTING SERVICES FOR KNOW YOUR RIGHTS FLYERS	110-60-610-53370-16166	\$ 297.23
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR ZOCALO PARK	110-60-685-53100-00000	\$ 19.88
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR SENIOR CENTER	501-60-000-22327-00000	\$ 196.55
254998	03/31/2026	US BANK	FOOD FOR LUNAR NEW YEAR CELEBRATION	501-60-000-22327-00000	\$ 487.47
254998	03/31/2026	US BANK	FOOD FOR LUNAR NEW YEAR CELEBRATION	501-60-000-22327-00000	\$ 571.73
254998	03/31/2026	US BANK	PROGRAMS FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 207.85
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 26.48
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 24.28
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 36.92
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 52.79
254998	03/31/2026	US BANK	SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 86.02
254998	03/31/2026	US BANK	POP UP BACKDROP FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 352.80
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 121.47
254998	03/31/2026	US BANK	BANNERS FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 130.28
254998	03/31/2026	US BANK	FLYERS FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 186.32
254998	03/31/2026	US BANK	CLEAR RUBBER BUMPERS FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 13.99
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR GREENWAY GRAND OPENING	501-60-000-22328-00000	\$ 25.88
254998	03/31/2026	US BANK	FLYERS FOR BOXING SHOW	501-60-000-22328-16130	\$ 246.96
254998	03/31/2026	US BANK	MATERIALS & SUPPLIES FOR BOXING PROGRAM	501-60-000-22328-16130	\$ 243.06
254998	03/31/2026	US BANK	LEADERSHIP & ACT TRAINING SGT. GONZALEZ 4/6-4/7/26	100-30-310-53200-00000	\$ 250.00
254998	03/31/2026	US BANK	HOTEL STAY FOR SGT. BALZANO	100-30-310-53200-00000	\$ 1,000.00
254998	03/31/2026	US BANK	DL& ID READING SOFTWARE & HARDWARE ACCESSORY	100-30-330-51101-00000	\$ 493.45
254998	03/31/2026	US BANK	2026 IIMC CONFERENCE 5/17-5/21/26	100-10-120-53350-00000	\$ 700.00
254998	03/31/2026	US BANK	STAMP FOR CHIEF'S OFFICE	100-30-300-53100-00000	\$ 29.57
254998	03/31/2026	US BANK	REFRESHMENTS OTS CHECKPOINT PERSONNEL	100-30-310-53100-00000	\$ 44.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
254998	03/31/2026	US BANK	REFRESHMENTS OTS CHECKPOINT PERSONNEL	100-30-310-53100-00000	\$ 157.71
254998	03/31/2026	US BANK	DOG FOOD FOR K-9'S KYRA & DELMI	100-30-310-53100-17110	\$ 155.58
254998	03/31/2026	US BANK	K-9 E-COLLAR FOR KYRA	100-30-310-53100-17110	\$ 441.99
254998	03/31/2026	US BANK	STAMPS FOR RECORDS BUREAU	100-30-330-53100-00000	\$ 66.08
254998	03/31/2026	US BANK	STAMPS FOR RECORDS BUREAU	100-30-330-53100-00000	\$ 63.00
254998	03/31/2026	US BANK	REPLENISH TOLL ROAD ACCOUNT	100-30-340-51101-00000	\$ 195.00
254998	03/31/2026	US BANK	REPLENISH TOLL ROAD ACCOUNT	100-30-340-51101-00000	\$ 195.00
254998	03/31/2026	US BANK	TCI COURSE 5/4-5/8/26	501-30-000-22410-00000	\$ 270.00
254998	03/31/2026	US BANK	REPORT WRITING COURSE 2/2-2/4/26	501-30-000-22410-00000	\$ 71.00
254998	03/31/2026	US BANK	REPORT WRITING COURSE 4/13-4/15/26	501-30-000-22410-00000	\$ 71.00
254998	03/31/2026	US BANK	TRAINING REG COURSE-OFC TELLER	501-30-000-22410-00000	\$ 154.50
254998	03/31/2026	US BANK	CREDIT-TRAINING REG REFUND FOR F. NUNO	501-30-000-22410-00000	\$ (800.00)
254999	03/31/2026	V & V MANUFACTURING	BADGES FOR POLICE OFFICERS	100-30-310-53100-00000	\$ 1,736.40
255000	03/31/2026	WASTE MANAGEMENT COLLECTION AND RECYCLING, INC	FEB 2026 CNG FUEL FOR CITY VEHICLES	402-50-590-53110-16140	\$ 3,511.32
255001	03/31/2026	WEBCO LB LLC	SWEEP VARIOUS CITY PARKING LOTS& STRUCTURE FEB 26	254-50-560-51101-15734	\$ 4,800.00
255002	03/31/2026	WEST COAST ARBORISTS, INC	CITYWIDE TREE MAINTENANCE CONTRACT 2/24/2026	251-50-561-51100-00000	\$ 1,464.65
255002	03/31/2026	WEST COAST ARBORISTS, INC	CITYWIDE TREE MAINTENANCE CONTRACT 2/16-2/28/2026	251-50-561-51100-00000	\$ 287.40
255003	04/02/2026	AT&T MOBILITY	ACT#928172-MOBILE DATA COMPUTERS-DUE 3/25/2026	100-30-310-53403-00000	\$ 1,922.06
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-BARNES PARK	100-30-310-53403-00000	\$ 559.57
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-CITY HALL	100-30-340-53405-00000	\$ 828.84
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-COMMUNITY CENTER	100-60-680-51100-00000	\$ 828.84
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-TEEN CENTER	100-60-680-51100-00000	\$ 559.57
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-CITY OF BP	401-10-141-53403-11506	\$ 1,235.00
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-CNG STATION	401-10-141-53403-11506	\$ 515.00
255004	04/02/2026	CHARTER COMMUNICATIONS	MAR 2026-INTERNET SERVICE-CITY YARD	402-50-590-53403-00000	\$ 828.84
255005	04/02/2026	FRANCHISE TAX BOARD	ACT#13496-PP#07 PE 3/28/2026	100-00-000-21225-00000	\$ 378.17
255006	04/02/2026	LOS ANGELES COUNTY SHERIFFS DEPARTMENT	LEVYING OFFICER FILE#3302501060096-W.GARNISHMENT	100-00-000-21225-00000	\$ 142.40
255007	04/02/2026	RAQUEL M. CERVANTES	CASE# RID 1202591- NOE CERVANTES	100-00-000-21225-00000	\$ 115.39
255008	04/02/2026	T-MOBILE	RECURRING PINGS 11/19-12/18/2025	100-30-360-51101-00000	\$ 115.00
255009	04/02/2026	T-MOBILE	TIME DIFFERENCE OF ARRIVAL 10/1/2025-10/29/2025	100-30-360-51101-00000	\$ 50.00
255010	04/02/2026	T-MOBILE	TIME DIFFERENCE OF ARRIVAL 10/1/2025-10/27/2025	100-30-360-51101-00000	\$ 50.00
255011	04/02/2026	T-MOBILE	CELL AREA DUMP 11/7/2025-11/20/2025	100-30-360-51101-00000	\$ 100.00
255012	04/02/2026	T-MOBILE	CELL AREA DUMP 11/7/2025-11/8/2025	100-30-360-51101-00000	\$ 350.00
255013	04/02/2026	T-MOBILE	CELL AREA DUMP 11/1/2025	100-30-360-51101-00000	\$ 500.00
255014	04/02/2026	VERIZON WIRELESS	PHONE-870914792-00001-PUBLIC WORKS 1/22-2/21/26	240-50-550-53403-15705	\$ 134.89
255014	04/02/2026	VERIZON WIRELESS	PHONE-870914792-00001-PUBLIC WORKS 1/22-2/21/26	240-50-551-53403-15705	\$ 1,000.00
255014	04/02/2026	VERIZON WIRELESS	PHONE-870914792-00001-PUBLIC WORKS 1/22-2/21/26	251-50-560-53403-00000	\$ 730.22
255015	04/02/2026	ABSOLUTE SECURITY INTERNATIONAL CORP	FEB 2026 SECURITY SERVICES-SENIOR CENTER & ARC	501-60-000-22328-00000	\$ 2,508.00
255016	04/02/2026	ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD SERVICES 3/1-3/14/2026	100-30-390-51100-13200	\$ 17,546.59
255017	04/02/2026	APEC CCTV CO., INC.	SUPPLIES FOR CAMERAS @ CITY HALL 2ND FLOOR	100-60-620-53100-00000	\$ 200.00
255018	04/02/2026	CARLOS MENDEZ	PER DIEM-TAV OPERATIONS COURSE 4/8-4/10/2026	501-30-000-22410-00000	\$ 24.00
255019	04/02/2026	CLARISSA I. ZAMORA	MAR 2026 BALLET FOLKLORICO INSTRUCTOR	501-60-000-22328-00000	\$ 1,001.00
255020	04/02/2026	COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE & C	FEB 2026-ANIMAL CONTROL SERVICES	275-30-712-51100-13250	\$ 74,693.55
255021	04/02/2026	DATA TICKET, INC.	JAN 2026 CITATION PROCESSING CENTER-ENT.#:03650705	100-40-460-51100-00000	\$ 100.00
255022	04/02/2026	DAVID VOLZ DESIGN LANDSCAPE ARCHITECTS INC	DESIGN SERVICES FOR NEW ANA MONTENEGRO	270-60-620-58100-56012	\$ 9,246.53
255023	04/02/2026	ELAINE LUERAS	INSTRUCTOR FOR ZUMBA CLASSES-2/2-2/27/26	501-60-000-22328-00000	\$ 355.50
255024	04/02/2026	ENTERPRISE FM TRUST	LEASE SETTLEMENT FOR 2020 FORD POLICE INTERCEPTOR	231-50-590-58140-15727	\$ 1,788.19
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	110-50-571-58140-15727	\$ 1,119.29
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	110-50-591-58140-15727	\$ 11,927.31
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	231-50-590-53345-15727	\$ 803.90
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	246-50-590-53345-15727	\$ 127.66
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	246-50-590-58140-15727	\$ 4,139.71
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	254-50-590-58140-15727	\$ 1,469.03
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	275-50-765-58140-53001	\$ 10,106.02
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	402-50-590-58140-15727	\$ 995.09
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-LEASING EXPENSES FOR CITY VEHICLES	402-50-591-58140-15727	\$ 5,368.62
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-CODE ENHANC VEHICLE - 2020 FORD F-15	220-40-460-53345-14715	\$ 410.08
255024	04/02/2026	ENTERPRISE FM TRUST	MAR 2026-TOLL FEE FOR POLICE DEPARTMENT	100-30-360-51101-00000	\$ 18.95
255025	04/02/2026	EVAN MARTIN	SESSION 2-EXE. DEVELOPMENT CLASS 4/12-4/17/26	501-30-000-22410-00000	\$ 473.00
255026	04/02/2026	EZEQUIEL CONTRERAS	TAE KWON DO INSTRUCTOR-2/2-2/26/26	501-60-000-22328-00000	\$ 932.75

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
255027	04/02/2026	GA TECHNICAL SERVICES, INC.	WIRELESS CONNECTION SRVCS TO CC 12/15/25-1/27/26	401-10-140-51101-61400	\$ 2,271.30
255027	04/02/2026	GA TECHNICAL SERVICES, INC.	INFRASTRUCTURE UPGRADE SRVCS-3RD FLOOR 3/3-3/5/26	401-10-140-51101-61400	\$ 1,813.89
255028	04/02/2026	GENTRY BROTHERS INC.	PMT02-FEB 2026-SIDEWALK REPLACEMENT	220-50-520-58100-55047	\$ 26,235.20
255029	04/02/2026	HELEN HERNANDEZ	MATERIALS & SUPPLIES FOR ZOCALO PARK	110-60-685-53100-00000	\$ 126.05
255030	04/02/2026	HOME DEPOT	ACT#23247--SUPPLIES FOR TRAFFIC MAINTENANCE	245-50-550-53100-15622	\$ 163.43
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR FLEET DIVISION	402-50-590-53100-00000	\$ 902.73
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR GRAFFITI PROGRAM	240-50-570-53100-15705	\$ 436.51
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR STREET LANDSCAPE	245-50-560-53100-00000	\$ 123.67
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR STREET LANDSCAPE	245-50-560-53100-00000	\$ 129.64
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR TREE DIVISION	240-50-561-53100-00000	\$ 100.92
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR STREET LANDSCAPE	245-50-560-53100-00000	\$ 45.80
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR PARK LANDSCAPE	251-50-571-53100-00000	\$ 119.98
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR TRAFFIC MAINTENANCE	245-50-550-53100-15622	\$ 379.91
255030	04/02/2026	HOME DEPOT	ACT#23247-SUPPLIES FOR STREET MAINTENANCE	240-50-551-53100-00000	\$ 29.22
255031	04/02/2026	IMAGEN, INC.	MATERIALS & SUPPLIES FOR BINGO @ SENIOR CENTER	110-60-630-58110-00000	\$ 523.30
255032	04/02/2026	INSIGHT PUBLIC SECTOR	BLUEBEAM SUBSCRIPTION FOR PLANNING 3/1-6/11/26	100-40-440-53330-00000	\$ 502.50
255033	04/02/2026	JUAN E. RAMIREZ	ENG-SPA INTERPRETER AND TRANSLATOR-MAR 2026	100-10-110-51101-00000	\$ 4,150.00
255034	04/02/2026	KINGDOM CAUSES, INC.	JAN 2026-DE MINIMIS 10%-S. HOMES-GEN-MEASURE A	270-60-691-53370-66020	\$ 1,279.85
255034	04/02/2026	KINGDOM CAUSES, INC.	JAN 2026-OPERATIONAL COST-S. HOMES-MEASURE A	270-60-691-53370-66020	\$ 12,798.61
255034	04/02/2026	KINGDOM CAUSES, INC.	JAN 2026-DE MINIMIS 10%-S. HOMES-PLHA-MEASURE A	270-60-691-53370-66020	\$ 1,239.90
255034	04/02/2026	KINGDOM CAUSES, INC.	JAN 2026-DE MINIMIS 10%-S. HOMES-LAHSA	270-60-691-53370-66024	\$ 5,720.34
255034	04/02/2026	KINGDOM CAUSES, INC.	JAN 2026-OPERATIONAL COST-S. HOMES-LAHSA	270-60-691-53370-66024	\$ 57,203.41
255035	04/02/2026	L.N. CURTIS & SONS	TACTICAL GEARS	100-30-340-53100-13040	\$ 906.10
255035	04/02/2026	L.N. CURTIS & SONS	TACTICAL GEARS	100-30-340-53100-13040	\$ 198.90
255035	04/02/2026	L.N. CURTIS & SONS	TACTICAL GEARS	100-30-340-53100-13040	\$ 137.90
255035	04/02/2026	L.N. CURTIS & SONS	TACTICAL GEARS	100-30-340-53100-13040	\$ 476.03
255036	04/02/2026	LOS ANGELES COUNTY SHERIFFS DEPARTMENT	JUL 2025 HELICOPTER SRVCS-REM BAL DUE TO NEW RATES	100-30-340-51100-00000	\$ 478.64
255036	04/02/2026	LOS ANGELES COUNTY SHERIFFS DEPARTMENT	SEP 2026 HELICOPTER SRVCS-REM BAL DUE TO NEW RATES	100-30-340-51100-00000	\$ 81.13
255037	04/02/2026	LUIS FREGOSO	INSTRUCTOR-MARIACHI CLASSES-2/2-3/9/26	501-60-000-22328-00000	\$ 168.75
255038	04/02/2026	MANUEL CARRILLO, JR	REIM-PARKING FOR MEASURE A PRESS CONFERENCE	100-10-110-53350-00000	\$ 20.00
255039	04/02/2026	MARCO INDUSTRIES, INC	APPLY CME186799-PARTS & REPAIRS TO TYMCO 600 CNG#1	402-50-590-53371-00000	\$ 2,279.09
255039	04/02/2026	MARCO INDUSTRIES, INC	PARTS AND REPAIRS FOR BOTH CITY OWNED	402-50-590-53371-00000	\$ 534.07
255040	04/02/2026	MARIPOSA LANDSCAPES INC.	FEB 2026-LANDSCAPE MAINTENANCE	251-50-560-51100-00000	\$ 9,416.40
255040	04/02/2026	MARIPOSA LANDSCAPES INC.	FEB 2026-LOCATED & SHUT OFF VALVE @ MORGAN PARK	245-50-562-53371-15537	\$ 1,700.00
255041	04/02/2026	MATTHEW BUFFARDI	REPORT WRITING CLASS 4/13-4/15/2026	501-30-000-22410-00000	\$ 24.00
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR BUILDING MAINTENANCE	100-60-620-53100-00000	\$ 198.77
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	501-60-000-22328-00000	\$ 130.74
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	501-60-000-22328-00000	\$ 145.73
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR COMMUNITY CENTER	501-60-000-22328-00000	\$ 7.93
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR BUILDING MAINTENANCE	100-60-620-53100-00000	\$ 7.72
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR BUILDING MAINTENANCE	100-60-620-53100-00000	\$ 19.29
255042	04/02/2026	NICHOLS LUMBER & HARDWARE	MATERIALS & SUPPLIES FOR BUILDING MAINTENANCE	100-60-620-53100-00000	\$ 13.45
255043	04/02/2026	NICK BALDWIN	POMONA COURTHOUSE PARKING FEE 3/18/2026	100-40-440-53350-00000	\$ 10.00
255044	04/02/2026	NORMAN GONZALEZ	LEADERSHIP & ACCOUNTABILITY 4/5-4/7/2026	501-30-000-22410-00000	\$ 215.00
255045	04/02/2026	PACIFIC PRODUCTS & SERVICES LLC	MATERIALS & SUPPLIES FOR TRAFFIC SIGNS AND OTHER	245-50-550-53100-15622	\$ 14,504.23
255046	04/02/2026	PDQ ENTERPRISES, INC.	MATERIALS & SUPPLIES FOR TRAFFIC DEPARTMENT	245-50-550-53391-15622	\$ 2,113.67
255047	04/02/2026	PUENTE HILLS FORD LLC	SERVICE ON PW UNIT 5074 2/19/2026	402-50-590-53371-00000	\$ 1,200.67
255048	04/02/2026	QUINN COMPANY	EMERGENCY REPAIRS/INSPECTIONS CITY HALL	100-60-620-53371-00000	\$ 265.00
255048	04/02/2026	QUINN COMPANY	EMERGENCY REPAIRS/INSPECTIONS CITY HALL	100-60-620-53371-00000	\$ 3,078.55
255049	04/02/2026	RKA CONSULTING GROUP	FEB 2026 BUILDING PLAN CHECK AND INSPECTION	100-40-450-51100-00000	\$ 8,666.25
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-117217-CP-1209 VINELAND 2/11-3/12/26	252-60-620-53402-00000	\$ 1,549.49
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-121455-CB-13135 GARVEY 2/11-3/12/26	100-60-620-53402-00000	\$ 191.37
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-121533-CB-13154 FAIRGROVE 2/11-3/12/26	100-60-620-53402-00000	\$ 392.07
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-166983-CP-3251 PATRITTI 2/11-3/12/26	252-60-620-53402-00000	\$ 392.95
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-180454-CP-701 FRAZIER 2/11-3/12/26	252-60-620-53402-00000	\$ 1,611.58
255050	04/02/2026	SAN GABRIEL VALLEY WATER COMPANY	WATER-180455-CP-701 FRAZIER 2/11-3/12/26	252-60-620-53402-00000	\$ 277.56
255051	04/02/2026	SCHINDLER ELEVATOR CORPORATION	MAINTENANCE OF ELEVATORS 3/1/2026-5/31/2026	100-60-620-53371-00000	\$ 3,065.44
255051	04/02/2026	SCHINDLER ELEVATOR CORPORATION	MAINTENANCE OF ELEVATORS 3/1/2026-5/31/2026	245-60-620-53371-15882	\$ 5,000.00
255052	04/02/2026	SCOTT RAPP	TACTICAL ARMORED VEHICLE OPERATIONS 4/8-4/10/2026	501-30-000-22410-00000	\$ 24.00
255053	04/02/2026	SECURITAS TECHNOLOGY CORPORATION	MAINTENANCE & MONITORING CAMERAS CITY HALL	100-60-620-53371-00000	\$ 1,433.25

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
255053	04/02/2026	SECURITAS TECHNOLOGY CORPORATION	MAINTENANCE & MONITORING CAMERAS CITY HALL	100-60-620-53371-00000	\$ 887.09
255054	04/02/2026	ST. GEORGE'S MEDICAL CLINIC	1 CITY OF BALDWIN PARK-SWORN:K. CORTES	100-10-150-51101-11122	\$ 845.00
255055	04/02/2026	THE SAUCE CREATIVE SERVICES CORP	REORDER 500/EA EMBOSSED & GOLD FOIL CERTIFICATE	100-10-100-53100-00000	\$ 5,421.88
255056	04/02/2026	THOMAS IP	CATERED FOOD REGIONAL MULTI-AGENCY DUI ENFORCEMENT	100-30-310-53100-00000	\$ 190.07
255057	04/02/2026	TK ELEVATOR CORPORATION	CHAIR LIFT SERVICE AT ARC 2/23/2026	100-60-620-53371-00000	\$ 169.00
255058	04/02/2026	T-MOBILE	PHONE-55455-POLICE DEPARTMENT 2/21-3/20/26	100-30-340-53403-00000	\$ 2,574.81
255059	04/02/2026	TUFF KIDZ W. C. INC	CONTRACT SERVICE TUFF KIDZ WRESTLING 2/3-2/26/2026	501-60-000-22328-00000	\$ 812.50
255060	04/02/2026	US BANK VOYAGER FLEET SYS	GAS CARD ACCT#869356121 FOR POLICE DEPARTMENT	402-50-591-53110-16140	\$ 726.77
255061	04/02/2026	VERIZON WIRELESS	PHONE-870914792-00017-CITY CLERK 2/22-3/21/2026	100-10-120-53403-00000	\$ 38.37
255062	04/02/2026	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	100-60-620-53100-00000	\$ 2,899.53
255062	04/02/2026	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	252-60-620-53100-00000	\$ 2,899.53
255062	04/02/2026	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	100-60-620-53100-00000	\$ 1,189.17
255062	04/02/2026	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	252-60-620-53100-00000	\$ 1,189.18
DFT0013399	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ (10.07)
DFT0013401	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ (15.03)
DFT0013407	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ (34.06)
DFT0013409	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ (50.37)
DFT0013415	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ (40.42)
DFT0013417	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ (59.79)
DFT0013424	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ (12.74)
DFT0013426	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ (18.84)
DFT0013797	03/25/2026	PERS-RETIREMENT	PERS SURVIVOR RETIREMENT	100-00-000-21207-00000	\$ 12.00
DFT0013798	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ 96.00
DFT0013799	03/25/2026	PERS-RETIREMENT	PERS MISC 352	100-00-000-21206-00000	\$ 120.00
DFT0013803	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ 141.96
DFT0013804	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID - PEPRA	100-00-000-21256-00000	\$ 189.28
DFT0013820	03/25/2026	PERS-RETIREMENT	PERS SURVIVOR RETIREMENT	100-00-000-21207-00000	\$ 201.81
DFT0013821	03/25/2026	PERS-RETIREMENT	PERS REDEPOSIT	100-00-000-21206-00000	\$ 21.78
DFT0013822	03/25/2026	PERS-RETIREMENT	PERS SWORN- 344	100-00-000-21206-00000	\$ 33,659.18
DFT0013823	03/25/2026	PERS-RETIREMENT	PERS MISC 350	100-00-000-21206-00000	\$ 16,232.92
DFT0013824	03/25/2026	PERS-RETIREMENT	PERS SWORN 351	100-00-000-21206-00000	\$ 9,829.38
DFT0013825	03/25/2026	PERS-RETIREMENT	PERS MISC 352	100-00-000-21206-00000	\$ 14,497.29
DFT0013838	03/25/2026	PERS-RETIREMENT	PERS ADD'L SERVICE CREDIT	100-00-000-21206-00000	\$ 675.73
DFT0013843	03/25/2026	PERS-RETIREMENT	PERS SWORN CITY PAID - PEPRA	100-00-000-21256-00000	\$ 34,246.75
DFT0013844	03/25/2026	PERS-RETIREMENT	PERS SWORN ER REG PAY	100-00-000-21256-00000	\$ 29,903.16
DFT0013845	03/25/2026	PERS-RETIREMENT	PT PERS MISC CITY PAID	100-00-000-21256-00000	\$ 380.37
DFT0013846	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID	100-00-000-21256-00000	\$ 23,624.05
DFT0013847	03/25/2026	PERS-RETIREMENT	PERS MISC CITY PAID - PEPRA	100-00-000-21256-00000	\$ 22,866.92
DFT0013858	03/25/2026	PERS-RETIREMENT	ROUNDING DIFFERENCE	100-25-299-53370-00000	\$ (0.02)
				Grand Total:	\$ 806,400.22

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Anthony Ceballos, Accountant
DATE: April 15, 2026
SUBJECT: Treasurer's Report CC - February 2026

SUMMARY:

Attached is the Treasurer's Report for the month of February 2026. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDED ACTION:

It is recommended that the City Council receive and file the Treasurer's Report for February 2026.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

City of Baldwin Park Investment Policy requires the Treasurer's Report to be submitted to the Mayor and City Council on a monthly basis.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Treasurer Report February 2026

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
State of California Local Agency Investment Fund (LAIF)							
* City-Including General Fund & all other Special Revenue Funds	3.871%	Varies	Varies	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27
* Housing Authority	3.871%	Varies	Varies	0.82	0.82	0.82	0.82
				31,697,587.09	31,697,587.09	31,697,587.09	31,697,587.09
US Government Bonds							
* Federal Farm CR BKS Bond 4.12000% (King Capital Advisors)	4.120%	11/14/2025	10/21/2030	2,080,000.00	2,080,000.00	2,080,000.00	2,075,361.60
* BofA 3YNC1Y Fixed Rate Note 02/19/2026 ISIN#US06055JQF92 4.050% 02/23/29 B/E DTD 02/23/26 Callable 02/23/27 Moody Rating A1S & P Rating A- (Multi-Bank Securities Inc.)	4.050%	2/23/2026	2/23/2029	2,000,000.00	2,000,000.00	2,000,000.00	1,996,820.00
* Federal Natl MTG ASSN Medium Term NTS DTD 1/21/26 4.010% 01/21/31 B/E DTD 01/21/26 Callable 01/21/27 Moody Rating Aa1 S & P Rating AA+ (Multi-Bank Securities Inc.)	4.010%	1/21/2026	1/31/2031	5,000,000.00	5,000,000.00	5,000,000.00	5,007,200.00
* Wells Fargo BK N A Global BK NTS Ranc 4.150% 02/12/31 B/E DTD 02/12/26 30/360 Callable 02/12/29 Moody Rating Aa2 S & P Rating A+ (Multi-Bank Securities Inc.)	4.150%	2/12/2026	2/12/2029	2,000,000.00	2,000,000.00	2,000,000.00	2,008,940.00
* Federal Agric MTG Corp Medium Term NTS Fed R 3.750% 04/29/30 B/E DTD 10/29/25 Callable 04/29/27 (Piper Sandler & Co.)	3.750%	10/21/2025	4/29/2030	10,000,000.00	10,000,000.00	10,000,000.00	10,002,500.00
* Federal Farm CR BKS CONS SYSTEMWIDE BDS 3.730% 10/28/30 B/E DTD 10/28/25 Callable 10/28/27 @ 100.000 Moody Rating Aa1 S&P Rating AA+ (Piper Sandler & Co.)	3.730%	10/21/2025	10/28/2030	4,302,000.00	4,302,000.00	4,302,000.00	4,314,561.84
* Federal Natl MTG ASSN Medium Term NTS DTD 1/15/26 4.000% 01/6/31 B/E DTD 01/15/26 Callable 01/6/27 Moody Rating Aa1 S & P Rating AA+ (Piper Sandler & Co.)	4.000%	1/15/2026	1/6/2031	6,000,000.00	6,000,000.00	6,000,000.00	5,994,360.00
				31,382,000.00	31,382,000.00	31,382,000.00	31,399,743.44
US Bank - Debt Service Trustee Accounts							
* Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	3,169,043.63	3,169,043.63	3,169,043.63	3,169,043.63
* Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	50,183.61	50,183.61	50,183.61	50,183.61
				3,219,227.24	3,219,227.24	3,219,227.24	3,219,227.24
				<u>\$ 66,298,814.33</u>	<u>\$ 66,298,814.33</u>	<u>\$ 66,298,814.33</u>	<u>\$ 66,316,557.77</u>
Total Investments						\$ 66,298,814.33	
Cash with BMO							
City Checking (General)						1,214,070.36	
City Miscellaneous Cash (W/C, P/R)						1,302,912.81	
CNG Station						69.66	
Housing Authority						1,248,001.00	
Money Market Plus						1,505,878.70	
Successor Agency						1,476,048.96	
Total Cash with BMO						6,746,981.49	
Investment Brokerage (Cash & Cash Equivalents)						69.22	
Total Cash and Investments						<u>\$ 73,045,865.04</u>	

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

* Schedule of Cash and Investments includes city-wide assets as included in the Annual Comprehensive Financial Report.

* There were two investment purchases and one redemption during the month of February 2026. Several withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:



Rose Tam
Director of Finance

STAFF REPORT



TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
PREPARED BY: Shirley Quinones, Chief Deputy City Clerk
DATE: April 15, 2026
SUBJECT: Meeting Minutes of April 1, 2026

SUMMARY:

The City Council held the following meetings on April 1, 2026; Special City Council Meeting and Regular City Council Meeting.

RECOMMENDED ACTION:

It is recommended that the City Council approved the following meeting minutes held on April 1, 2026; Special City Council Meeting and Regular City Council Meeting.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

None

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

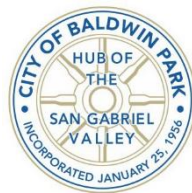
This report does not require legal review.

ATTACHMENTS:

1. Meeting Minutes of April 1, 2026

CITY COUNCIL
SPECIAL MEETING
Minutes

April 1, 2026, 5:00 PM



Mayor	Daniel Damian
Mayor Pro Tem	Jean M. Ayala
Councilmember	Alejandra Avila
Councilmember	Emmanuel J. Estrada
Councilmember	Manuel Lozano

These minutes are presented in Agenda order.

CALL TO ORDER

The meeting was called to order at approximately 5:04 p.m. by Mayor Damian.

ROLL CALL

City Clerk Saenz performed roll call:

MEMBERS:

Councilmember Alejandra Avila (present)
Councilmember Emmanuel Estrada (present arrived at 5:25 p.m.)
Councilmember Manuel Lozano (present)
Mayor Pro Tem Jean M. Ayala (present)
Mayor Daniel Damian (present)

PUBLIC COMMUNICATIONS

Mayor Damian opened Public Communications at approximately 5:04 p.m., seeing no one wishing to speak, public communications was closed.

OPEN SESSION/STUDY SESSION- NONE

RECESS CLOSED SESSION AT APPROXIMATELY 5:05 P.M.

1. **Conference with Legal Counsel – Initiation of Litigation**
Pursuant to Government Code Section 54956.9 (d)(4):
Potential Case(s): One (1)

MOTION: It was moved by Daniel Damian, seconded by Alejandra Avila to file a complaint.
Motion Passed [5 – 0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**

2. **Conference with Legal Counsel – Existing Litigation**
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

A. Case: K8 Investor Holdings, LLC v. City of Baldwin Park, Julia Sylva
United States District Court, Central District of California
Case No. 2:23-cv-02428-MPW

No Reportable Action

B. Case: Damyanti Ashar vs. City of Baldwin Park **Case No. 23PSCV02884**
Los Angeles County Superior Court

No Reportable Action

C. Case: 14418 Pacific Avenue LLC v. City of Baldwin Park
Los Angeles Superior Court **Case No. 24PSCV01995**

No Reportable Action

D. Case: Manuel Lopez v. City of Baldwin Park

Los Angeles County Superior Court

Case No. 24PSCV01467

No Reportable Action

E. Case: Jose L. Hernandez v. City of Baldwin Park

Los Angeles County Superior Court

Case No. 24PSCV00963

No Reportable Action

F. Case: Rosalba Pizano Castaneda v City of Baldwin Park

Los Angeles County Superior Court

Case No. 24PSCV02534

No Reportable Action

G. Case: Anthony Clinton v. City of Baldwin Park

Los Angeles Superior Court

Case No. 24PSCV00060

No Reportable Action

H. Case: Juana Galindo Bustamante v. City of Baldwin Park

Los Angeles Superior Court

Case No. 25PSCV 02789

No Reportable Action

ADJOURNMENT

Mayor Damian adjourned the meeting at approximately 7:09 p.m.

APPROVED: April 15, 2026

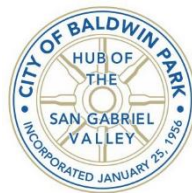
Daniel Damian, Mayor

ATTEST:

Christopher Saenz, City Clerk

CITY COUNCIL
REGULAR MEETING
Minutes

April 1, 2026, 7:00 PM



Mayor	Daniel Damian
Mayor Pro Tem	Jean M. Ayala
Councilmember	Alejandra Avila
Councilmember	Emmanuel J. Estrada
Councilmember	Manuel Lozano

These minutes are presented in Agenda order.

CALL TO ORDER

The meeting was called to order at approximately 7:05 p.m. by Mayor Damian.

INVOCATION

The Invocation was given by Pastor Flores.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Treasurer Joanna Valenzuela.

ROLL CALL

City Clerk Saenz performed roll call:

MEMBERS:

Councilmember Alejandra Avila (present)
Councilmember Emmanuel Estrada (present)
Councilmember Manuel Lozano (present)
Mayor Pro Tem Jean M. Ayala (present)
Mayor Daniel Damian (present)

REPORT FROM CLOSED SESSION

City Attorney Bettenhausen announced that the City Council met in closed session on the items listed on the Special Meeting Agenda, all Councilmembers were present. He reported that on Item #1 a motion was made by Daniel Damian and seconded by Alejandra Avila to file a complaint. The motion passed 5-0. On the remaining items there is no reportable action.

ANNOUNCEMENTS

PROCLAMATIONS, COMMENDATIONS & PRESENTATIONS

Ed Reece, San Gabriel Valley Council of Governments (SGVCOG) President presented the 2026 President's Introduction.

The Mayor and the City Council proclaimed April 2026 as Donate Life Month, proclamation presented to Jolene Vargas, OneLegacy Ambassador

The Mayor and the City Council presented to Cecelia Bernal with a Certificate of Recognition for receiving the Woman of the Year in the 48th District from Assemblywoman Blanco E. Rubio

PUBLIC COMMUNICATIONS

Mayor Damian opened Public Communications at approximately 7:39 p.m., the following spoke:

1) Irma Morales 2) John Rios

Seeing no one else wishing to speak, public communications was closed.

CONSENT CALENDAR

1. **City of Baldwin Park's Warrants and Demands**
Motion to ratify the attached Warrants and Demands Register.
MOTION: It was moved by Daniel Damian, seconded by Manuel Lozano to adopt.
Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**
2. **Meeting Minutes of March 18, 2026**
Motion to approve the following meeting minutes of the Regular City Council Meeting, Finance Authority Meeting and Housing Authority Meeting held on March 18, 2026.
MOTION: It was moved by Daniel Damian, seconded by Manuel Lozano to adopt.
Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**
3. **Authorization to Publish a Request for Proposals (RFP) for Citywide Tree Trimming Services**
Motion to authorize the Public Works Department to publish a Request for Proposals for Citywide Tree Trimming Maintenance Services to commence July 1st, 2026. The current contract with West Coast Arborists is set to expire in July 2026.
Item # 3 was pulled for further discussion.
MOTION: It was moved by Emmanuel Estrada, seconded by Jean M Ayala to adopt.
Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**
4. **Resolution No. 2026-005, Initiating the Proceedings and Ordering the preparation of the Engineer's Report for the Landscape and Lighting Maintenance Assessment District for Fiscal Year 2026-2027**
Motion to adopt Resolution No. 2026-005 entitled, “A Resolution of the City Council of the City of Baldwin Park, California, authorizing the initiation of the proceedings and ordering the preparation of the Engineer’s Report for the FY2026-2027 levy of annual assessments for the City of Baldwin Park Landscaping and Lighting Maintenance District pursuant to the provisions of Division 15, Part 2 of the State of California Streets and Highway Code.”
MOTION: It was moved by Daniel Damian, seconded by Manuel Lozano to adopt.
Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**
5. **Resolution No. 2026–004 Initiating the Proceedings and Ordering the Preparation of the Engineer's Report for the Parks Maintenance Assessment District for Fiscal Year 2026-2027**
Motion to adopt Resolution No. 2026-004 entitled, “A Resolution of the City Council of the City of Baldwin Park, California, authorizing the initiation of the proceedings and ordering the preparation of the Engineer’s Report for the FY 2026-2027 levy of annual assessments for the City of Baldwin Park Parks Maintenance District pursuant to the provisions of Division 15, Part 2 of the State of California Streets and Highways Code.”
MOTION: It was moved by Daniel Damian, seconded by Manuel Lozano to adopt.
Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**

6. **Waive Formal Bidding and Authorize the Cooperative Purchasing of Hyperconverged Infrastructure from Portola Systems.**

Motion to:

1. Waive Formal Bidding and Authorize Cooperative Purchasing to purchase Nutanix hyperconverged infrastructure system pursuant to Baldwin Park Municipal Code Section 34.23; and
2. Authorize the Director of Finance to make appropriation from Federal Asset Forfeiture (Fund #205), State Asset Forfeiture (Fund 206), and General Fund 100) to and budget adjustments related to this acquisition;
3. Authorize the Chief Executive Officer to execute all required documentation for the purchase and installation of Nutanix hyperconverged infrastructure.

MOTION: It was moved by Daniel Damian, seconded by Manuel Lozano to adopt.

Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**

7. **Review of the Fiscal Year 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program and Review Period**

Motion to:

1. Review the attached FY 2025 JAG Grant application and project budget documentation; and
2. Provide any comments or feedback to the grant manager within the 30-day review period; and
3. Authorize the Mayor to execute the "Certifications and Assurances by the Chief Executive of the Applicant Government" form upon conclusion of the required 30-day governing body review period.
4. Authorize the Director of Finance to make the appropriation and necessary budget adjustments.

MOTION: It was moved by Jean M Ayala, seconded by Emmanuel Estrada to adopt.

Motion Passed [5–0]. **AYES: AVILA, ESTRADA, LOZANO, AYALA, DAMIAN**

PUBLIC HEARING

REPORTS OF OFFICERS

CITY COUNCIL ACTING AS SUCCESSOR AGENCY OF THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION

CITY COUNCIL / CITY CLERK / CITY TREASURER / STAFF REQUESTS & COMMUNICATION

Councilmember Avila sought consensus from the City Council to direct staff to flag the Donate for Life Flag and light up the Baldwin Park Transit Bridge with blue and green lights, and reach out to Royal Coaches regarding the clean-up of accidents. Also, reach out to the owners of Francisquito & Ramona Blvd. Plaza to clean up their location.

Councilmember Estrada sought consensus from the City Council to direct staff to look into CA Art Council for a possible Grant for Public Arts in Baldwin Park.

Councilmember Lozano sought consensus from the City Council to direct staff to reach out to the business owners to clean-up locations at Ramona & Syracuse.

Mayor Pro Tem Ayala thanked the Recreation and Community Services Staff for the BPUSD Showcase. Also, in reference to City Clerk Saenz comment, have staff look into the freight trucks that are parking on Baldwin

Park Blvd for hours, they are obstructing the view of our community drivers.

Mayor Damian sought consensus from the City Council to direct staff to reach out to the business owners to clean up the location at Olive and Maine (Okina informed the Council that the location will be making improvements). Announced that the City will be hosting a Spring Fest on Saturday.

ADJOURNMENT

Mayor Damian adjourned the meeting at approximately 8:14 p.m.

APPROVED: **April 15, 2026**

Daniel Damian, Mayor

ATTEST:

Christopher Saenz, City Clerk

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Rose Tam, Finance Director
DATE: April 15, 2026
SUBJECT: Annual Comprehensive Financial Report (ACFR), Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit and Single Audit for Fiscal Year 2024-25

SUMMARY:

The purpose of this report is to present the City's Annual Comprehensive Financial Report (ACFR), Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit and Single Audit for fiscal year ended June 30, 2025. The City has implemented the recommendations from the City's independent auditor. We will continue to monitor the financial operation closely and update the policy and procedures as needed.

RECOMMENDED ACTION:

It is recommended that the City Council receive and file the City of Baldwin Park's ACFR, Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit and Single Audit for the fiscal year ended June 30, 2025.

FISCAL IMPACT:

There is no fiscal impact on receiving and filing these reports.

BACKGROUND:

Annually, the Finance Department prepares and publishes the City's ACFR following the completion of an independent and certified audit. The independent certified audit firm is The Pun Group, LLP. The ACFR is an extensive report summarizing the financial activities of the City that occurred from July 1, 2024 through June 30, 2025.

The ACFR is prepared in compliance with Governmental Accounting Standards Board (GASB) standards. Pursuant to GASB guidelines, the City's ACFR is divided into three sections: Introductory, Financial and Statistical. The Introductory section contains a Letter of Transmittal. This letter includes a brief overview of the City, economic outlook, operational controls, and major initiatives. It also includes the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for the fiscal year ended June 30, 2024. The GFOA's Certificate is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment. The City has consistently received this award over the past decades. The ACFR for the fiscal year ended June 30, 2025 was submitted to GFOA with the expectation of receiving this award again.

The Financial section contains the independent auditor's report, Management's Discussion & Analysis (MD&A), and the basic financial statements. The firm of The Pun Group, LLP has issued an unmodified ("clean") opinion on the financial statements for the fiscal year ended June 30, 2025. This means that their examination, testing and audit procedures allowed them to conclude that the financial statements present fairly, in all material respects, the financial position of the City. This is the best opinion that the City can receive from its auditors.

The MD&A provides a narrative of how the financial report is presented and key highlights of some of the changes

in financial position. The MD&A also provides tables showing comparative information from the fiscal year ended June 30, 2024 to June 30, 2025. The final section of the ACFR is the Statistical Section. This section presents useful data in analyzing the City's financial and operational history for comparative purposes. Some of the statistics tracked include financial trends, revenue capacity and debt capacity which are useful for evaluating the City's financial stability.

Article XIII-B of the California Constitution places limits on the amount of revenue that can be spent by the State and each local government entity. It is the responsibility of the City to calculate the annual appropriations limit. The City's auditors are required to review and approve the appropriations calculation as part of their audit to the City. The auditor found no exceptions to the City's calculation of the appropriations limit. The Independent Accountants' Report on Agreed-Upon Procedures Applies to Appropriations Limit Worksheet is included and posted on the City's website.

The Single Audit must be completed by the City when receiving \$750,000 or more in aggregate federal funds within the fiscal year. The goal of a single audit is to ensure that internal controls are adequate and that program requirements are being met. Similar to the ACFR, the audit is conducted by The Pun Group, LLP.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended June 30, 2025 (Posted on the City's Website - <https://www.baldwinparkpolice.com/Doc>
2. Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit (Posted on the City's Website - <https://www.baldwinpark.com/DocumentCenter/Vie>
3. GFOA's Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2024 (Posted on the City's Website-<https://>
4. Single Audit for Fiscal Year Ended June 30, 2025 (Posted on the City's Website - <https://www.baldwinpark.com/DocumentCenter/View/4572/City-of-Baldwin->

Attachment 1

1. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended June 30, 2025 (Posted on the City's Website - <https://www.baldwinparkpolice.com/DocumentCenter/View/3253/City-of-Baldwin-Park-2025-ACFR-Final-PDF>).

Attachment 2

2. Report on Agreed-Upon Procedures of the City's GANN Appropriation Limit (Posted on the City's Website - <https://www.baldwinpark.com/DocumentCenter/View/4567/City-of-Baldwin-Park-2025-GANN-Final>).

Attachment 3

3. GFOA's Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2024 (Posted on the City's Website- <https://www.baldwinpark.com/DocumentCenter/View/4571/GFOAs-Certificate-of-Achievement-for-Excellence-in-Financial-Reporting-Program-FY-20243-24>).

Attachment 4

4. Single Audit for Fiscal Year Ended June 30, 2025 (Posted on the City's Website - <https://www.baldwinpark.com/DocumentCenter/View/4572/City-of-Baldwin-Park-2025-Single-Audit-Final>).

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
PREPARED BY: Karina Rueda, Human Resources/Risk Manager
DATE: April 15, 2026
SUBJECT: Claim Rejection

SUMMARY:

This report seeks City Council consideration and direction to reject the Claim for Damages to person or property received for filing against the City of Baldwin Park.

RECOMMENDED ACTION:

It is recommended that the City Council reject the following claim and direct staff to send the appropriate notice of rejection to claimant:

- | | |
|-------------------|---------------------------------------|
| • Freddie Romero | The claimant alleges bodily injury. |
| • Manuel Granados | The claimant alleges property damage. |
| • Cindy Garcia | The claimant alleges bodily injury. |

This government claim, and all government claims, should be considered as potential lawsuits in the future. Thus, it is requested that all City Staff, the Mayor and all Council Members refrain from making any statements, whether public or private in nature. It is important that no statements be made so as to not prejudice this claim in any way which can happen if public or private comments are made about this claim by City staff or Council Members.

FISCAL IMPACT:

Fiscal impact is unknown at this time.

BACKGROUND:

In order for the statute of limitations to begin on the claim received, it is necessary for the City Council to reject the claim by order of motion and that the claimant is sent written notification of said action.

DISCUSSION:

None

ALTERNATIVES:

There are no other alternatives for the Council to consider since rejection of the claim is necessary for the Statute of Limitations to begin on the claim received.

CEQA REVIEW:

These actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000,

et seq.)

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

None

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
PREPARED BY: Maria Moreno, Director of Recreation and Community Services
DATE: April 15, 2026
SUBJECT: Nomination to Rename Puente Avenue Park as Tongva Park

SUMMARY:

The purpose of this staff report is to consider the request to rename Puente Avenue Park to Tongva Park, in accordance with the City-Wide Naming Policy.

RECOMMENDED ACTION:

It is recommended that the City Council consider the nomination to rename Puente Avenue Park to Tongva Park or provide alternative direction.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

Puente Avenue Park is a 30,000-square-foot parcel acquired in April 2025 through a combination of Los Angeles County Regional Park and Open Space District competitive grant funding and Quimby funds. The site was purchased to support future park development and to expand recreational opportunities and open space within the community.

A nomination was submitted to rename Puente Avenue Park in honor of Gabrielino Tongva people through an application for Dedication and Naming of Facilities and Parks on 11/11/2025.

The Gabrielino Tongva people are the original stewards of the land now known as Baldwin Park, with a presence in the Los Angeles Basin and San Gabriel Valley that predates modern jurisdictional boundaries. Prior to European contact, they established numerous villages throughout the region, supported by sophisticated systems of trade, resource management, and cultural exchange with neighboring Indigenous groups. Archaeological evidence places Tongva communities within and around the San Gabriel Valley, identifying Baldwin Park as part of this broader Indigenous landscape.

Following colonization, the Tongva people experienced significant disruption due to missionization, displacement, and assimilation policies. Despite these impacts, the community has maintained cultural continuity through ongoing preservation, revitalization, and advocacy efforts. In 1994, the State of California formally recognized the Gabrielino/Tongva as the aboriginal tribe of the Los Angeles Basin, affirming their historical and cultural ties to the region.

Today, there is growing recognition across California of the importance of acknowledging Indigenous history in public spaces. Naming a park after the Tongva people would be consistent with these efforts and would formally recognize the historical and cultural significance of the Tongva community within the Baldwin Park area.

Presented before you is the nomination for City Council to consider the naming of the park to rename Puente Avenue Park to Tongva Park pursuant to the City-Wide Naming Policy.

DISCUSSION:

None

ALTERNATIVES:

The alternative is not to consider the nomination to name rename the park.

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Facility Naming Application
2. BP Renaming Policy 7.21.21 Adopted



**City of Baldwin Park
Department of Recreation and Community Services
Application for Dedication and Naming
of Facilities and Parks**

Applicant Information

Name: Emmanuel Estrada

Address: 14403 E Pacific Ave Baldwin Park, CA 91706

Phone: 626 322 5953

Email: EEstrada@BaldwinParkCa.Gov

My Recommendation is for:

- ☒ Naming a New Park or Recreation Facility
- ☐ Renaming Existing Park or Recreation Facility
- ☐ Naming / Renaming a Portion of a New or Existing Park or Recreation Facility

Proposed Name of Park or Recreation Facility: Tongva Park

Location / Property Description of Park or Recreation Facility: 1837 Puente Avenue

Current Name of Park or Recreation Facility (if applicable): _____

Classification of Proposed Name (Check all that apply):

- ☒ Historical Significance to Location
(e.g. historical event, landmark, person, or group of major significance to region/location)
- ☐ Commonly Recognized by Neighbors or Residents
- ☐ Compliments the Theme of the Location, Neighborhood or Surrounding Area
- ☐ Deceased Individual *(deceased for at least 1 year and has long standing affiliation with*
- ☒ *City)*
Group or Organization (requires long-standing affiliation with City of 10 years or more)
- ☐ Other: _____

Please describe the reason(s) in support of the proposed name or renaming of this Facility *(if more room is needed, please attach separate sheet and write "See Attached" below):*

See Attached

For recommendation of an Individual (whether deceased or living), please indicate individual's long-standing affiliation with Baldwin Park (10+ years or more) of significant community service, involvement or contributions. Specifically indicate how this person has: (a) Enhanced the quality of life/well-being of Baldwin Park's residents,
(b) Contributed to the preservation of the Baldwin Park's history and culture, (c) Made exemplary or meritorious contributions to Baldwin Park or its residents, or (d) Contributed to the acquisition, development or conveyance of land, buildings, structures or other amenities to the Baldwin Park Community (if more room is needed, please attach separate sheet and write "See Attached" below):

Supporting Documentation (Required for recommendations of an Individual's name):

I have included the following documentation to demonstrate broad-based community support for my recommendation:

- ☐ Letters
- ☐ Character references
- ☐ Newspaper or journal articles
- ☐ Petitions
- ☐ Other Documentation: _____

The following conditions will apply to all Commemorative Dedication and Name Applications:

All applications submitted to the Facility Naming Committee for the purpose of naming or renaming a new or existing park/recreation facility must be filled out completely and accurately with supporting documentation in accordance with and as required by the City of Baldwin Park's Policy for the Naming, Dedication and Sponsorship of City Facilities and Acceptance of Donations (hereinafter "The Policy"). The Policy is available on the City of Baldwin Park's website, which can be found at www.baldwinpark.com and/or hard copies may be requested from the Recreation and Community Services Department.

The naming or renaming of a park or recreation facility will be considered only through this application process.

Incomplete, illegible and/or fraudulent applications will not be considered. The City of Baldwin Park, and Recreation and Community Services, reserves the right to verify the identity of the Applicant submitting this application to ensure its validity.

The Baldwin Park City Council will have the final decision as to the naming/renaming of a park or recreation facility and reserves the right to reject any and all proposed names and/or applications submitted for consideration.

Signature of Applicant: Emmanuel Estrada Date of Submission: 11/11/2025

Return Completed Application Packets To:

City of Baldwin Park
Department of Recreation Community Services Department
4100 Baldwin Park Blvd.
Baldwin Park, CA 91706

The Gabrielino Tongva people are the original stewards of the land on which Baldwin Park now stands, and their presence throughout the Los Angeles Basin and San Gabriel Valley predates every modern boundary. Long before European contact, the Tongva established nearly one hundred villages across the region, strategically located near rivers, foothills, and artesian wells. They were among the wealthiest, most populous, and most influential Indigenous peoples in Southern California, with a trade network so extensive that Tongva goods traveled as far as present-day Arizona. Their relationships with neighboring groups, including the Chumash, Serrano, Luiseño, Mohave, and Yokuts, made the Tongva a central cultural force whose influence shaped the early development of the entire region. Archaeological evidence places multiple Tongva communities in and around the areas that form the gateway to the San Gabriel Valley, making Baldwin Park part of this Indigenous landscape.

Despite generations of violence, assimilation policies, and systematic attempts to erase their identity, the Tongva people survived. Their culture, language revitalization efforts, and advocacy persisted through the 19th and 20th centuries, culminating in the State of California's 1994 recognition of the Gabrielino/Tongva as the aboriginal tribe of the Los Angeles Basin. This recognition affirmed what Indigenous communities have always known: the entire Los Angeles Basin, including the San Gabriel Valley, the Channel Islands, and the land that Baldwin Park occupies, is Tongva homeland. Today, as many cities and institutions across California rename public spaces and celebrate Indigenous Peoples Day, communities are taking meaningful steps to acknowledge the original caretakers of this land and correct centuries of historical omission.

For Baldwin Park, naming a park after the Tongva people represents an important act of recognition, education, and cultural respect. It would place their name permanently and visibly within our community, honoring their contributions while offering residents and visitors an opportunity to learn about the region's Indigenous history. It also recognizes that our community sits within a historic landscape shaped by Tongva movement, labor, agriculture, and stewardship. By dedicating a park in their honor, Baldwin Park would commit to acknowledging Indigenous voices and restoring visibility to the people whose relationship to this land is thousands of years old.

CITY OF BALDWIN PARK CITY-WIDE NAMING POLICY

PURPOSE: To establish uniform procedures for the naming or renaming of City Facilities and Streets to enhance the sense of honor and legacy in the City of Baldwin Park.

GENERAL POLICY

The following guidelines have been established to provide for a consistent procedure in the naming or renaming of City Facilities/Streets.

PROVISIONS

A. General Guidelines

1. The City Council shall have the final authority to name and rename all City Facilities/Streets.
2. The City Council shall have the final authority to designate the CEO or an appointee to create a committee for review and commemoration of Facilities/Street names and commemorative plaques and monuments.
3. Under extraordinary circumstances, the City Council may, with a majority vote of City Councilmembers, revoke the current name of any Facility/Street.
4. It is the intent of this policy to prohibit the changing of street names that have existing homes or businesses using the street name in their address, except under extraordinary circumstances with a majority vote of City Councilmembers.
5. No Facility/Street shall be named after a current seated elected or appointed official, until one year has passed, after the completion of term.
6. No Facility/Street/Monuments shall be named more than once after an individual or organization.

B. Qualifications for Naming of City Facilities

1. Qualifying criteria include the following:
 - a. City controlled Facilities may be named or renamed after any group, individual, or family, living or deceased that has made significant and substantial contributions of a service, cultural or historic nature to the City of Baldwin Park, as determined by the City Council's designated public input process. Said contributions do not have to be financial in nature; they may include extensive service and / or support the City organization of the community in general.
 - b. The area in which the honoree made the most contribution should be considered when determining which Facility will be named after that person or group. That is, when possible, there should be a correlation between the service provided by the honoree and the Facility.

- c. No Facility shall be named or renamed after a deceased individual until at least one (1) year has passed. This qualification is appropriate to establish a waiting period to ensure that an individual's accomplishments and contributions will stand the test of time; and that decisions shall not be made on an emotional basis immediately following a person's death.
- d. When determining whether to rename a Facility, the party making the determination shall consider all factors he / she / they deem relevant, including whether some or all of the following accurately describe the person or organization for whom the Facility is proposed to be renamed:
 - i. The person or organization made lasting and significant* contributions to the protection of natural or cultural resources of the City of Baldwin Park; or
 - ii. The person or organization made substantial* contributions to the betterment of a specific Facility/Street consistent with the established standards for the Facility/Street; or
 - iii. The person or organization made substantial* contributions to the advancement of recreational opportunities with the City of Baldwin Park; or
 - iv. The person or organization was associated with an economic development or redevelopment activity; or
 - v. The person or organization had a positive impact on the lives of Baldwin Park's residents; or
 - vi. The person or organization volunteered for ten (10) or more years of service to the community; or
 - vii. Upon the naming or renaming of a Facility, the name shall not be used for any other dedication or renaming.
 - viii. The City Council, in its sole and unlimited discretion, may remove or change the name of any Facility at any time, unless contractually obligated otherwise.

**Additional information as to how / why the contribution of the individual or organization was significant or substantial may be required.*

C. Naming Criteria

1. Streets

- a. Names for streets shall be unique and distinct. Similar sounding or duplicate street names shall not be considered

- b. Street names shall be selected to either recognize natural features related to the Baldwin Park community or to recognize a person or organization that have made a lasting and significant contribution to the betterment of the City of Baldwin Park.
- c. Names with the same theme are suggested for naming streets in an entire subdivision, as a means of general identification.
- d. Discriminatory or derogatory names shall not be allowed.
- e. For the purposes of this policy, the changing of street names that have existing homes or businesses using the street name in their address shall not be allowed, except under extraordinary circumstances with a majority vote of City Councilmembers.

2. City Facilities

- a. For purposes of this Subsection C.2, City facilities refer to parks, buildings, or recreational facilities.
- b. For new City facilities, the naming process shall begin as early in the project as possible.
- c. City facility names shall be selected to either recognize natural features related to the Baldwin Park community or to recognize a person or organization that made a lasting and significant contribution to the betterment of the City of Baldwin Park.
- d. Areas within City facilities that may be named separately from the main building include points of entry; rooms / patios within a City building; facility features (such as a column or fountain); walkways; trails, recreational facilities (such as group picnic areas, sports fields, water features, or park monuments); drive-ways; or other related items.

3. Commemorative Street signs, Plaques and Monuments

- a. Commemorative street name signs are additions to the street name and will not change the street address. Existing street names shall be retained and a supplemental sign or plaque shall be installed beneath the existing street name signage. Names for the commemorative street name signs shall be selected to either recognize natural features related to the Baldwin Park community or to recognize a person or organization that have made a lasting and significant contribution to the betterment of the City of Baldwin Park.
- b. Commemorative plaques shall be placed in public facilities or on monuments. Names for the commemorative plaques shall be selected to recognize a person or organization that has made a lasting and significant contribution to the betterment of the City of Baldwin Park. Plaques may be used to identify a particular room, lobby, bench or designated area.

D. Application Procedure:

1. Requests for naming and / or changing the name of a City Facility shall begin by being submitted to the CEO's office in writing on the City's Facility Naming Application Form. If the proposed Facility is in recognition of a person or organization, the applicant is required to provide clear evidence that the person or organization to be honored has made a significant and lasting contribution to the betterment of the City of Baldwin Park.
2. All submittals, whether from an individual, organization or City staff, must include the name and address of the submitter. No anonymous submittals will be accepted.
3. Upon receipt of the application, the CEO or his / her designee shall review the application. If the proposed Facility to be named / renamed is connected or associated with a park, the CEO or his / her designee shall provide the Facility Naming Application Form to the Director of Recreation and Community Services for public input & review. The Recreation Commission shall assist in the process, and then and render a recommendation to the City Council regarding the proposed name / rename.
4. Following that review, the CEO or his / her designee shall place the proposed facility naming / renaming item on a future City Council agenda for formal review and consideration by the City Council. If the request is denied by the City Council, no further action is taken. If the City Council approves the request, staff shall be directed to go forward with implementing the naming of the Facility. The steps taken to implement the request will be developed as an internal City process. The decision of the City Council will be final.

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Daniel Padilla, Director of Public Works
PREPARED BY: Daniel Padilla, Director of Public Works
DATE: April 15, 2026
SUBJECT: Authorize Award of Contract to DASH Construction Company, Inc. for Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198 Phase B)

SUMMARY:

This item will authorize the award of the Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198 Phase B) to DASH Construction, Inc. The project consists of constructing 395 linear feet of perimeter block wall.

RECOMMENDED ACTION:

It is recommended that the City Council:

1. Approve and award the construction contract for the Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198 Phase B) to DASH Construction Company Inc. in the amount of \$260,625.00; and
2. Approve a 10% construction contingency in the amount of \$26,062.50 for the project; and
3. Authorize the Mayor and City Clerk to execute the contract with DASH Construction Company, Inc; and
4. Authorize the Director of Finance to make appropriations and budget adjustments as necessary.

FISCAL IMPACT:

There is no impact on the General Fund. The project will use CIP Project Funds that have been previously approved for Barnes Park as listed below:

234-50-520-58100-55001
 255-50-520-58100-55001
 258-50-520-58100-55001
 270-50-520-58100-55001

BACKGROUND:

The Barnes Park Multi-Benefit Stormwater Capture Project was awarded to Zusser Company in March 2024. The scope of work of the Zusser Company contract included perimeter block walls, but it has been removed from Zusser Company's scope due to delays in obtaining the Caltrans Encroachment Permit and to decrease project costs by minimizing change order and contractor overhead costs.

The City decided to remove the wall from Zusser's scope and bid the Caltrans Perimeter Wall Project as a separate project.

DISCUSSION:

The City bid the Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall (CIP No. 21-198

Phase B) on March 26, 2026. The City obtained 3 bids. The lowest responsible and responsive bidder was DASH Construction Company, Inc. out of Woodland Hills, CA.

ALTERNATIVES:

1. The City Council may choose not to award a construction contract, reject all bids, and re-bid the project. This action is not recommended as re-bidding the project will delay the work and may result in increased costs.
2. Provide Staff with alternate direction.

CEQA REVIEW:

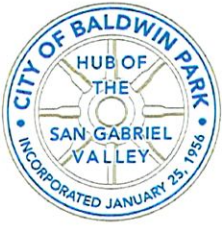
The subject project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 (Section 15201, Existing Facilities), subsection (c) exemption, which includes the repair, maintenance, and/or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety). The key consideration for a Class 1 exemption is whether the project involves negligible or no expansion of an existing use.

LEGAL REVIEW:

This report has been reviewed and approved by the City Attorney as to legal form and content.

ATTACHMENTS:

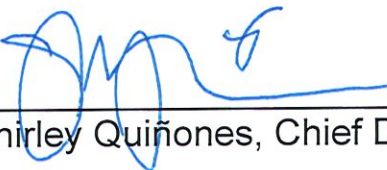
1. 03-26-2026 Bid Sheet - CIP 20-129 Phase B - Barnes Park - Caltrans Perimeter Wall
2. DASH Construction - Bid Proposal - CIP 20-129 Phase B - Barnes Park - Caltrans Perimeter Wall
3. Barnes Park Wall Contract



City of Baldwin Park Bid Opening

Bid Description: CIP 20-129 Phase B - Barnes Park Multi-Benefit Stormwater – CalTrans Perimeter Wall
Date: March 26, 2026 **Time:** 2:00 pm

Date	Time	Company Name	Bid Price	Bid Bond
3/26/2026	1:46 p.m.	CWS Systems, Inc	\$1,008,500.00	Yes
3/26/2026	10:09 a.m.	Dash Construction Company	\$260,625.00	Yes
3/26/2026	1:00 p.m.	HZS Engineering	\$427,300.00	Yes

Signature 
Shirley Quiñones, Chief Deputy City Clerk

Date 3/26/2026

Section B BID DOCUMENTS

CONTRACTOR'S BID PROPOSAL

City Project No. CIP 20-129 Phase B – Barnes Park Multi-Benefit Stormwater Capture Project:
Caltrans Perimeter Wall

Date: 03/26/2026

City of Baldwin Park
14403 East Pacific Avenue
Baldwin Park, CA 91706

TO: Honorable Mayor and
Members of the City Council

FROM: Bidder's Company Name:	<u>DASH Construction Company, Inc.</u>
Contact Person:	<u>Majid Hajizadeh</u>
Business Street Address:	<u>6320 Canoga Ave., Suite 220</u>
City, State, and Zip Code:	<u>Woodland Hills, CA 91367</u>
Phone No.:	<u>(747) 226-1744</u>
Fax No.:	<u>N/A</u>
Contractor License No.:	<u>869505</u>

ATTN: City Clerk

Dear Madam:

We have carefully examined the sites, local conditions affecting the same, the Instructions to Bidders and Notice to Contractors, the agreement, the detailed plans and specifications and all bid and contract documents for the work set forth in the official publications, and submit herewith the following schedule of prices.

If awarded the contract, we agree to issue a Notice to Proceed to begin procurement by **April 2026** and construction work can start after applicable submittals have been submitted and approved, and to complete proposed work within **40 working days** as stated in the "Schedule of Performance" – Exhibit "A" in Section "D" of these specifications. We further agree to sign and return the contract to the City within ten (10) working days after receiving notice that the contract is ready for signature and to furnish bonds, insurance endorsements and certificates, and any other required documents in the form prescribed by the City at the same time.

We understand that in case of default in executing such contract with necessary bonds within the specified time, the cash, check or bond accompanying this bid and the money payable thereon shall be forfeited hereby to and remain the property of the City of Baldwin Park, except as provided in Public Contract Code Section 20174.

We have carefully checked all of the figures and understand that the City of Baldwin Park will not be responsible for any errors or omissions on the part of the undersigned in making up this bid.

BID SCHEDULE

City Project No. CIP 20-129 Phase B – Barnes Park Multi-Benefit Stormwater Capture Project:
Caltrans Perimeter Wall

Item No.	Item Description	Qty. & Unit		Unit Price (Words)	Unit Price	Amount
MISCELLANEOUS						
1	MOBILIZATION (INCLUDES SWPPP IMPLEMENTATION) (MAX 5%)	1	LS	Five thousand dollars	\$ 5,000.00	\$ 5,000.00
2	CONSTRUCTION SURVEY	1	LS	Six thousand dollars	\$ 6,000.00	\$6,000.00
DEMOLITION						
3	REMOVE CHAIN LINK FENCE, GATE, AND INTERFERRING VEGETATION	200	LF	Twenty five dollars	\$ 25.00	\$5,000.00
4	REMOVE BLOCK WALL	115	LF	One hundred seventy-five dollars	\$ 175.00	\$20,125.00
SITE CIVIL IMPROVEMENTS						
5	PERIMETER WALL WITH TRENCH FOOTING	120	LF	Four hundred fifty dollars	\$ 450.00	\$ 54,000.00
6	PERIMETER WALL WITH SPREAD FOOTING	275	LF	Six hundred twenty dollars	\$ 620.00	\$170,500.00
Total Base Bid: (Numbers)					\$ 260,625.00	

NOTE: Award of project will be based on BASE BID amount.

Total Base Bid: (Words) Two hundred sixty thousand six hundred twenty-five dollars

The undersigned bidder acknowledges receipt of the following addendum issued for the above project. If no addendum has been received, write "none".

List of Addendum Received: none

Signature of Bidder 

The foregoing quantities are approximate only, being given as a basis for the comparison of bids, and the City does not expressly or by implication agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as may be deemed necessary or advisable by the Engineer. All bids will be compared on the basis of the Engineer's estimated quantities of work to be performed.

The bidder agrees that in case of not executing the required contract with necessary bonds within ten (10) days, not including Sundays, after having received notice that the contract is ready for signature, the proceeds of the check or bond accompanying his bid shall become the property of the City of Baldwin Park.

The bidder also certifies that the bid is a balanced bid. In accordance with Section 7028.15 of the California Business and Professions Code, the undersigned certifies under penalty of perjury that the foregoing is true and correct.

DESIGNATION OF SUB-CONTRACTORS

City Project No. CIP 20-129 Phase B – Barnes Park Multi-Benefit Stormwater Capture Project:
Caltrans Perimeter Wall

As required by State Law, the General Contractor bidding will hereinafter state the subcontractor on the job for each particular trade or subdivision of the work in excess of one-half percent of the total bid price and will state the first name and principal location of mill, ship, plant or office of each. Where no subcontractor is listed for a particular phase of the work, it is understood that the General Contractor will perform the work. No changes or substitutions may be made in these subcontractors except upon the prior approval of the City.

The undersigned certifies that the bids of the following listed subcontractors were used in producing the bid, and that the subcontractors listed will be used for the work for which they bid, subject to the approval of the City Engineer, and in accordance with the applicable provisions of the Specifications for the listed Work:

Name, address and phone number of subcontractors, suppliers and vendors	Description of work, materials and/or equipment	Dollar Value of Sub-Contract	% of Total Bid Amount
N/A			

DASH Construction Company, Inc.

Bidder's Name



Authorized Signature

03/26/2026

Date

BID BOND

(not necessary when cash, certified or cashier's check accompanies Bid)

KNOW ALL MEN BY THESE PRESENT,

That we, DASH CONSTRUCTION COMPANY INC, the undersigned Bidder, as Principal and Developers Surety and Indemnity Company _____, as Surety, our respective heirs, executors, administrators, successors and assigns, are jointly and severally and firmly bound, unto **THE CITY OF BALDWIN PARK**, hereinafter "Obligee," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid for **City Project No. CIP 20-129 Phase B Barnes Park Multi-Benefit Stormwater Capture Project: Caltrans Perimeter Wall**, Project and the Bid must be accompanied by Bid security.

WHEREAS, subject to the terms of this Bond, the Surety is firmly bound unto the Obligee in the penal sum of \$ Ten Percent of Total Amount Bid - (10% of Bid) ----- (Ten Percent (10%)) of the total amount of the Bid on the base contract work submitted by the Principal to the Obligee, as set forth above.

NOW THEREFORE, if the Principal shall not withdraw said Bid within the period specified in the Bidding Documents, or, if no period be specified, for sixty (60) calendar days after award of the Contract for the Project; or if the Principal does not attempt to withdraw the Bid when the requirements of Public Contract Code §5101 *et seq.* are not met; or if the Principal is awarded the Contract, and shall within the period specified therefore, or if no period be specified, within fourteen (14) calendar days after award of the Contract, enter into a written contract with the Obligee, in accordance with the Bid as accepted, and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract and the required insurance documentation, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

In the event that suit or other proceeding is brought upon this Bond by the Obligee, the Surety shall pay to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorneys' fees and costs.

IN WITNESS WHEREOF, the parties hereto have set their names, titles, hands, and seal
this 23rd day of March, 2026 by their duly authorized agents or
representatives

DASH CONSTRUCTION COMPANY INC

Principal

By: 

Dariush Shahnavaz, President

Title

6320 Canoga Ave., Suite 220, Woodland Hills, CA 91367

Address

Developers Surety and Indemnity Company

Surety

BY: 

Rebecca Haas-Bates, Attorney-in-Fact

Title

800 Superior Avenue E., 21st Floor, Cleveland, OH 44114

Address

STATE OF CALIFORNIA)

) §

COUNTY OF LOS ANGELES)

_____ and **Please See Attached** being duly
sworn says for himself and not one for the other that he is the Principal or the Surety named in
the foregoing bond and that he executed the same and is worth not less than double the monetary
sum mentioned therein over and above all statutory exemptions.

Subscribed and sworn to before me this _____ day of _____, 2026.

Notary Public

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 Los Angeles)

On 03/26/26 before me, Jailene Medina, Notary Public
(insert name and title of the officer)

personally appeared Darius Shahnavaaz,
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.

Signature Jailene Medina

(Seal)



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)

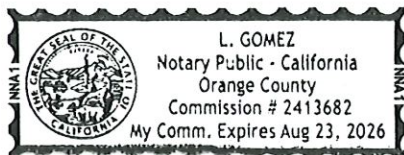
On 03/23/2026 before me, L. Gomez, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Rebecca Haas-Bates
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.



Signature [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: Bid Bond Document Date: 03/23/2026
Number of Pages: Two(2) Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rebecca Haas-Bates
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____
Developers Surety and Indemnity Company

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

**POWER OF ATTORNEY FOR
COREPOINTE INSURANCE COMPANY
DEVELOPERS SURETY AND INDEMNITY COMPANY**
59 Maiden Lane, 43rd Floor, New York, NY 10038
(212) 220-7120

KNOW ALL BY THESE PRESENTS that, except as expressly limited herein, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, do hereby make, constitute and appoint:

William Syrkin, Richard Adiar and Rebecca Haas-Bates, of Irvine, CA

as its true and lawful Attorney-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said companies, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said company could do, but reserving to each of said company full power of substitution and revocation, and all of the acts of said Attorney-in-Fact, pursuant to these presents, are hereby ratified and confirmed. This Power of Attorney is effective 11/18/2025.

This Power of Attorney is granted and is signed under and by authority of the following resolutions adopted by the Board of Directors of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY (collectively, "Company") on February 10, 2023.

RESOLVED, that Sam Zaza, President, Surety Underwriting, James Bell, Vice President, Surety Underwriting, and Craig Dawson, Executive Underwriter, Surety, each an employee of AmTrust North America, Inc., an affiliate of the Company (the "Authorized Signors"), are hereby authorized to execute a Power of Attorney, qualifying attorney(s)-in-fact named in the Power of Attorney to execute, on behalf of the Company, bonds, undertakings and contracts of suretyship, or other suretyship obligations; and that the Secretary or any Assistant Secretary of the Company be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney.

RESOLVED, that the signature of any one of the Authorized Signors and the Secretary or any Assistant Secretary of the Company, and the seal of the Company must be affixed to any such Power of Attorney, and any such signature or seal may be affixed by facsimile, and such Power of Attorney shall be valid and binding upon the Company when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY have caused these presents to be signed by the Authorized Signor and attested by their Secretary or Assistant Secretary this August 7, 2024.

By: _____

Printed Name: Sam Zaza

Title: President, Surety Underwriting



ACKNOWLEDGEMENT:

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 this 7 day of August, 2024, before me, Hoang-Quyen Phu Pham, personally appeared Sam Zaza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that they executed the same in their authorized capacity, and that by the signature on the instrument the entities upon behalf which the person acted, executed this 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.

Signature _____



CORPORATE CERTIFICATION

The undersigned, the Secretary or Assistant Secretary of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in this Power of Attorney are in force as of the date of this Certification.

This Certification is executed in the City of Cleveland, Ohio, this August 2, 2024.

DocuSigned by:

By: _____

Janie Clark

Janie Clark, Assistant Secretary

876B8D3E22364A8...

DocuSign Envelope ID: 5AB920B9-227B-46CB-BD53-C0E3A05A3E46

Signed and sealed this 23rd day of March, 2026

Ed. 0824

OWNERSHIP AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §:
CITY OF BALDWIN PARK)

Darius Shahnasaz, being duly sworn, deposes and says:

- ☐ INDIVIDUAL
☐ PARTNERSHIP

That he/she is the party making the foregoing proposal:

That he/she is a member of the co-partnership firm designated as:

and who has been and is duly vested with the authority to make and execute instruments for the co-partnership by:

who constitute the other members of the co-partnership.

- ☒ CORPORATION

That he is of:

DASH Construction Company, Inc.

a corporation which is making the foregoing proposal:

- ☐ JOINT VENTURE

That he is of:

one of the parties making the foregoing proposal as a joint venture, and the he/she has been and is duly vested with the authority to execute instruments for an on behalf of the parties making said bid who are:

that such a bid is genuine and not collusive or sham, that the bidder has not colluded, conspired, connived, or agreed, directly or indirectly with any other bidder or person to put in a sham bid or to refrain from bidding; and has not in any manner sought by collusion to secure any advantage against the City of Baldwin Park or any person interested in the proposed contract, for himself or any other person.

[Signature]
Signature of Bidder

Subscribed and sworn to before me this 26th day of March, 2026



[Signature]
Signature of officer Administering Oath (Notary Public)

NON-COLLUSION AFFIDAVIT

City Project No. CIP 20-129 Phase B – Barnes Park Multi-Benefit Stormwater Capture Project:
Caltrans Perimeter Wall

To Be Executed By Each Bidder Of A Principal Contract

STATE OF CALIFORNIA)

) §:

COUNTY OF LOS ANGELES)

Dariush Shahnavaz being first duly sworn deposes and says that he is the President (sole owner, a partner, president, etc.) of DASH Construction Company, Inc. the party making the foregoing bid; that such bid is not made in the interest of or behalf of any undisclosed person, partnership, company, association, organization or corporation, that such bid is genuine and not collusive or sham, that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, or that anyone shall refrain from bidding, that said bidder has not in any manner, directly or indirectly sought by agreements, communication or conference with anyone to fix the bid price of said bidder or of any other bidder, or to fix the overhead, profit, or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true, and further, that said bidder has not, directly or indirectly, submitted his bid price, or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection, therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agency thereof, or to any other individual information or data relative thereto, or paid and will not pay any fee in connection, therewith to any corporation, partnership, company association, organization, bid depository, or to any member or agency thereof, or to any other individual, except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

Signed: _____



Title: _____

Dariush Shahnavaz, President

Subscribed and sworn to and before me this 26th day of March, 2026.



Seal of Notary



TECHNICAL ABILITY AND EXPERIENCE

The bidder is required to state what work of a similar character to that included in the proposed contract he has successfully performed and give references which will enable the City Council to judge of his responsibility, experience, skill and business and financial standing. Additional numbered pages outlining this portion of the proposal may be attached to this page.

REFERENCES:

1. Name of City or Business City of Fullerton
Contact Person & Phone No. Melissa Rendon
Type of Work Fencing, and retaining wall
Date Completed 04/01/2025 Total Contract Amount \$ 200,767.00
2. Name of City or Business City of Fontana
Contact Person & Phone No. Jazmine Pena
Type of Work Fencing, concrete, and landscaping
Date Completed 08/23/2024 Total Contract Amount \$ 627,034.50
3. Name of City or Business City of Upland
Contact Person & Phone No. Alan French (909) 931-4235
Type of Work Paving, concrete, and landscaping
Date Completed 09/05/2024 Total Contract Amount \$ 915,949.08
4. Name of City or Business City of Fountain Valley
Contact Person & Phone No. Ryan Damon (714) 593-4443
Type of Work Paving, concrete, and tree removal
Date Completed 08/09/2025 Total Contract Amount \$ 2,877,895.86
5. Name of City or Business City of Fountain Valley
Contact Person & Phone No. Jessenia Penaloza
Type of Work Paving, concrete, tree removal, and replanting
Date Completed 03/17/2025 Total Contract Amount \$ 2,172,787.83

CERTIFICATION OF PRINCIPAL

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 this Contract. (Section 1861, Labor Code.)

Dated: 03/26/2026



Signature of Principal

Dariush Shahnavaaz

Print Name

**NOTE: THIS CERTIFICATE MUST BE COMPLETED AND RETURNED ALONG WITH THE CONTRACTOR'S
BID PROPOSAL.**

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder DASH Construction Company, Inc., proposed subcontractor _____, hereby certifies that he has __, has not X, participated in a previous contract or subcontract subject to the equal opportunity clause, as required by Executive Orders 10925, 11114, or 11246, and that he has __, has not X, filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee of Equal Employment Opportunity, all reports due under the applicable filing requirements.

DASH Construction Company, Inc.

Company

By: 

Dariush Shahnava, President

Title

Date: 03/26/2026

Note:

The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

NOTE: THIS CERTIFICATE MUST BE COMPLETED AND RETURNED BY THE BIDDER EITHER WITH THE BID PROPOSAL AT THE TIME OF THE BID OPENING OR BY THE SUCCESSFUL BIDDER, WITHIN 4 WORKING DAYS FOLLOWING THE BID OPENING.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a Federal, State, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain circumstances in the space below.

I declare under penalty of perjury that the foregoing information is true and correct.

Dated: March 26 , 2026.



Bidder's Signature

NOTE: THIS QUESTIONNAIRE MUST BE COMPLETED AND RETURNED ALONG WITH THE CONTRACTOR'S BID PROPOSAL.

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has _____, has not X been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

I declare under penalty of perjury that the foregoing information is true and correct.

Dated: March 26, 2026.



Bidder's Signature

NOTE: THIS CERTIFICATE MUST BE COMPLETED AND RETURNED ALONG WITH THE CONTRACTOR'S
BID PROPOSAL.

PUBLIC CONTRACT CODE SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a Federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a Federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

I declare under penalty of perjury that the foregoing information is true and correct.

Dated: March 26, 2026.



Bidder's Signature

NOTE: THIS STATEMENT MUST BE COMPLETED AND RETURNED ALONG WITH THE CONTRACTOR'S
BID PROPOSAL.

CONTRACTOR REGISTRATION LAW - Senate Bill 854 requirements

Pursuant to Labor Code section 1725.5, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

No contractor or subcontractor may be listed on a bid proposal for a public works project and no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations (DIR).

Each bidder is responsible to list their registered information with the DIR in the space below provided and sign below.

Contractor Name or subcontractor name	DIR Registration Number	License Type/Number	Registration Date	Expiration Date
DASH construction Company, Inc.	1000027444	869505	06/30/2021	06/30/2028

Bidder's Signature



Bidders Name DASH Construction Company, Inc.

NOTE: THIS FORM MUST BE COMPLETED AND RETURNED ALONG WITH THE CONTRACTOR'S BID PROPOSAL.

BIDDERS GUARANTEE

Enclosed is Cash (), Cashier's Check (), Certified Check (), or Bid Bond (x), in the sum of \$ 10% of bid amount which is at least 10% of the amount bid.

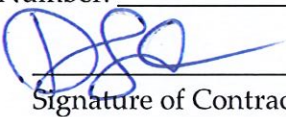
Contractor: DASH Construction Company, Inc.

Address: 6320 Canoga Ave., Suite 220

Woodland Hills, CA 91367

Fax Number: N/A

Telephone Number: (747) 226-1744

By:  _____
Signature of Contractor

Dariush Shahnava

Print Name

President

Title

State of California Contractor's License:

Classification: A, B, C8, C12, License No. 869505 Expiration: 08/31/2027
C13, C15, C23,
C27, C32, C33,
C60, C61-D49

Section C

CONTRACT DOCUMENTS

CONTRACT SERVICE AGREEMENT FOR

City Project No. CIP 20-129 Phase B – Barnes Park Multi-Benefit Stormwater Capture Project:
Caltrans Perimeter Wall

THIS CONTRACT SERVICES AGREEMENT (herein "Agreement"), is made and entered into this 15th day of April, 2026 by and between the CITY OF BALDWIN PARK, a municipal corporation, (herein "City") and DASH Construction Company, Inc. (herein "Contractor"). The parties hereto agree as follows:

R E C I T A L S

- A. City requires all improvements, including the construction of a perimeter wall along the Caltrans property line on the north side of the project area and a perimeter wall on the northern property line. These improvements were originally part of the Barnes Park Multi-Benefit Stormwater Capture Project, but were excluded and made to be a separate contract. The rest of the Barnes Park Multi-Benefit Stormwater Capture Project is complete, with the exception of the perimeter walls and futsal court area. Contractor has represented to City that Contractor is qualified to perform said services and has submitted a proposal to City for same.
- B. City desires to have Contractor perform said services on the terms and conditions set forth herein.

NOW, THEREFORE, based on the foregoing Recitals and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, City and Contractor hereby agree as follows:

1. SERVICES OF CONTRACTOR

1.1 Scope of Services – In compliance with all terms and conditions of this Agreement, the Contractor shall provide those services specified in the Special and Technical Provisions, which services may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Contractor represents and warrants that Contractor is a provider of first class work and services and Contractor is experienced in performing the work and services contemplated herein and, in light of such status and experience, Contractor covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be of good quality, fit for the purpose intended.

1.2 Documents Included in Contract – This contract consists of the Notice Inviting Bids and Instructions to Bidders, Bid Documents, Proposal Schedule, Bid Bond (Bidder's Guarantee), Designation of Sub-contractors, Statement of Non-collusion by Contractor, Certification of

Principal, Supplemental Information, Specifications, Plans, this Contract Services Agreement, Faithful Performance Bond, Labor and Materials Bond, Warranty Bond, Guarantee, Tax Identification Form, Workers' Compensation Certification, and any and all schedules and attachments to it which are incorporated as if fully set forth herein. In the event of an inconsistency, this Agreement shall govern.

1.3 Compliance with Law – All services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees, and Assessments – Contractor shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City against any such fees, assessments, taxes penalties or interest levied, assessed or imposed against City hereunder. Contractor shall be responsible for all sub-contractors' compliance with this Section.

1.5 Familiarity with Work – By executing this Contract, Contractor warrants that Contractor (a) has thoroughly investigated and considered the scope of services to be performed, (b) has carefully considered how the services should be performed, and (c) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Contractor discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the Contract Officer.

1.6 Care of Work – The Contractor shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties – Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other. Contractor shall require all sub-contractors to comply with the provisions of this agreement.

1.8 Additional Services – City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written change order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. Any increase in compensation of twenty-five percent (25%) or less of the Contract Sum, or in the time to perform of one hundred eighty (180) days or less may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefore.

1.9 Special Requirements – Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "A through D" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "A through D" and any other provisions of this Agreement, the provisions of Exhibit "A through D" shall govern.

1.10 Prevailing Wages Laws – In accordance with Labor Code Section 1770 et seq., the director of the Department of Industrial Relations of the State of California has ascertained a general prevailing rate of wages, which is the minimum amount, which shall be paid to all workers employed to perform the work pursuant to this Agreement. A copy of the general prevailing wage rate determination is on file in the office of the City Clerk and is hereby incorporated in this Agreement. In accordance with the provisions of Labor Code Section 1810 et seq., eight (8) hours is the legal working day. Contractor must forfeit to the City Twenty Five Dollars (\$25.00) a day for each worker who works in excess of the minimum working hours when Contractor does not pay overtime. Contractor is required to post a copy of such wage rates at all times at the contract site. The statutory penalties for failure to pay prevailing wage or to comply with State wage and hour laws will be enforced. Contractor also shall comply with State law requirements to maintain payroll records and shall provide for certified records and inspection of records as required by California Labor Code Section 1770 et seq., including Section 1776. Contractor shall comply with all statutory requirements relating to the employment of apprentices.

For Federal Prevailing Wages see Exhibit "D".

2. COMPENSATION

2.1 Contract Sum – For the services rendered pursuant to this Agreement, the Contractor shall be compensated as specified herein, but not exceeding the maximum contract amount of Two Hundred Sixty Thousand Six Hundred Twenty Five and No Dollars(\$260,625.00;) (herein "Contract Sum"), except as provided in Section 1.8. The Contract Sum shall include the attendance of Contractor at all project meetings reasonably deemed necessary by the City; Contractor shall not be entitled to any additional compensation for attending said meetings.

2.2 Progress Payments - Prior to the first day of the month, during the progress of the work, commencing on the day and month specified in the Agreement, Contractor shall submit to the Contract Officer a complete itemized statement of all labor and materials incorporated into the work during the preceding month and the portion of the contract sum applicable thereto. Upon approval in writing by the Contract Officer, payment shall be made in thirty (30) days. City shall pay Contractor a sum based upon ninety five percent (95%) of the contract price apportionment of the labor and materials incorporated into the work under the contract during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security. Refer to Section 7.3 of this Agreement for retention of funds.

3. PERFORMANCE SCHEDULE

3.1 Time of Essence – Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance – Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "A", if any, and incorporated herein by this reference. When requested by the Contractor, the Contract Officer may approve extensions to the time period(s) specified in the Schedule of Performance in writing.

3.3 Force Majeure – The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes for the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement.

3.4 Term – Unless earlier terminated in accordance with Section 7.8 of this Agreement, this Agreement shall continue in full force and effect until final approval and acceptance of the project by the Contract Officer.

4. COORDINATION OF WORK

4.1 Representative of Contractor – The following principals of Contractor are hereby designated as being the principals and representatives of Contractor authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. For purposes of this Agreement, the foregoing principals may not be replaced nor may their responsibilities be substantially reduced by Contractor without the express written approval of City.

4.2 Contract Officer – The Contract Officer shall be such person as may be designated by the City Manager or City Engineer. It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions, which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.3 Prohibition Against Assignment – The experience, knowledge, capability and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

4.4 Independent Contractor – Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its sub-contractors, agents or employees, performs the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Contractor's employees, sub-contractors, servants, representatives or agents, or in fixing their number, compensation or hours of service. Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its sub-contractors, agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise with Contractor.

4.5 Identity of Persons Performing Work – Contractor represents that it employs or will employ at its own expense all personnel required for the satisfactory performance of any and all tasks and services set forth herein. Contractor represents that the tasks and services required herein will be performed by Contractor or under its direct supervision, and that all personnel engaged in such work shall be fully qualified and shall be authorized and permitted under applicable State and local law to perform such tasks and services.

4.6 Utility Relocation – City is responsible for removal, relocation, or protection of existing main or trunk line utilities to the extent such utilities were not identified in the invitation for bids or specifications. City shall reimburse contractor for any costs incurred in locating, repairing damage not caused by contractor and removing or relocating such unidentified utility facilities, including equipment idled during such work. Contractor shall not be assessed liquidated damages for delay arising from the removal or relocation of such unidentified utility facilities.

4.7 Trenches or Excavations – Pursuant to California Public Contract Code Section 7104, in the event the work included in this Agreement requires excavations more than four (4) feet in depth, the following shall apply.

- a) Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any: (1) material that Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) Subsurface or latent physical conditions at the site different from those indicated; or (3) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.
- b) City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the work shall issue a change order per Section 1.8 of this Agreement.

- c) That, in the event that a dispute arises between City and Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, Contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. Contractor shall retain any and all rights provided either by contract or by law, which pertain to the resolution of disputes and protests between the contracting parties.

5. INSURANCE, INDEMNIFICATION AND BONDS

5.1 Insurance – The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

Coverage (Check if applicable)		Minimum Limits
(X)	Comprehensive General Liability Insurance (including premises and operations)	\$5,000,000 per occurrence combined single limit
()	Contractual Liability Insurance Products Liability Insurance	\$1,000,000 limit
(X)	Comprehensive Automobile Liability Insurance (includes owned, non-owned, and hired automobile hazard)	\$2,000,000 per occurrence combined single limit
()	Professional Liability Insurance (providing for a one year discovery period)	\$1,000,000 limit
(X)	Workers' Compensation/Employers' Liability Insurance	Statutory \$2,000,000 per occurrence

CONDITIONS:

In accordance with Public Code Section 20170, the insurance of surety companies who provide or issue the policy shall have been admitted to do business in the State of California with a credit rating of "A" minus or better. This insurance shall not be canceled, limited in scope or coverage or non-renewed until after thirty (30) days prior written notice has been given to the City Engineer, City of Baldwin Park, 14403 East Pacific Avenue, Baldwin Park, California 91706.

Any insurance maintained by the City of Baldwin Park shall apply in excess of and not combined with insurance provided by this policy.

The City of Baldwin Park, its officers, employees, representatives, attorneys, and volunteers shall be named as additional named insureds.

Prior to commencement of any work under this contract, Contractor shall deliver to the City insurance endorsements confirming the existence of the insurance required by this contract, and including the applicable clauses referenced above. Such endorsements shall be signed by an authorized representative of the insurance company and shall include the signatory's company affiliation and title. Should it be deemed necessary by the City, it shall be Contractor's responsibility to see that the City receives documentation, acceptable to the City, which sustains that the individual signing said endorsements, is indeed authorized to do so by the insurance company.

If the Contractor fails to maintain the aforementioned insurance, or secure and maintain the aforementioned endorsement, the City may obtain such insurance, and deduct and retain the amount of the premiums for such insurance from any sums due under the agreement. However, procuring of said insurance by the City is an alternative to other remedies the City may have, and is not the exclusive remedy for failure of Contractor to maintain said insurance or secure said endorsement. In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to stop work hereunder, and/or withhold any payment(s) which became due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.

Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its sub-contractor's performance of the work covered under this agreement.

Each contract between the Contractor and any sub-contractor shall require the sub-contractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section 5.1.

5.2 Indemnification – Contractor shall indemnify the City, its officers, agents and employees against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising or alleged to arise out of or in connection with the negligent performance of the work, operations or activities of Contractor, its agents, employees, sub-contractors, or invitees, provided for herein, or arising or alleged to arise from the negligent acts or omissions of Contractor hereunder, or arising or alleged to arise from Contractor's negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, but excluding such claims or liabilities or portion of such claims or liabilities arising or alleged to arise from the negligence or willful misconduct of the City, its officers, agents or employees, and in connection therewith:

- a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

- b) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising or alleged to arise out of or in connection with Contractor's (or its agents', employees', sub-contractors', or invitees') negligent performance of or failure to perform such work, operations or activities hereunder; and Contractor agrees to save and hold the City, its officers, agents, and employees harmless therefrom;
- c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising or alleged to arise out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor shall pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees for counsel acceptable to City.
- d) Contractor's duty to defend and indemnify as set out in this Section 5.2 shall include any claims, liabilities, obligations, losses, demands, actions, penalties, suits, costs, expenses or damages or injury to persons or property arising or alleged to arise from, in connection with, as a consequence of or pursuant to any state or federal law or regulation regarding hazardous substances, including but not limited to the Federal Insecticide, Fungicide and Rodenticide Act ("FIFRA"), Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), Resource Conservation and Recovery Act of 1976 ("RCRA"), the Hazardous and Solid Waste Amendments of 1984, the Hazardous Material Transportation Act, the Toxic Substances control Act, the Clean Air Act, the Clean Water Act, the California Hazardous Substance Account Act, the California Hazardous Waste Control Law or the Porter-Cologne Water Quality Control Act, as any of those statutes may be amended from time to time.

The Contractor's indemnification obligations pursuant to this Section 5.2 shall survive the termination of this Agreement. Contractor shall require the same indemnification from all sub-contractors.

5.3 Labor and Materials, Performance and Warranty Bonds – Concurrently with execution of this Agreement, Contractor shall deliver to City a labor and materials bond, a performance bond and a warranty bond, in the forms provided by the City Clerk, which secures the faithful performance of this Agreement. The bonds shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The bonds shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor promptly and faithfully performs all terms and conditions of this Agreement.

5.4 Sufficiency of Insurer or Surety – Insurance or bonds required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances. In the event the Risk Manager of City ("Risk Manager") determines that the work or services to be performed under this Agreement creates an increased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies and the performance bond required by this Section 5 may be changed accordingly upon receipt of written notice from the Risk Manager; provided that the Contractor shall have the right to appeal a determination of increased coverage by the Risk Manager to the City Council of City within ten (10) days of receipt of notice from the Risk Manager.

5.5 Substitution of Securities – Pursuant to California Public Contract Code Section 22300, substitution of eligible equivalent securities for any moneys withheld to ensure performance under the contract for the work to be performed will be permitted at the request and expense of the successful bidder.

6. RECORDS AND REPORTS

6.1 Reports – Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.2 Records – Contractor shall keep, and require sub-contractors to keep, such books and records (including but not limited to payroll records as required herein) as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required.

6.3 Ownership of Documents – All drawings, specifications, reports, records, documents and other materials prepared by Contractor, its employees, sub-contractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon

request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Contractor may retain copies of such documents for its own use. Contractor shall have an unrestricted right to use the concepts embodied therein. All sub-contractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

7. ENFORCEMENT OF AGREEMENT

7.1 California Law – This Agreement shall be construed and interpreted both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

7.2 Disputes – In the event either party fails to perform its obligations hereunder, the non-defaulting party shall provide the defaulting party written notice of such default. The defaulting party shall have ten (10) days to cure the default; provided that, if the default is not reasonably susceptible to being cured within said ten (10) day period, the defaulting party shall have a reasonable time to cure the default, not to exceed a maximum of thirty (30) days, so long as the defaulting party commences to cure such default within ten (10) days of service of such notice and diligently prosecutes the cure to completion; provided further that if the default is an immediate danger to the health, safety and general welfare, the defaulting party shall take such immediate action as may be necessary. Notwithstanding the foregoing, the non-defaulting party may, in its sole and absolute discretion, grant a longer cure period. Should the defaulting party fail to cure the default within the time period provided in this Section, the non-defaulting party shall have the right, in addition to any other rights the non-defaulting party may have at law or in equity, to terminate this Agreement. Compliance with the provisions of this Section 7.2 shall be a condition precedent to bringing any legal action, and such compliance shall not be a waiver of any party's right to take legal action in the event that the dispute is not cured.

7.3 Retention of Funds – Progress payments shall be made in accordance with the provisions of Section 2.2 of this agreement. In accordance with said section, City shall pay Contractor a sum based upon ninety five percent (95%) of the contract price apportionment of the labor and materials incorporated into the work under the contract during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security to be paid to the Contractor within sixty (60) days after final acceptance of the work by the City Council, after Contractor shall have furnished City with a release of all undisputed contract amounts if required by City. In the event there are any claims specifically excluded by Contractor from the operation of the release, the City may retain proceeds (per Public Contract Code 7107) of up to 150% of the amount in dispute. City's failure to deduct or withhold shall not affect Contractor's obligations hereunder.

7.4 Waiver – No delay or omission in the exercise of any right or remedy by a nondefaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative – Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action – In addition to any other rights or remedies, either party may take legal action, law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

7.7 Liquidated Damages – Since the determination of actual damages for any delay in performance of this Agreement would be extremely difficult or impractical to determine in the event of a breach of this Agreement, the Contractor and its sureties shall be liable for and shall pay to the City liquidated damages for each working day of delay in the performance of any service required hereunder, as specified in subsection 6-9 of the Standard Specifications and the provisions of the Contract Specifications. In addition, liquidated damages may be assessed for failure to comply with the emergency call out requirements described in the scope of services. The City may withhold from any moneys payable on account of services performed by the Contractor any accrued liquidated damages.

7.8 Termination for Default of Contractor – If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, Contractor shall vacate any City owned property which Contractor is permitted to occupy hereunder and City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of setoff or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees – If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and

all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

8. CITY OFFICERS AND EMPLOYEES, NONDISCRIMINATION

8.1 Non-liability of City Officers and Employees – No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest – The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination – Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. To the extent required by law, contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin, or ancestry.

9. MISCELLANEOUS PROVISIONS

9.1 **Notice** - Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and shall be deemed to be given when served personally or deposited in the US Mail, prepaid, first-class mail, return receipt requested, addressed as follows:

To City: City of Baldwin Park
14403 East Pacific Avenue
Baldwin Park, California 91706
Attention: Public Works Department

Contractor: DASH Construction Company, Inc.
1630 Canoga Ave., Suite 200
Woodland Hills, CA 91367
Attention: Majid Hajizadeh

9.2 Interpretation – The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Integration; Amendment – It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

9.4 Severability – In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.5 Hiring of Illegal Aliens Prohibited – Contractor shall not hire or employ any person to perform work within the City of Baldwin Park or allow any person to perform work required under this Agreement unless such person is properly documented and legally entitled to be employed within the United States.

9.6 Unfair Business Practices Claims – In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, the contractor or sub-contractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body renders final payment to the contractor without further acknowledgment by the parties. (Section 7103.5, California Public Contract Code.)

9.7 Corporate Authority – The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

9.8 Legal Responsibilities – The Contractor shall keep itself informed of City, State, and Federal laws, ordinances and regulations, which may in any manner affect the performance of its services pursuant to this Agreement. The Contractor shall at all times observe and comply with all such laws, ordinances and regulations. Neither the City, nor their officers, agents, or employees shall be liable at law or in equity as a result of the Contractor's failure to comply with this section.

9.9 Termination for Convenience – The City may terminate this Agreement without cause for convenience of the City upon giving contractor 30 days prior written notice of termination of the Agreement. Upon receipt of the notice of termination the Contractor shall cease all further work pursuant to the Agreement. Upon such termination by the City the Contractor shall not be entitled to any other remedies, claims, actions, profits, or damages except as provided in this paragraph. Upon the receipt of such notice of termination Contractor shall be entitled to the following compensation:

1. The contract value of the work completed to and including the date of receipt of the notice of termination, less the amount of progress payments received by contractor.
2. Actual move-off costs including labor, rental fees, equipment transportation costs, the costs of maintaining on-site construction office for supervising the mover-off.
3. The cost of materials custom made for this Agreement which cannot be used by the Contractor in the normal course of his business, and which have not been paid for by City in progress payments.
4. All costs shall not include any markups as might otherwise be allowed by any plans or specifications, which were a part of the Agreement.

The provisions of this paragraph shall supersede any other provision of the Agreement or any provision of any plans, specification, addendums or other documents, which are or may become a part of this Agreement. City and Contractor agree that the provisions of this paragraph are a substantive part of the consideration for this Agreement

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

CONTRACTOR:

By: _____
(Print Name)

Signature: _____

Title: _____

Address: _____

By: _____
(Print Name)

Signature: _____

Title: _____

Address: _____

CITY OF BALDWIN PARK, a municipal corporation

By: _____
Daniel Damian, Mayor

ATTEST:

By: _____
Christopher Saenz, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney

STAFF REPORT

TO: Honorable Chair and Members of the Successor Agency to the Dissolved Community Development Commission

FROM: Manuel Carrillo Jr, Chief Executive Officer
Rose Tam, Finance Director

PREPARED BY: Anthony Ceballos, Accountant

DATE: April 15, 2026

SUBJECT: Treasurer's Report SA - February 2026

SUMMARY:

Attached is the Treasurer's Report for the month of February 2026. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDED ACTION:

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

City of Baldwin Park Investment Policy requires the Treasurer's Report to be submitted to the Mayor and City Council on a monthly basis.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Treasurer Report February 2026

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
State of California Local Agency Investment Fund (LAIF)							
* City-Including General Fund & all other Special Revenue Funds	3.871%	Varies	Varies	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27
* Housing Authority	3.871%	Varies	Varies	0.82	0.82	0.82	0.82
				31,697,587.09	31,697,587.09	31,697,587.09	31,697,587.09
US Government Bonds							
* Federal Farm CR BKS Bond 4.12000% (King Capital Advisors)	4.120%	11/14/2025	10/21/2030	2,080,000.00	2,080,000.00	2,080,000.00	2,075,361.60
* BofA 3YNC1Y Fixed Rate Note 02/19/2026 ISIN#US06055JQF92 4.050% 02/23/29 B/E DTD 02/23/26 Callable 02/23/27 Moody Rating A1S & P Rating A- (Multi-Bank Securities Inc.)	4.050%	2/23/2026	2/23/2029	2,000,000.00	2,000,000.00	2,000,000.00	1,996,820.00
* Federal Natl MTG ASSN Medium Term NTS DTD 1/21/26 4.010% 01/21/31 B/E DTD 01/21/26 Callable 01/21/27 Moody Rating Aa1 S & P Rating AA+ (Multi-Bank Securities Inc.)	4.010%	1/21/2026	1/31/2031	5,000,000.00	5,000,000.00	5,000,000.00	5,007,200.00
* Wells Fargo BK N A Global BK NTS Ranc 4.150% 02/12/31 B/E DTD 02/12/26 30/360 Callable 02/12/29 Moody Rating Aa2 S & P Rating A+ (Multi-Bank Securities Inc.)	4.150%	2/12/2026	2/12/2029	2,000,000.00	2,000,000.00	2,000,000.00	2,008,940.00
* Federal Agric MTG Corp Medium Term NTS Fed R 3.750% 04/29/30 B/E DTD 10/29/25 Callable 04/29/27 (Piper Sandler & Co.)	3.750%	10/21/2025	4/29/2030	10,000,000.00	10,000,000.00	10,000,000.00	10,002,500.00
* Federal Farm CR BKS CONS SYSTEMWIDE BDS 3.730% 10/28/30 B/E DTD 10/28/25 Callable 10/28/27 @ 100.000 Moody Rating Aa1 S&P Rating AA+ (Piper Sandler & Co.)	3.730%	10/21/2025	10/28/2030	4,302,000.00	4,302,000.00	4,302,000.00	4,314,561.84
* Federal Natl MTG ASSN Medium Term NTS DTD 1/15/26 4.000% 01/6/31 B/E DTD 01/15/26 Callable 01/6/27 Moody Rating Aa1 S & P Rating AA+ (Piper Sandler & Co.)	4.000%	1/15/2026	1/6/2031	6,000,000.00	6,000,000.00	6,000,000.00	5,994,360.00
				31,382,000.00	31,382,000.00	31,382,000.00	31,399,743.44
US Bank - Debt Service Trustee Accounts							
* Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	3,169,043.63	3,169,043.63	3,169,043.63	3,169,043.63
* Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	50,183.61	50,183.61	50,183.61	50,183.61
				3,219,227.24	3,219,227.24	3,219,227.24	3,219,227.24
				<u>\$ 66,298,814.33</u>	<u>\$ 66,298,814.33</u>	<u>\$ 66,298,814.33</u>	<u>\$ 66,316,557.77</u>
Total Investments						\$ 66,298,814.33	
Cash with BMO							
City Checking (General)						1,214,070.36	
City Miscellaneous Cash (W/C, P/R)						1,302,912.81	
CNG Station						69.66	
Housing Authority						1,248,001.00	
Money Market Plus						1,505,878.70	
Successor Agency						<u>1,476,048.96</u>	
Total Cash with BMO						6,746,981.49	
Investment Brokerage (Cash & Cash Equivalents)							<u>69.22</u>
Total Cash and Investments						\$ <u>73,045,865.04</u>	

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

* Schedule of Cash and Investments includes city-wide assets as included in the Annual Comprehensive Financial Report.

* There were two investment purchases and one redemption during the month of February 2026. Several withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:



Rose Tam
Director of Finance

STAFF REPORT

TO: Honorable Chair and Members of the Finance Authority
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Anthony Ceballos, Accountant
DATE: April 15, 2026
SUBJECT: Treasurer's Report FA - February 2026

SUMMARY:

Attached is the Treasurer's Report for the month of February 2026. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDED ACTION:

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

City of Baldwin Park Investment Policy requires the Treasurer's Report to be submitted to the Mayor and City Council on a monthly basis.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Treasurer Report February 2026

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
State of California Local Agency Investment Fund (LAIF)							
* City-Including General Fund & all other Special Revenue Funds	3.871%	Varies	Varies	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27	\$ 31,697,586.27
* Housing Authority	3.871%	Varies	Varies	0.82	0.82	0.82	0.82
				31,697,587.09	31,697,587.09	31,697,587.09	31,697,587.09
US Government Bonds							
* Federal Farm CR BKS Bond 4.12000% (King Capital Advisors)	4.120%	11/14/2025	10/21/2030	2,080,000.00	2,080,000.00	2,080,000.00	2,075,361.60
* BofA 3YNC1Y Fixed Rate Note 02/19/2026 ISIN#US06055JQF92 4.050% 02/23/29 B/E DTD 02/23/26 Callable 02/23/27 Moody Rating A1S & P Rating A- (Multi-Bank Securities Inc.)	4.050%	2/23/2026	2/23/2029	2,000,000.00	2,000,000.00	2,000,000.00	1,996,820.00
* Federal Natl MTG ASSN Medium Term NTS DTD 1/21/26 4.010% 01/21/31 B/E DTD 01/21/26 Callable 01/21/27 Moody Rating Aa1 S & P Rating AA+ (Multi-Bank Securities Inc.)	4.010%	1/21/2026	1/31/2031	5,000,000.00	5,000,000.00	5,000,000.00	5,007,200.00
* Wells Fargo BK N A Global BK NTS Ranc 4.150% 02/12/31 B/E DTD 02/12/26 30/360 Callable 02/12/29 Moody Rating Aa2 S & P Rating A+ (Multi-Bank Securities Inc.)	4.150%	2/12/2026	2/12/2029	2,000,000.00	2,000,000.00	2,000,000.00	2,008,940.00
* Federal Agric MTG Corp Medium Term NTS Fed R 3.750% 04/29/30 B/E DTD 10/29/25 Callable 04/29/27 (Piper Sandler & Co.)	3.750%	10/21/2025	4/29/2030	10,000,000.00	10,000,000.00	10,000,000.00	10,002,500.00
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US Bank - Debt Service Trustee Accounts							
* Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	3,169,043.63	3,169,043.63	3,169,043.63	3,169,043.63
* Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	50,183.61	50,183.61	50,183.61	50,183.61
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CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

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In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:



Rose Tam
Director of Finance

STAFF REPORT

TO: Honorable Chair and Members of the Housing Authority
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Anthony Ceballos, Accountant
DATE: April 15, 2026
SUBJECT: Treasurer's Report HA - February 2026

SUMMARY:

Attached is the Treasurer's Report for the month of February 2026. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDED ACTION:

It is recommended that the Board receive and file the Treasurer's Report for February 2026.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

City of Baldwin Park Investment Policy requires the Treasurer's Report to be submitted to the Mayor and City Council on a monthly basis.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Treasurer Report February 2026

CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

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CITY OF BALDWIN PARK
TREASURER'S REPORT
2/28/2026

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In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:



Rose Tam
Director of Finance

STAFF REPORT

TO: Honorable Chair and Members of the Housing Authority
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Rose Tam, Finance Director
PREPARED BY: Jenny Yu, Sr. Finance Clerk
DATE: April 15, 2026
SUBJECT: Baldwin Park Housing Authority's Warrants and Demands

SUMMARY:

Attached are the Warrants and Demands Registers for the City of Baldwin Park Housing Authority to be ratified by the Board.

RECOMMENDED ACTION:

It is recommended that the Board ratify the attached Warrants and Demands Register.

FISCAL IMPACT:

The total of the Warrants and Demands for Housing Authority was \$840,685.68.

BACKGROUND:

The attached Claims and Demands report format meet the required information as set out in the California Government Code. Staff has reviewed the requests for expenditures for the appropriate budgetary approval and for the authorization from the department head or its designee. Pursuant to Section 37208 of the California Government Code, the Chief Executive Officer or his/her designee does hereby certify to the accuracy of the demands hereinafter referred. Payments released since the previous meeting and the following is a summary of the payment released:

1. The Mar 10, 2026 to Apr 06, 2026 Warrant check numbers 73608 through 73624 in the amount of \$7,396.64 and Automated Clearing House (ACH) in the amount of \$833,289.04 were made on behalf of City of Baldwin Park Housing Authority constituting of claims and demands, are here with presented to the Board as required by law and hereby ratified.

DISCUSSION:

None

ALTERNATIVES:

None

CEQA REVIEW:

None

LEGAL REVIEW:

This report does not require legal review.

ATTACHMENTS:

1. Happy Check Register
2. Happy Check Register ACH

Check Register Report

4/6/2026

Date Range: 3/10/2026...4/6/2026
 VMS Date Range: ...
 Program: -
 Payment Type:
 Check Numbers: ...
 Direct Deposit: Exclude Direct Deposit
 Check Cleared: All
 Port Status: Include Port Ins
 Zero HAPs: Include Zero HAPs
 Voided Payments: Omit Voided Payments
 Held Checks: Exclude Held Checks

Grouped by:
 Sorted by:

Check Number

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
☐ 73608	04/01/2026	04/01/2026	Jacqueline Chaves	☐	\$196.00
☐ 73609	04/01/2026	04/01/2026	Nadine Dowell	☐	\$12.00
☐ 73610	04/01/2026	04/01/2026	Peoria Housing Authority	☐	\$609.15
☐ 73611	04/01/2026	04/01/2026	City of Pomona Housing Authority	☐	\$1255.32
☐ 73612	04/01/2026	04/01/2026	Mindy Sophia Aguirre	☐	\$123.00
☐ 73613	04/01/2026	04/01/2026	Christine A Rodriguez	☐	\$77.00
☐ 73614	04/01/2026	04/01/2026	Angelina Monique Hernandez	☐	\$150.00
☐ 73615	04/01/2026	04/01/2026	Maria Magdalena Hernandez	☐	\$62.00
☐ 73616	04/01/2026	04/01/2026	Gwendolyn Jean Adams	☐	\$31.00
☐ 73617	04/01/2026	04/01/2026	Manuel Ochoa	☐	\$60.00
☐ 73618	04/01/2026	04/01/2026	Aundre R Gurrola	☐	\$47.00
☐ 73619	04/01/2026	04/01/2026	Jose J Martinez	☐	\$106.00
☐ 73620	04/01/2026	04/01/2026	Jimmy N Chavez	☐	\$93.00
☐ 73621	04/01/2026	04/01/2026	Deanna Talamantes	☐	\$53.00
☐ 73622	04/01/2026	04/01/2026	George Ka Chun Chew	☐	\$2535.00
☐ 73623	04/01/2026	04/01/2026	Ilesha J Cardenas	☐	\$91.00
☐ 73624	04/01/2026	04/01/2026	Cameron Properties	☐	\$1896.17

Total	\$7,396.64
Average	\$389.30
Unit Count	4
Average Weighted by Unit Count	\$1,535.54
Hard to House Count	

Check Register Report

4/6/2026

Date Range: 3/10/2026...4/6/2026
 VMS Date Range: ...
 Program: -
 Payment Type:
 Check Numbers: ...
 Direct Deposit: Include Direct Deposit
 Check Cleared: All
 Port Status: Include Port Ins
 Zero HAPs: Include Zero HAPs
 Voided Payments: Omit Voided Payments
 Held Checks: Exclude Held Checks

Grouped by:
 Sorted by:

Check Number

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
☐ 38787	03/11/2026	03/01/2026	Ana Thai	☒	\$1135.00
☐ 38788	03/11/2026	02/18/2026	Scenic Holdings Group LLC	☒	\$1741.00
☐ 38789	04/01/2026	04/01/2026	Y & H Investment, Inc.	☒	\$1458.00
☐ 38790	04/01/2026	04/01/2026	Eunice Property, LLC	☒	\$1512.00
☐ 38791	04/01/2026	04/01/2026	ASCENSION HOLDINGS LLC	☒	\$1591.00
☐ 38792	04/01/2026	04/01/2026	Tom Cinquegrani	☒	\$696.00
☐ 38793	04/01/2026	04/01/2026	Melody (Muoi) Dao	☒	\$1817.00
☐ 38794	04/01/2026	04/01/2026	Han Van Tran	☒	\$3426.00
☐ 38795	04/01/2026	04/01/2026	John W. Ruwitch and Anh Lam Truong	☒	\$1494.00
☐ 38796	04/01/2026	04/01/2026	Adam King Lee and Joyce Ng Lee	☒	\$1401.00
☐ 38797	04/01/2026	04/01/2026	Mingyu Qu	☒	\$798.00
☐ 38798	04/01/2026	04/01/2026	Wei Zhen Su	☒	\$1355.00
☐ 38799	04/01/2026	04/01/2026	Mallorca Apartments, LTD	☒	\$2102.00
☐ 38800	04/01/2026	04/01/2026	Cipriano Salazar Jr.	☒	\$1644.00
☐ 38801	04/01/2026	04/01/2026	Dung Tran	☒	\$2110.00
☐ 38802	04/01/2026	04/01/2026	PI Properties No 164 LLC, dba Algiers	☒	\$1587.00
☐ 38803	04/01/2026	04/01/2026	Monrovia 612, LP	☒	\$29440.00
☐ 38804	04/01/2026	04/01/2026	Leslie K Ng	☒	\$1621.00
☐ 38805	04/01/2026	04/01/2026	Jun Hua Hu	☒	\$2483.00
☐ 38806	04/01/2026	04/01/2026	Lien Diep	☒	\$1488.00
☐ 38807	04/01/2026	02/09/2026	Silvia Danko	☒	\$4199.00
☐ 38808	04/01/2026	04/01/2026	Dajojo, LLC	☒	\$1471.00
☐ 38809	04/01/2026	04/01/2026	Wen Chia Ko	☒	\$1693.00
☐ 38810	04/01/2026	04/01/2026	Investor Trust Realty Group, Inc.	☒	\$1397.38
☐ 38811	04/01/2026	04/01/2026	Sieu Tuan Phan	☒	\$1964.00
☐ 38812	04/01/2026	04/01/2026	Gary Libra	☒	\$2155.00
☐ 38813	04/01/2026	04/01/2026	Ana Thai	☒	\$1135.00
☐ 38814	04/01/2026	04/01/2026	SRI Properties No 15 LLC	☒	\$1439.00
☐ 38815	04/01/2026	04/01/2026	Larry Chow	☒	\$1432.00
☐ 38816	04/01/2026	04/01/2026	T & T Asset Holding, LLC	☒	\$538.00
☐ 38817	04/01/2026	04/01/2026	Mousa Boushaaya	☒	\$2024.00
☐ 38818	04/01/2026	04/01/2026	Tuan Viet Ho	☒	\$2228.00

☐ 38819	04/01/2026	04/01/2026	Xiaomin Lin and Xiaoxi Wu	☒	\$2498.00
☐ 38820	04/01/2026	04/01/2026	Housing Authority Of The County Of	☒	\$5166.84
☐ 38821	04/01/2026	04/01/2026	4324 Walnut St LLC	☒	\$2153.00
☐ 38822	04/01/2026	04/01/2026	El Monte Housing Partners LP	☒	\$10813.00
☐ 38823	04/01/2026	04/01/2026	Joseph T. Tung	☒	\$1448.00
☐ 38824	04/01/2026	04/01/2026	Alamitas LLC	☒	\$741.00
☐ 38825	04/01/2026	04/01/2026	Avalon Monrovia LLC	☒	\$3761.00
☐ 38826	04/01/2026	04/01/2026	Pro Management Inc.	☒	\$1854.00
☐ 38827	04/01/2026	04/01/2026	Andrew & Eva Fogg	☒	\$1925.00
☐ 38828	04/01/2026	04/01/2026	Heritage Park Villas LP	☒	\$27409.00
☐ 38829	04/01/2026	04/01/2026	Heritage Park Villas LP	☒	\$7368.00
☐ 38830	04/01/2026	04/01/2026		☒	\$4174.00
☐ 38831	04/01/2026	04/01/2026	Manapa Enterprises LLC	☒	\$1485.00
☐ 38832	04/01/2026	04/01/2026	Palo Verde Apartments, LP	☒	\$1000.00
☐ 38833	04/01/2026	04/01/2026	Eladio Diaz	☒	\$1816.00
☐ 38834	04/01/2026	04/01/2026	Sharon Campbell	☒	\$3056.00
☐ 38835	04/01/2026	04/01/2026	John M Jacquet Sr.	☒	\$2053.00
☐ 38836	04/01/2026	04/01/2026	Steven Eraj Espantman and Marta	☒	\$1586.00
☐ 38837	04/01/2026	04/01/2026	Linda Alice Enriquez	☒	\$2200.00
☐ 38838	04/01/2026	04/01/2026	Ha X Van	☒	\$4938.00
☐ 38839	04/01/2026	04/01/2026	Chen Jackson	☒	\$888.00
☐ 38840	04/01/2026	04/01/2026	Group XII Properties, LP	☒	\$1707.00
☐ 38841	04/01/2026	04/01/2026	Philip Tsui	☒	\$718.00
☐ 38842	04/01/2026	04/01/2026	Paul Yen	☒	\$1634.00
☐ 38843	04/01/2026	04/01/2026	May Kunka	☒	\$1621.00
☐ 38844	04/01/2026	04/01/2026	Becky Binh Nguyet Luu or Eddie Ma	☒	\$1517.00
☐ 38845	04/01/2026	04/01/2026	Foothill Oak Park Apartments, LLC	☒	\$30174.00
☐ 38846	04/01/2026	04/01/2026	Tinh Van Le	☒	\$729.00
☐ 38847	04/01/2026	04/01/2026	The Six Straws LLC	☒	\$7171.00
☐ 38848	04/01/2026	04/01/2026	Twelve31 Partners LP	☒	\$2616.00
☐ 38849	04/01/2026	04/01/2026	Everardo Garcia	☒	\$2714.00
☐ 38850	04/01/2026	04/01/2026	Ngoc T. Lieu	☒	\$3226.00
☐ 38851	04/01/2026	04/01/2026	Alfred Tai-Kong Ho and Lisa Chen	☒	\$744.00
☐ 38852	04/01/2026	04/01/2026	Covina 023 Woods 206 LP c/o	☒	\$749.00
☐ 38853	04/01/2026	04/01/2026	Doreen Han	☒	\$1671.00
☐ 38854	04/01/2026	04/01/2026	3939 Maxson #200N, LP	☒	\$1678.00
☐ 38855	04/01/2026	04/01/2026	340 West Duarte, LLC	☒	\$2203.00
☐ 38856	04/01/2026	04/01/2026	Cecilia Lan Cao	☒	\$1697.00
☐ 38857	04/01/2026	04/01/2026	Baldwin Park Family Housing Limited	☒	\$31098.00
☐ 38858	04/01/2026	04/01/2026	Grace Chiou	☒	\$1698.00
☐ 38859	04/01/2026	04/01/2026	Marina Alvarez	☒	\$2156.00
☐ 38860	04/01/2026	04/01/2026	Zhi Min Li and WXL Investments Inc.	☒	\$1067.00
☐ 38861	04/01/2026	04/01/2026	Sui Man Mak	☒	\$545.00
☐ 38862	04/01/2026	04/01/2026	Henry Wong	☒	\$2038.00
☐ 38863	04/01/2026	04/01/2026	West Covina Senior Villas II, LP	☒	\$1512.00
☐ 38864	04/01/2026	04/01/2026	Scenic Holdings Group LLC	☒	\$1250.00

☐ 38865	04/01/2026	04/01/2026	Dung Trung Pham and Tammy Tram	☒	\$1380.00
☐ 38866	04/01/2026	04/01/2026	Francisco J. Sanchez and Gloria	☒	\$833.00
☐ 38867	04/01/2026	04/01/2026	Blessed Rock of El Monte	☒	\$29234.00
☐ 38868	04/01/2026	04/01/2026	Blessed Rock of El Monte	☒	\$793.00
☐ 38869	04/01/2026	04/01/2026	Joanne Pham Chau	☒	\$1554.00
☐ 38870	04/01/2026	04/01/2026	Vintage Park, LLC dba: Vintage Park	☒	\$7677.00
☐ 38871	04/01/2026	04/01/2026	Alfonso Contreras	☒	\$839.00
☐ 38872	04/01/2026	04/01/2026	Ryan Quach and Hue Cao	☒	\$1498.00
☐ 38873	04/01/2026	04/01/2026	Windwood West Covina, L.P. c/o GK	☒	\$1475.00
☐ 38874	04/01/2026	04/01/2026	Alta Vista Villas, LP c/o Yale	☒	\$3661.00
☐ 38875	04/01/2026	04/01/2026	West Covina Seniors Villas I	☒	\$1020.00
☐ 38876	04/01/2026	04/01/2026	Post Brookhollow , LP	☒	\$18372.00
☐ 38877	04/01/2026	04/01/2026	Alexander Chan	☒	\$2505.00
☐ 38878	04/01/2026	04/01/2026	Serrano West Covina #199W, LP	☒	\$1574.00
☐ 38879	04/01/2026	04/01/2026	Phat Binh Vuong	☒	\$1414.00
☐ 38880	04/01/2026	04/01/2026	Alan Wu	☒	\$831.00
☐ 38881	04/01/2026	04/01/2026	Keymax Group, Inc	☒	\$3001.00
☐ 38882	04/01/2026	04/01/2026	Lawe Family Trust	☒	\$794.00
☐ 38883	04/01/2026	04/01/2026	Henry Ho	☒	\$1303.00
☐ 38884	04/01/2026	04/01/2026	PAMA IV Properties, LP	☒	\$1839.00
☐ 38885	04/01/2026	04/01/2026	Roger Hin Nam Mak	☒	\$9793.00
☐ 38886	04/01/2026	04/01/2026	LAT Investments, LLC	☒	\$3782.00
☐ 38887	04/01/2026	04/01/2026	Kimmie Mu Matsunaga	☒	\$2538.00
☐ 38888	04/01/2026	04/01/2026	Xitlalai Del Real Sanchez	☒	\$1710.00
☐ 38889	04/01/2026	04/01/2026	Delgar IV LLC	☒	\$1377.00
☐ 38890	04/01/2026	04/01/2026	Mary L Haynes	☒	\$1130.00
☐ 38891	04/01/2026	04/01/2026	7 A & R Holdings, LLC	☒	\$2025.00
☐ 38892	04/01/2026	04/01/2026	Betty Chim Lieu	☒	\$504.00
☐ 38893	04/01/2026	04/01/2026	Joseph M. Kwok	☒	\$2214.00
☐ 38894	04/01/2026	04/01/2026	Leng Zhang and Bao Ying Jiang	☒	\$1189.00
☐ 38895	04/01/2026	04/01/2026	Mack E Titus	☒	\$1776.00
☐ 38896	04/01/2026	04/01/2026	Propman Inc.	☒	\$1413.00
☐ 38897	04/01/2026	04/01/2026	Lourdes J. Garrison	☒	\$1660.00
☐ 38898	04/01/2026	04/01/2026	Lois J Gaston	☒	\$1975.00
☐ 38899	04/01/2026	04/01/2026	Doan & Lily Thi	☒	\$2300.00
☐ 38900	04/01/2026	04/01/2026	El Monte Affordable Housing Partner	☒	\$934.00
☐ 38901	04/01/2026	04/01/2026	Jose Baudelio Delgado	☒	\$1694.00
☐ 38902	04/01/2026	04/01/2026	Larry Mimms	☒	\$1377.00
☐ 38903	04/01/2026	04/01/2026	Ron Walpus	☒	\$3034.00
☐ 38904	04/01/2026	04/01/2026	Fat Law	☒	\$953.00
☐ 38905	04/01/2026	04/01/2026	Kevin Kambor Kwong and Yuk Ming	☒	\$1649.00
☐ 38906	04/01/2026	04/01/2026	Dwight Chang	☒	\$2184.00
☐ 38907	04/01/2026	04/01/2026	Cameron Park Community Partners,	☒	\$1854.00
☐ 38908	04/01/2026	04/01/2026	Mozhgan Tavakoli	☒	\$4666.00
☐ 38909	04/01/2026	04/01/2026	Lourdes Vela	☒	\$4270.00
☐ 38910	04/01/2026	04/01/2026	Gilbert Roybal	☒	\$793.00

☐ 38911	04/01/2026	04/01/2026	Philip & Fanny Kwok	☒	\$1779.50
☐ 38912	04/01/2026	04/01/2026	Woodside Village Apartments LP	☒	\$11654.00
☐ 38913	04/01/2026	04/01/2026	Cynthia Pham	☒	\$674.00
☐ 38914	04/01/2026	04/01/2026	Katie Yau and Daniel Hong	☒	\$3066.00
☐ 38915	04/01/2026	04/01/2026	Fanny Chan	☒	\$1296.00
☐ 38916	04/01/2026	04/01/2026	Kwan and Mei Chiang	☒	\$1291.00
☐ 38917	04/01/2026	04/01/2026	Sergio Molina	☒	\$1537.00
☐ 38918	04/01/2026	04/01/2026	Fortune America	☒	\$1113.00
☐ 38919	04/01/2026	04/01/2026	Baldwin Park Housing Development	☒	\$42459.00
☐ 38920	04/01/2026	04/01/2026	Jason Tran	☒	\$1062.00
☐ 38921	04/01/2026	04/01/2026	Chuen Lau	☒	\$3783.00
☐ 38922	04/01/2026	04/01/2026	Tanya H Chen	☒	\$2646.00
☐ 38923	04/01/2026	04/01/2026	Dan Thanh Peng and Hoan Peng	☒	\$1608.00
☐ 38924	04/01/2026	04/01/2026	Sunset Square #200U, LP	☒	\$10440.32
☐ 38925	04/01/2026	04/01/2026	Ngoc Lieu	☒	\$1362.00
☐ 38926	04/01/2026	04/01/2026	Lark Ellen Village	☒	\$15098.00
☐ 38927	04/01/2026	04/01/2026	Xuyen Thach Han	☒	\$3093.00
☐ 38928	04/01/2026	04/01/2026	Kim Wah Wong and Sau Yi Wong	☒	\$1702.00
☐ 38929	04/01/2026	04/01/2026	Lucena A Ewing	☒	\$5292.00
☐ 38930	04/01/2026	04/01/2026	Jocelyn Jae Jhong	☒	\$2210.00
☐ 38931	04/01/2026	04/01/2026	Emilio De Jesus Cruz	☒	\$464.00
☐ 38932	04/01/2026	04/01/2026	Delgar V LLC	☒	\$1306.00
☐ 38933	04/01/2026	04/01/2026	Isabel R Sanchez	☒	\$1847.00
☐ 38934	04/01/2026	04/01/2026	Cienega Garden Apartments	☒	\$7522.00
☐ 38935	04/01/2026	04/01/2026	Vinh Hong Lai	☒	\$5438.00
☐ 38936	04/01/2026	04/01/2026	LPC 1829 E Workman Ave., LLC	☒	\$6425.00
☐ 38937	04/01/2026	04/01/2026	EZ 50 LLC	☒	\$2190.00
☐ 38938	04/01/2026	04/01/2026	Kuen K Wong	☒	\$1500.00
☐ 38939	04/01/2026	04/01/2026	Doreen E Ewing	☒	\$3533.00
☐ 38940	04/01/2026	04/01/2026	Moller Property Management	☒	\$1380.00
☐ 38941	04/01/2026	04/01/2026	TPA/NASCH LLC	☒	\$4504.00
☐ 38942	04/01/2026	04/01/2026	TDF LP - Pacific Towers c/o Winn	☒	\$14798.00
☐ 38943	04/01/2026	04/01/2026	Paul & Annie W Chau	☒	\$891.00
☐ 38944	04/01/2026	04/01/2026	Gilbert Dominguez	☒	\$9918.00
☐ 38945	04/01/2026	04/01/2026	Mary Ann Norwood	☒	\$1465.00
☐ 38946	04/01/2026	04/01/2026	Eric Yu	☒	\$1539.00
☐ 38947	04/01/2026	04/01/2026	Up Hill Investment Inc.	☒	\$1598.00
☐ 38948	04/01/2026	04/01/2026	Kelly Nguyen	☒	\$1820.00
☐ 38949	04/01/2026	04/01/2026	Vijay Gulati	☒	\$2040.00
☐ 38950	04/01/2026	04/01/2026	Badillo Street Senior Apartments, L.P.	☒	\$35540.00
☐ 38951	04/01/2026	04/01/2026	Monrovia Heritage Park LP	☒	\$26393.00
☐ 38952	04/01/2026	04/01/2026	Tyler-Valley Metro Housing, LP	☒	\$11401.00
☐ 38953	04/01/2026	04/01/2026	James or Barbara Fox	☒	\$1142.00
☐ 38954	04/01/2026	04/01/2026	Mayra Ortega	☒	\$1382.00
☐ 38955	04/01/2026	04/01/2026	Sel Homes LLC	☒	\$6634.00
☐ 38956	04/01/2026	04/01/2026	Hui Chuan Wang	☒	\$4812.00

☐ 38957	04/01/2026	04/01/2026	Nhan Nguyen and Amy Tran	☒	\$2969.00
☐ 38958	04/01/2026	04/01/2026	Puente Villa LLC	☒	\$3080.00
☐ 38959	04/01/2026	04/01/2026	RAMONA BLVD. FAMILY	☒	\$10188.00
☐ 38960	04/01/2026	04/01/2026	AJG Realty Inc.	☒	\$1370.00
☐ 38961	04/01/2026	04/01/2026	Maria Martha Martinez	☒	\$6507.00
☐ 38962	04/01/2026	04/01/2026	Antonio & Aida Rinos	☒	\$1848.00
☐ 38963	04/01/2026	04/01/2026	Greater San Gabriel Valley Property	☒	\$1832.00
☐ 38964	04/01/2026	04/01/2026	Annette C Scott	☒	\$1552.00
☐ 38965	04/01/2026	04/01/2026	1024 Royal Oaks LP dba Whispering	☒	\$21383.00
☐ 38966	04/01/2026	04/01/2026	1024 Royal Oaks LP dba Whispering	☒	\$8721.00
☐ 38967	04/01/2026	04/01/2026	Khiem Anh Nguyen	☒	\$2499.00
☐ 38968	04/01/2026	04/01/2026	Derek Sim	☒	\$750.00
☐ 38969	04/01/2026	04/01/2026	Josephine Tran	☒	\$1861.00
☐ 38970	04/01/2026	04/01/2026	Therese Marie Simon	☒	\$1134.00
☐ 38971	04/01/2026	04/01/2026	2442 Adelia Property LLC	☒	\$2130.00
☐ 38972	04/01/2026	04/01/2026	Allan M. & Virginia J Chipp and Ralph	☒	\$1160.00
☐ 38973	04/01/2026	04/01/2026	Zi Jian Li	☒	\$1053.00
☐ 38974	04/01/2026	04/01/2026	Minh A Nguyen	☒	\$2224.00
☐ 38975	04/01/2026	04/01/2026	DelGar I LLC.	☒	\$1327.00
☐ 38976	04/01/2026	04/01/2026	Jaime Barcena	☒	\$1365.00
☐ 38977	04/01/2026	04/01/2026	PBJS LLC	☒	\$1922.00
☐ 38978	04/01/2026	04/01/2026	Monica D Mao	☒	\$2177.00
☐ 38979	04/01/2026	04/01/2026	Shiu-Ein Huang	☒	\$157.00
☐ 38980	04/01/2026	04/01/2026	The Promenade Housing Partners, LP	☒	\$7046.00
☐ 38981	04/01/2026	04/01/2026	Paramjit S Nijjar	☒	\$3664.00
☐ 38982	04/01/2026	04/01/2026	Rosa Beltran	☒	\$2003.00
☐ 38983	04/01/2026	04/01/2026	Ynfante Holdings I, LLC	☒	\$293.00
☐ 38984	04/01/2026	04/01/2026	Roman Basin	☒	\$2132.00
☐ 38985	04/01/2026	04/01/2026	Sandhya Kal and Padma Kal	☒	\$2973.00
☐ 38986	04/01/2026	04/01/2026	Venancio Felix	☒	\$237.00
☐ 38987	04/01/2026	04/01/2026	Nomer Lacson	☒	\$2041.00
☐ 38988	04/01/2026	04/01/2026	Anna & Simon Choi	☒	\$1665.00
☐ 38989	04/01/2026	04/01/2026	Chung Thi Pham	☒	\$2630.00
☐ 38990	04/01/2026	04/01/2026	KKoli Revocable Trust	☒	\$3976.00
☐ 38991	04/01/2026	04/01/2026	Lifetime Investment Group LLC	☒	\$2477.00
☐ 38992	04/01/2026	04/01/2026	Roy Lam	☒	\$1608.00
☐ 38993	04/01/2026	04/01/2026	Golden Dragon Properties LLC c/o	☒	\$719.00
☐ 38994	04/01/2026	04/01/2026	Nancy H Shen	☒	\$955.00
☐ 38995	04/01/2026	04/01/2026	Singing Wood Senior Housing LP	☒	\$19603.00
☐ 38996	04/01/2026	04/01/2026	Sitara B. Mamdani	☒	\$2446.00
☐ 38997	04/01/2026	04/01/2026	Garvey Senior Affordable Partners, LP	☒	\$4633.00
☐ 38998	04/01/2026	04/01/2026	Nahid Adibi	☒	\$1848.00
☐ 38999	04/01/2026	04/01/2026	Ryan Kinpong Woo and Ching King	☒	\$991.00
☐ 39000	04/01/2026	04/01/2026	Mei Yan Chen	☒	\$1085.00
☐ 39001	04/01/2026	04/01/2026	Shawn Hui Zhen	☒	\$3176.00

Total	\$833,289.04
Average	\$1,569.28
Unit Count	510
Average Weighted by Unit Count	\$1,589.03
Hard to House Count	4

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
 Okina Dor, Director of Community Development
PREPARED BY: Nick Baldwin, City Planner, Jesus Astorga-Rios, Associate Planner
DATE: April 15, 2026
SUBJECT: First Reading and Introduction of Ordinance No. 1525 that Amends Chapter 153, Part 11 of the Baldwin Park Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units In Response to Changes in State Law, Amending in its Entirety Chapter 153, Section 153.135 Relating to Objective Design Standards and Finding the Action to be Statutorily Exempt from CEQA Under Section 21080.17 of the Public Resources Code (Location: Citywide; Applicant: City of Baldwin Park; Case Number: AZC 25-01)

SUMMARY:

Chapter 153 of the Baldwin Park Municipal Code (commonly referred to as the “Zoning Code”) is proposed to be amended in response to recently adopted changes in state law that took effect of January 1, 2026. City Staff request that the City Council proceed with the introduction of the proposed ordinance. An Urgency Ordinance was brought before the City Council at the regular November 20, 2024 meeting and it was adopted at that time.

Urgency Ordinances are intended to be temporary in nature and the Proposed Ordinance constitutes the permanent amendment of the Municipal Code that follows the urgency ordinance. Additionally, this report requests the City Council to make a determination that the adoption of this Ordinance would be exempt from the provisions of the California Environmental Quality Act (“CEQA”).

RECOMMENDED ACTION:

It is recommended that the City Council:

1. Conduct a public hearing.
2. Find the proposed ordinance is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the ordinance is categorically exempt from CEQA under Guidelines Section 21080.17, which exempts the adoption of an Accessory Dwelling Unit ordinance to implement the provisions of Section 66310, et. seq. of the Government Code, and therefore no environmental review under CEQA is required.
3. Introduce by first reading, by title only and waive further reading, Ordinance 1525, entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA AMENDING IN ITS ENTIRETY, THE BALDWIN PARK MUNICIPAL CODE, TITLE XV, LAND USAGE, CHAPTER 153, PART 11 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) TO BE IN COMPLIANCE WITH STATE LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AMENDING IN ITS ENTIRETY CHAPTER 153, SECTION 153.135 (OBJECTIVE DESIGN STANDARDS), AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES

CODE § 21080.17” and approve Zoning Code Text Amendment application AZC 25-01.

FISCAL IMPACT:

There would be no adverse fiscal impact to the City’s General Fund as a result of the City initiated Zoning Text Amendment. There is no fiscal impact associated with this item.

BACKGROUND:

On November 17, 2021, The City of Baldwin Park adopted updates to its zoning ordinance regarding ADUs in response to landmark bills passed by the State Legislature in 2019 (AB 68, AB 881 and SB 13) and subsequently in 2020 (AB 3182). These bills aimed at creating a streamlined local approval process for ADUs and, subsequently, JADUs, as well as prohibiting the implementation of regulations that would severely restrict the development of ADUs (such as ADU size, location and setbacks).

Since the adoption of the City’s ADU ordinance, the State Legislature further amended state law to aid in the creation of more ADUs and JADUs, while curtailing the ability of local municipalities to regulate ADUs. These ADU bills included Assembly Bill 897 (AB 897), Assembly Bill 1033 (AB 1033), Assembly Bill 2221 (AB 2221), Senate Bill 477 (SB 477), Senate Bill 1211 (SB 1211) and Assembly Bill 2533 (AB 2533) which collectively amended State ADU and JADU law (Government (Gov’t) Code Sections 66310 through 66342, previously Sections 65852.2, 65852.22 and 65852.26). The overall intent of these bills is to increase ADU development potential on residential lots by further reducing local barriers and streamlining the ministerial review process. These new State laws required the City’s local ordinance regarding ADUs to be updated by January 1, 2025 and the City Council approved an urgency ordinance (Ordinance 1512) on this matter on November 20, 2024 to meet this deadline.

On February 26, 2025, as a required follow-up action with the passage of the urgency ordinance, the Planning Commission reviewed and recommended for approval the adoption of Ordinance 1513, which was intended to codify the changes documented in Ordinance 1512. However, prior to City Counsel’s consideration of reviewing Ordinance 1513 on April 2, 2025, the item was pulled for continued discussion upon Staff receiving public comments regarding the draft ordinance. Since said date, City Staff have been working closely with legal counsel and the State’s Housing and Community Development Department (HCD) team to ensure legal compliance as well as monitoring new changes to State law which, as of January 1, 2026, are currently in place (AB 130, AB 462, AB 1154, SB 543).

DISCUSSION:

All urgency ordinances are intended to provide direction to City Staff and members of the public on new changes to State laws, with the understanding that a permanent amendment to the Municipal Code would be adopted shortly thereafter. In lieu of having a compliant ADU ordinance, a local jurisdiction is required to apply only the standards noted in State ADU law and the most recent iteration of HCD’s ADU Handbook. Therefore, a compliant ADU ordinance is critical in order to ensure that all new ADUs and JADUs continue to maintain the character and quality of Baldwin Park’s residential neighborhoods.

The following overview highlights some of the most significant changes to the City’s ADU ordinance and affected Zoning Code sections:

Ministerial Review: Compliance with California Government Code 66323

In accordance with Gov’t Code Section 66317, the City of Baldwin Park currently provides a ministerial review process for ADU and JADU proposals that only requires the review of a building permit application in a two-pronged review process, a “Building Permit Only” process and “Planning Division Review” process. Under the

existing “Building Permit Only” process, proposals only need to meet the minimum State-imposed development standards to obtain approval for a building permit. These minimum standards include, but are not limited to, four-foot side and rear yard setbacks, a maximum height of 18 feet, and a size limit of 800 square feet (with deviations to these minimum standards changing as new ADU laws come into effect). All proposals that deviate from those minimum standards are processed through the “Planning Division Review” procedure. This review category typically applies to larger ADUs that are greater than 800 square feet but not exceeding 1,200 square feet in size. The current “Planning Division Review” process requires compliance with the City of Baldwin Park’s local development requirements, which include design standards and regulations that promote architectural consistency and retain neighborhood compatibility.

Ordinance No. 1525 (herein referred to as the “ADU Ordinance”) includes updated provisions to comply with State law regarding when an ADU proposal meets the minimum State-mandated Streamlined Permit Standards, as required by Gov’t Code Section 66323 (referred to in the ADU Ordinance as “66323 Units”). The ADU Ordinance distinguishes between projects that must comply only with the State minimum development standards (referred to in the ADU Ordinance as Type 1 – 66323 ADUs/JADUs) or projects that must comply with the City of Baldwin Park’s objective development standards (referred to in the ADU Ordinance as Type 2 – Standard ADUs/JADUs). These new ADU and JADU classification types are intended to provide clear direction to the general public and City Staff as to what review procedures and development standards apply based on ADU or JADU category, as well as to protect the character of Baldwin Park’s neighborhoods as much as is legally possible under the new State legislation.

Updated Unit Allowances Consistent with State Law

In the proposed ordinance, a single-family developed lot means a parcel of real property that has one or more detached single-family dwelling structures. Some of the key changes in the proposed ordinance for ADUs/JADUs in conjunction with a single-family dwelling structure are as follows:

- Pursuant to Gov’t Code Section 66323, a total of three (3) ADU types (in any combination) are allowed on a lot: one (1) attached ADU created from existing space; one (1) newly constructed detached ADU, and one (1) JADU. Previously, only one (1) ADU (converted or newly constructed) and one (1) JADU were permitted.

Likewise, in the proposed ADU Ordinance, a multi-family developed lot means a parcel of real property that has one or more multi-family dwelling structure(s) with two or more attached dwelling units. All ADUs developed on a multifamily lot must follow the Streamlined Permit Standards. Some of the key changes in the proposed ordinance are as follows:

- The maximum number of detached ADUs allowed depends on whether the lot is currently developed with a multi-family dwelling structure, or whether it is undeveloped and a new multi-family dwelling structure is proposed in conjunction with newly constructed ADUs:
 1. Developed lots with an existing multi-family dwelling structure(s) shall be allowed up to eight (8) detached ADUs. However, the number of detached ADUs shall not exceed the number of existing units on the lot. This is an increase from the previously allowed two (2) detached ADUs.
 2. Undeveloped lots proposed to be developed with a multi-family dwelling structure(s) shall be allowed up to two (2) detached ADUs.
- Each multi-family developed lot shall be allowed to convert non-livable space within existing multi-family dwelling structures into at least one (1) ADU, but in no case shall the number of ADUs exceed 25% of the total number of existing units on the multi-family developed lot.

Objective Design Standards

Design standards for ADUs may be added to a local ordinance, provided they are objective standards. The objective standards that are included in the ADU Ordinance require design consistency between a new ADU and the existing or proposed primary dwelling. As part of the new Objective Design Standard requirements, the ADU Ordinance requires all “Type 2 - ” ADUs to comply with the City’s existing single-family objective design standards noted in BPMC Section 153.135, which is a new code section that incorporates the current objective design standards present in SB 9 developments to now apply to all single-family residential developments for consistency across all development types pursuant to State housing law. This Section has also been revised to account for the existing multi-family residential and mixed-use Objective Design Standards and have been amended as a separate subsection.

New Standards and Requirements Applicable to all ADU/JADU Proposals

The following identifies new and updated standards that will be applicable to all types of ADUs/JADUs proposals in the ADU Ordinance.

- **Nonconforming Conditions:** State law now prohibits the City from denying an ADU or JADU application based on existing nonconforming zoning conditions, building code violations, and/or unpermitted structures, provided that they do not threaten public health and safety.
- **Covenant Requirements:** Currently, the City requires a covenant that restricts an owner of an ADU from selling the unit and renting it as a short-term rental (less than 30 days). Pursuant to State law, the City can no longer require covenants for ADUs that prohibit the ADU from being sold or otherwise conveyed separately from the primary residence, but the City can still prohibit the separate sale and short-term rental. The City may still require a covenant for JADU proposals to ensure that the property owner resides in either the primary dwelling or the JADU. However, a covenant for a JADU cannot be required if the JADU does not share sanitation facilities with the primary dwelling.
- **Sale or Separate Conveyance:** ADUs are now allowed to be sold separately if built or developed by a qualified nonprofit corporation and the property is held pursuant to a recorded tenancy in common agreement in accordance with Government Code Section 66340 through 66342.

Proposed Development Standards that are More Permissive than State Law

The primary goal of preparing this ordinance is to update the City’s ordinance for ADUs and JADUs to be consistent with State law, but in limited instances, it makes sense to have local regulations that are more permissive than State law. To be clear, State law does not permit local jurisdictions to propose standards on this topic that are more restrictive than State law, but it does allow cities to adopt regulations which are more permissive than current State law. All instances where the proposed ordinance is more permissive than State law are identified and discussed below.

- **Building Height Allowance:** Government Code 66321.b.4.D permits local jurisdictions to limit attached accessory dwelling units to be 25 in height or as high as the primary residence, whichever is lower. It is sensible for the City to be more permissive on this matter by allowing attached accessory dwelling units to match the primary dwelling in both story and height. By phrasing the regulation in this manner, the City can be assured that the attached ADU can match the height of the primary dwelling, regardless of the primary dwelling height. For example, a primary dwelling with a steeply pitched roof and a height of 30’ can have an ADU that seamlessly attaches to the rear or side of the home. Also added to the phrasing was

the mention of *story*. Recent State laws did not discuss story and the City's current ordinance only allows single-story ADUs and JADUs. By adding the proposed phrasing regarding story, the City would allow two-story ADUs and JADUs that are attached to the house provided that the existing house is also two-stories. The first reason to allow this more permissive language is because it makes regulation of ADUs and JADUs consistent with how the City regulates additions to primary dwellings because two story additions are permitted by-right in all residential zones. The second reason to allow this language is due to the language in existing ADU law that allows conversion of existing livable space of the primary home into an ADU or JADU regardless of height or story. In other words, a property owner can under existing ADU law build a two-story addition to the home and then propose to convert it to an ADU or JADU as soon as it is built. Detached ADUs, however, would still remain limited to one story in any instance, whether they are conversions or new construction.

- **Off-Street Parking Requirements:** The City's ADU ordinance that predated the passage of the urgency ordinance had a section regarding the new parking required for ADUs, but states that properties within ½ mile of public transit were exempt from compliance. All residentially zoned properties within the City are within ½ mile of at least one public bus or rail line, which functionally makes the whole City exempt from this requirement. The proposal is to streamline the language by stating that no new parking is required for ADUs. This proposal will make no practical difference in the way that ADU law is administered by City Staff but will make the regulations easier for prospective ADU builders to understand.

CONCLUSION

As a result of the State's continued legislative actions, portions of the City's existing ADU ordinance are inconsistent with current state law. However, City Staff has continued to process ADU applications and permits consistent with all applicable State laws while the regulations are being updated. The proposed ordinance confirms amendments to the City's ADU ordinance for compliance with the amended provisions of California Government Code Sections 65852.2 and 65852.22, which are the sections that were last updated prior to the urgency ordinance in the latest suite of ADU bills mentioned in this report.

Failure to comply with Government Code Sections 65852.2 and 65852.22 (as amended) renders the City's current ADU ordinance null and void, which limits the City of Baldwin Park in only applying the development standards provided in Government Code Sections 65852.2 and 65852.22 when reviewing any ADU or JADU development project. The approval of ADUs and JADUs based solely on the default statutory development standards, without local regulations governing height, setbacks, landscaping and architectural standards (to name a few standards) has the potential to threaten the character of the City's existing residential neighborhoods and negatively impact property values, personal privacy and fire safety.

ALTERNATIVES:

None.

If the City of Baldwin Park does not adopt this ordinance, the City would not be in compliance with State Laws.

CEQA REVIEW:

City Council approval of Zoning Code Amendment Case Number AZC 25-01 and adoption of Ordinance No. 1525 are not subject to the California Environmental Quality Act (CEQA) pursuant to the California Public Resources Code Section 21080.17. The proposed Ordinance is statutorily exempt from the provisions of CEQA in that the proposed Ordinance implements section 66310 ET. SEQ. of the Government Code, Commonly referred as California's ADU and JADU Law.

LEGAL REVIEW:

This report has been reviewed and approved by the City Attorney as to legal form and content.

ATTACHMENTS:

1. PC Reso 26-02
2. City of Baldwin Park - ADU Ordinance No 1525
3. Public Comment from CalHDF

RESOLUTION PC 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING THAT THE CITY COUNCIL AMEND IN ITS ENTIRETY, THE BALDWIN PARK MUNICIPAL CODE, TITLE XV, LAND USAGE, CHAPTER 153, PART 11 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) TO BE IN COMPLIANCE WITH STATE LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AMEND IN ITS ENTIRETY CHAPTER 153, SECTION 153.135 (OBJECTIVE DESIGN STANDARDS), AND FIND THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE SECTION 21080.17 (LOCATION: CITYWIDE; APPLICANT: CITY OF BALDWIN PARK; CASE NUMBER: AZC 25-01)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) This Application is initiated by City Staff as a City-wide code amendment; and

(b) The proposal is to amend the Baldwin Park Municipal Code (BPMC) to comply with recent changes in state law and proposes amendment to multiple sections of the BPMC which are referenced in the Draft Council Ordinance attached as Item No. 2 in the staff report dated March 25, 2026 from Jesus Astorga-Rios, Associate Planner to the Chair and Planning Commissioners ("Staff Report"); and

(c) A duly noticed public hearing was held on March 25, 2026, and said Application by the Planning Commission, and based upon evidence presented including applicable staff reports and each member of the Commission being familiar with the property, it was determined that the facts as required by the Baldwin Park Municipal Code for the granting of such Application are present and that the conditional use permit should be granted, subject to the terms of this Resolution; and

(d) Each fact set forth in the Staff Report dated March 25, 2026 is true and correct.

SECTION 2. The Planning Commission does hereby adopt the following Findings of Fact applicable to all Amendments to the Zoning Code:

(a) Consistent with the goals, policies, and objectives of the General Plan. The proposal to amend the Baldwin Park Municipal Code to have Accessory Dwelling Unit (ADU) regulations that are consistent with State law is consistent with the goals, policies, and objectives of the General Plan. Specifically, Land Use Policy 1.1 to provide opportunities for housing development at a range of densities and housing types and Land Use Goal 2.0 to accommodate new development that is compatible with and complements existing land uses; and

(b) No adverse effect on surrounding properties. The proposed ordinance applies citywide and will not result in impacts to a specific property. Moreover, the majority of ordinance must be approved to be consistent with State law and the few instances proposed in the ordinance that go beyond the minimum requirements of State law are minimal in nature and are not anticipated to create impacts to adjacent properties; and

(c) Promotion of public health, safety, and general welfare. The proposed changes to the ADU ordinance facilitate the development of ADUs in various ways from reducing the amount of parking spaces required to increasing the number of ADUs that can be built on multi-family lots. These actions aim to increase the number of housing units available to residents while maintaining minimum standards to protect the welfare and character of the existing neighborhoods; and

(d) Serves the goals and purposes of the zoning code. The goal of the zoning code is to implement the goals and policies of the General Plan and the proposed ordinance provides quantifiable standards to achieve this purpose.

SECTION 3. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 25th day of March, 2026.

GEN ESCOBOSA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 26-02 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 25th day of March 2026 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

ORDINANCE NO. 1525

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA AMENDING IN ITS ENTIRETY, THE BALDWIN PARK MUNICIPAL CODE, TITLE XV, LAND USAGE, CHAPTER 153, PART 11 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) TO BE IN COMPLIANCE WITH STATE LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AMENDING IN ITS ENTIRETY CHAPTER 153, SECTION 153.135 (OBJECTIVE DESIGN STANDARDS), AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17

WHEREAS, in Government Code section 66310, the California Legislature found and declared that, among other things, allowing Accessory Dwelling Units (“ADUs”) in zones that permit single-family and multifamily uses provides additional rental housing and is an essential component in addressing California’s housing needs; and

WHEREAS, Baldwin Park Municipal Code Title VI, Land Usage, Chapter 153, Zoning Code, implements the City’s General Plan, establishing land use and development regulations in the City, which includes regulations governing the establishment of Accessory Dwelling Units in the R-1, R-G, R-3, MU-1, and MU-2 zoning districts in accordance with Government Code Section 66310; and

WHEREAS, on November 11, 2021, the City Council adopted Ordinance No. 1464 adding ADUs and Junior Accessory Units (“JADUs”) to Chapter 153 and providing for the regulation of the same; and

WHEREAS, since the adoption of Ordinance No. 1464, the legislature has made several revisions to State law governing local regulation of the development of ADUs and JADUs applicable to all jurisdictions; and

WHEREAS, the City of Baldwin Park (“City”) desires to update its local regulations governing the development of ADUs and JADUs to comply with current State law and reflect the recodification of State ADU laws; and

WHEREAS, State law requires local jurisdictions to allow ADUs on any property approved for residential use (including within single-family, multifamily, and mixed-use zones); and

WHEREAS, although State law requires all jurisdictions to ministerially approve ADUs that meet certain criteria on all zones approved for residential use (including within single-family, multifamily, and mixed-use zones), California Government Code Section 66314 authorizes the City to limit other ADUs based upon the adequacy of water and

sewer services and the impact of accessory dwelling units on traffic flow and public safety; and

WHEREAS it is expected that property owners will seek to maximize the use and occupancy of their properties by taking advantage of the benefits provided by establishing ADUs and/or JADUs; and

WHEREAS, 100% of the residential properties within the City are located within ½ mile of public transit – thereby negating the City’s ability to require additional parking spaces for the ADUs at those properties; and

WHEREAS, under State law, the City cannot require replacement parking for ADUs resulting from the conversion of an attached or detached garage, carport, or covered or uncovered off-street parking space; and

WHEREAS, Baldwin Park Municipal Code Title XV, Land Usage, Chapter 153, Zoning Code, implements the City’s General Plan, establishing land use and development regulations in the City of Baldwin Park (“City”), which includes regulations governing residential development in accordance with the Government Code; and

WHEREAS, there is a continued effort by the State of California to require jurisdictions to use a ministerial and streamlined process for specified housing projects, and this ministerial and streamlined process requires objective design standards to be applied consistently across all development types; and

WHEREAS, the City desires to amend its local regulations to allow for certain residential housing developments to be approved ministerially and in consideration; and

WHEREAS, any portion of this Ordinance that is in conflict with California Government Code Sections 66310 through 66342, referred to as “State ADU Law”, State ADU Law shall prevail.

NOW, THEREFORE, the City Council of the City of Baldwin Park does hereby ordain as follows:

SECTION 1. The foregoing recitations are hereby adopted by the City Council as findings. Based on those findings, and the evidence and records presented, the City Council determines the public health, safety and general welfare of the City, its residents, and property owners can benefit by amending the Baldwin Park Municipal Code (BPMC) to incorporate regulations for the ministerial approval and application of objective design standards for residential developments, and it is in the best interest of the community to amend the BPMC accordingly.

The City Council further finds and determines that:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, as they implement goals and policies of the General Plan to provide

increased housing opportunities in the City through the implementation of state housing bills.

- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that they would amend the Municipal Code to require certain residential developments to be approved ministerially and in consideration of objective design standards and other recently adopted regulations, thereby meeting the requirements of state law.
- C. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Moreover, the City Council finds that this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines as there is no possibility that this activity will have a significant adverse effect on the environment. The proposed amendments create regulations that would ensure that standards are applied fairly to all residential development types and properties, consistent with changes to state housing law. Finally, the Ordinance is statutorily exempt from CEQA pursuant to California Government Code sections 65852.21(j) and 66411.7(n), which provide that the adoption of an ordinance by a city or county implementing the provisions of Government Code sections 66411.7 and 65852.21 (i.e., SB 9) is statutorily exempt from CEQA.
- D. Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California Government Code (Sections 66313 et seq. and 66333 et seq.) , which are California statutes regarding ADU's and JADUs.. Therefore, adoption of the Ordinance is statutorily exempt from CEQA in that it implements state ADU law.

SECTION 2. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV ("Land Usage"), Chapter 153 ("Zoning Code"), Subchapter 153.120 ("Standards for Specific Land Uses and Activities"), Part 11 ("Accessory Dwelling Units and Junior Accessory Dwelling Units") is hereby amended in its entirety and replaced with the following:

PART 11 - Accessory Dwelling Units and Junior Accessory Dwelling Units

Section 153.120.350 – Findings; Purpose and Intent; Definitions

A. **Findings.** The City Council hereby finds and declares as follows:

1. Although California Government Code Sections 66314 and 66333 authorize the construction and use of **Accessory Dwelling Units** and Junior Accessory Dwelling Units within areas zoned for residential use (including single-family, multifamily, and mixed use), the Government Code explicitly provides that local agencies may exclude areas based upon the adequacy of water and sewer services, as well as the impact of accessory dwelling units on traffic flow and public safety; and

2. California Government Code provides that local agencies may impose standards upon **Accessory Dwelling Units** and Junior Accessory Dwelling Units that include, but are not limited to, parking, height, setback, landscaping, architectural review, maximum size of a unit, and standards that prevent adverse impacts upon any real property that is listed in the California Register of Historic Resources, consistent with the provisions of Government Code Sections 66314 through 66322; and

B. **Purpose and Intent.** These regulations are provided pursuant to Government Code §§66314 and 66333 to regulate the establishment, use, and occupancy of **Accessory Dwelling Units** and Junior Accessory Dwelling Units, and to establish standards to regulate the placement and design of **Accessory Dwelling Units** and Junior Accessory Dwelling Units in compliance with the Government Code. In addition to compliance with all other applicable statutes, ordinances and regulations, the regulations of Section 153.120.360 (“**Accessory Dwelling Units - Use Regulations and Development Standards**”) shall apply to all **Accessory Dwelling Units** and the regulations of Section 153.120.370 (“**Junior Accessory Dwelling Units – Use Regulations and Development Standards**”) shall apply to all Junior Accessory Dwelling Units.

C. **Definitions.** Terms and phrases used in this Part shall have the same meaning as set forth in Section 153.220 of this Chapter, unless otherwise defined herein. Where there is a conflict between any term or phrase defined in Section 153.220 of this Chapter and Section 153.120.350.C, the definition set forth in Section 153.120.350.C shall control.

1. “**66323 Units**” shall mean one of the four delineated types of ADUs (and JADUs) that must be permitted pursuant to California Government Code 66323.

2. “**Accessory Dwelling Unit**” or “ADU” shall mean an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residential building. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the primary residential building is situated. It shall have the same meaning as that stated in California Government Code Section 66313(a), as that Section may be amended from time to time.

3. “**Accessory Dwelling Unit, Attached**” shall mean an ADU that is newly constructed and attached to the Primary Dwelling Unit. An Attached ADU may be located, in part, within the floor area of the Primary Dwelling Unit.

4. **“Accessory Dwelling Unit, Detached”** shall mean an ADU that is existing or newly constructed and not attached to the Primary Dwelling Unit. A Detached ADU may be attached to an Accessory Structure (i.e. garage, workshop, etc).

5. **“Accessory Dwelling Unit, Conversion”** shall mean an ADU that is converted from and located entirely within the existing space of a Primary Dwelling Unit or Accessory Structure

6. **“Accessory Structure”** shall mean a structure that is subordinate and incidental to the main building or structure that is located on the same lot, including garages, storage areas, or similar uses.

7. **“Junior Accessory Dwelling Unit”** or “JADU” shall mean a unit that is no more than five hundred (500) square feet of interior livable space in size, and contained entirely within the living area of a single-family residences, provides a cooking facility with appliances, food preparation counter and storage cabinets that are of reasonable size in relation to the unit, and has an independent exterior access. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure when an interior connection to the primary unit where the sanitation facilities are located is provided. It shall have the same meaning as stated in California Government Code Section 66313(d), as that Section may be amended from time to time.

8. **“Livable Space”** shall mean a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

9. **“Living area”** shall mean the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

10. **“Major Transit Stop”** shall mean a site containing any of the following:

- a. An existing rail or bus rapid transit station
- b. A ferry terminal served by either a bus or rail transit service
- c. The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods

These categories shall refer to the definitions noted in California Public Resources Code Section 21064.3.

11. **“Mixed-use”** shall mean a development comprised of residential land use with one or more additional land uses where uses are physically integrated horizontally or vertically.

12. **“Multifamily Dwelling”** shall mean two or more residential dwellings that are attached to one another and are not a hotel or motel. “Multifamily Dwelling” shall not include multiple dwellings on a single lot that are not attached to one another.

13. **“Newly constructed”** shall mean the construction of new walls and roofs, either attached or detached to an existing Primary Dwelling Unit or to an existing accessory structure on the lot or parcel.

14. **“Nonconforming Zoning Condition”** shall mean a physical improvement on a property that does not conform with the current zoning standards as defined in California Government Code Section 66313(h).

15. **“Objective Standards”** shall mean any standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or proponent and the public official prior to submittal as defined in California Government Code Section 66313(i).

16. **“Owner”** shall mean the property owner as set forth on the latest equalized County assessment roll, and shall include the following natural persons:

- a. Sole proprietor
- b. Partner of a partnership
- c. Member of a limited liability company
- d. Executive Officer of a corporation
- e. Trustor, trustee, or beneficiary of a trust

For purposes of Section 153.120.370.F.1 (“Junior Accessory Dwelling Unit: Owner-Occupancy”), the Owner-Occupant must have authority to bind the owner in all matters related to the property upon which a Junior Accessory Dwelling Unit exists and shall not pay rent or other compensation to reside at the property.

17. **“Passageway”** shall mean a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU as defined in California Government Code Section 66313(j).

18. **“Primary Dwelling Unit”** shall mean any existing or proposed single-family or multi-family dwelling that has been or will be legally established and is located on the same lot as an existing or proposed Accessory Dwelling Unit or Junior Accessory Dwelling Unit.

19. **“Proposed Dwelling”** shall mean a dwelling that is the subject of a permit application and that meets the requirements for permitting as defined in California Government Code Section 66313(l).

20. **“Public Transit”** shall mean a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public as defined in California Government Code Section 66313(m).

21. **“Substandard Building”** shall mean any building or portion thereof, or premises on which the building is located, in which there exists any of a long list of conditions that endanger the life, limb, health, property, safety or welfare of the public or occupants thereof as defined in California Health and Safety Code Section 17920.3

22. **“Tandem parking”** shall refer to two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another as defined in California Government Code Section 66313(n).

Section 153.120.360 – Accessory Dwelling Units and Junior Accessory Dwelling Units - Use Regulations and Development Standards

A. **Intent.** In accordance with the regulations and standards set forth in this Section, Accessory Dwelling Units and Junior Accessory Dwelling Units shall be permitted as a matter of right, without any required discretionary review or discretionary permit, on any parcel of property with an existing or proposed residential dwelling in any Residential Zone as indicated in Table 153.040.020, in any Mixed-Use Zone as indicated in Table 153.070.020 of this Chapter, and in any Zoning District which allows for Residential or Mixed Use Developments as noted in Table 4.3 of the Downtown Baldwin Park Specific Plan.

B. **Ministerial Permit(s) Required.** No person shall cause, allow, or suffer the erection, conversion, establishment, maintenance, use, or occupancy of any Accessory Dwelling Unit or Junior Accessory Dwelling Unit without having first obtained the required permit(s) as set forth in this Section.

1. **Type 1 – 66323 Units Only.** If an ADU or JADU complies with each of the general requirements noted in Section 153.120.360(E) - General ADU and JADU requirements, below, it is allowed with only a building permit in the following scenarios:

i. **ADUs and JADUs on a Single-Unit Lot.** One ADU and one JADU on a lot with a proposed or existing single-family dwelling on the property, where the ADU and/or JADU

- a. Is either within the space of a proposed primary dwelling or within the existing space of a primary dwelling.
- b. Has exterior access that is independent from that of the primary dwelling.
- c. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

- d. In the case of an ADU/JADU conversion, any proposed expansions are limited to no more than the 150 square feet to accommodate required ingress and egress only.
 - e. In the case of a JADU, it must comply with the requirements set in California Government Code Sections 66310-66342, as applicable.
- ii. **Limited Detached ADU on a Single-Family Lot.** One detached, new construction ADU on a lot with a proposed or existing primary dwelling (in addition to any ADU and/or JADU that might otherwise be established on a lot pursuant to Section 153.120.360(B)(i)), if the Detached ADU complies with the following requirements:
 - a. The side and rear setbacks are at least 4 feet.
 - b. The total floor area is 800 square feet or smaller of livable space.
 - c. The peak height above grade does not exceed the applicable height limit noted in Section 153.120.360(E)(5)
- iii. **Interior ADU on a Multi-Family Lot.** One or more ADUs within the portions of an existing Multifamily Dwelling structure that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each Interior ADU complies with State building standards for dwellings. At least one Interior ADU is allowed within an existing Multifamily Dwelling, up to a quantity equal to 25 percent of the existing Multifamily Dwelling units.
- iv. **Limited Detached ADU on Multi-Family Lot.**
 - a. No more than eight Detached ADUs or a quantity equal to the number of existing Multi-Family Dwelling units in the structure, whichever is less, on a lot that has an existing Multifamily Dwelling.
 - b. No more than two Detached ADUs with a proposed Multi-Family Dwelling.
 - c. Each Detached ADU under this paragraph must comply with the following requirements:
 - 1. The side and rear yard setbacks are at least 4 feet. If the existing Multi-Family Dwelling has a rear or side yard setback of less than 4 feet, the City will not require

any modification to the Multifamily Dwelling as a condition of approving the ADU.

2. The peak height above grade does not exceed the applicable height limited noted in Section 153.120.360(E)(5).

2. **Type 2 – Standard Accessory Dwelling Units and Junior Accessory Dwelling Units.** Except as allowed in Section 153.120.360(B)(1) Type 1 – 66323 Units, above, ADUs and JADUs must comply with the standards set forth in Section 153.120.360(E) - General ADU and JADU Requirements, Section 153.120.360(G) - Specific ADU Requirements and Section 153.120.370 - Specific JADU Requirements

C. Process and Timing

1. An application to create an ADU or JADU under this section shall be considered and approved ministerially, without discretionary review or a public hearing.
2. For all Type 1 – 66323 ADU or JADU units, all formal applications for Building permits must be submitted directly to the City's Building and Safety Division.
3. For all Type 2 – Standard ADU or JADU units, an ADU/JADU application must be filed and approved by the City's Planning Division prior to submittal of a Building Permit application to the City's Building and Safety Division.
4. The City must determine whether an application to create an ADU or a JADU is complete and must provide written notice of the determination to the applicant within 15 business days after the City receives a formal application submittal:
 - i. If the City determines that an application is incomplete pursuant to the timelines noted above, the City's notice must include a list of all incomplete items and provide instructions on how the application can be revised for completeness.
 - ii. After receiving notice that an application is incomplete, the applicant may cure and address the items that were deemed by the City to be incomplete. Should the applicant submit additional information to address the incomplete items, the City shall have 15 days upon receipt of revised materials to determine in writing whether the additional information remedies all the incomplete items that were identified in the original notice. The City may not require the application to include an item that was not included or disclosed in the original incomplete notice.

- iii. If the City does not make a timely determination as established in Section 153.120.360(C) Processing and Timing, the application or resubmitted application is deemed complete for the purposes of subsection 153.120.360(C)(5) below.
 - iv. An applicant may appeal the City's determination that the application is incomplete by submitting a written appeal to the office of the City Clerk. Pursuant to Government Code Section 66317, the Planning Commission of the City of Baldwin Park will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.
- 5. Upon determination of a complete application, the City must approve or deny the application within 60 days of the receipt of the complete application. If the City does not provide any notification of approval or denial within 60 days, the application is deemed approved unless either:
 - i. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or
 - ii. When the application to create an ADU or JADU is submitted with a permit application to create a new single-family or multi-family dwelling on a lot, the City may delay acting on the permit application for the ADU or JADU until the City approved or denies the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without any discretionary review or public hearing.
- 6. If the City denies an application for an ADU or JADU, the City must provide the applicant with a full set of written comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of denial and corresponding comments must be provided to the applicant within the 60-day time period established in Section 153.120.360(C) Process and Timing.
- 7. An applicant may appeal the City's denial of an application by submitting a written appeal to the office of the City Clerk. Pursuant to Government Code Section 66317, the Planning Commission of the City of Baldwin Park will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

D. Density. Accessory Dwelling Units and Junior Accessory Dwelling Units established, maintained, and occupied in compliance with this Section 153.120.360 shall not be calculated as part of the allowable density for the lot upon which it is located.

E. **General ADU and JADU Requirements.** Unless stated in this Section or California Government Code section 66310 et seq. (as may be amended from time to time), the following requirements apply to all ADUs and JADUs that are approved under Type 1 – 66323 Units or Type 2 – Standard ADUs/JADUs, including, but not limited to, setbacks, building height, and minimum distance between structures.

1. **Building Standards.** All Accessory Dwelling Units, and all electrical, plumbing, and mechanical systems, fixtures, and equipment in connection therewith, shall comply with all applicable Building Standards – including minimum room sizes as set forth in the California Residential Code.

2. **Fire Sprinklers.** Fire sprinklers shall be required in any Accessory Dwelling Unit or Junior Accessory Dwelling Unit if fire sprinklers are required in the Primary Dwelling Unit. The construction of an ADU or JADU shall not trigger a requirement for fire sprinklers to be installed in the existing Primary Dwelling.

3. **Habitability.** All Accessory Dwelling Units shall be fully habitable, and shall at a minimum meet all requirements for an efficiency unit as defined by Section 1207.4 of the California Building Code or Section 17958.1 of the California Health & Safety Code, as those Sections may be amended from time to time.

4. **Setbacks.**

i. **Single-Family Dwellings.**

a. No rear and side yard setback shall be required for an Accessory Dwelling Unit that is converted from any of the following, unless the Building Official or Fire Department determine that setbacks are required for fire and/or life-safety:

1. An existing living area.
2. An existing accessory structure.
3. A structure constructed in the same location and to the same dimensions as an existing structure.
4. All other Accessory Dwelling Units shall maintain a minimum rear and side-yard setback of four feet (4').

ii. **Multifamily Dwellings.**

a. No rear and side-yard setback shall be required for an Accessory Dwelling Unit that is converted from any of the following, unless the Building Official or Fire Department determine that setbacks are required for fire and/or life-safety:

1. An existing area of a multifamily dwelling that is not used as living space.
2. All detached Accessory Dwelling Units shall maintain a minimum rear and side-yard setback of four feet (4').

5. Height

- i. A Detached ADU shall not exceed 18 feet in height unless additional height is needed to match the roof pitch of the primary dwelling, in which case a 20-foot height maximum applies.
- ii. An Attached ADU shall be permitted to match the primary dwelling in both story and height. The roof style and pitch shall match the primary dwelling unit. If the height of the primary dwelling is less than 25 feet, then the Attached ADU shall be permitted to have a height of 25 feet.
- iii. ADU Conversions are not subject to the height restrictions noted in this Section.
- iv. For the purposes of this Section, "height" shall be defined as the vertical distance from the average level of the finished grade of the lot to the highest roof point of the structure being measured.

F. Unpermitted Accessory Dwelling Units and Junior Accessory Dwelling Units. Existing unpermitted Accessory Dwelling Units and Junior Accessory Dwelling Units can be permitted to legal units per the process described in Government Code Section 66311.7(a)-(f), as may be amended from time to time.

G. Specific ADU Development Standards. Except for 66323 Units described in subsection B(1) above, all Accessory Dwelling Units shall adhere to each of the development standards set forth in this Subsection. The development standards set forth in this Subsection shall supersede any conflicting development standard(s) provided elsewhere in this Code for the zone in which the Accessory Dwelling Unit is located or proposed to be located.

1. Lot and Unit Size Requirements – Single-Family Dwelling

- i. **Attached and Detached Accessory Dwelling Units.** The following lot and unit floor area regulations apply to all newly constructed Accessory Dwelling Units on lots with existing or proposed single-family dwellings. All references to square footage (sf) shall refer to livable space.

Lot Size in Square Feet	Maximum Allowable Floor Area of Any ADU Attached to Existing Primary Dwelling	Maximum Allowable Floor Area of Any ADU Detached from Existing Primary Dwelling
5,000 or less	850 sf for ADU with 1 or less bedroom 1,000 sf for ADU with more than 1 bedroom	850 sf for ADU with 1 or less bedroom 1,000 sf for ADU with more than 1 bedroom
5,001 - 8,000	850 sf for ADU with 1 or less bedroom 1,000 sf for ADU with more than 1 bedroom	1,000 sf
8,001 and over	850 sf for ADU with 1 or less bedroom 1,200 sf for ADU with more than 1 bedroom	1,200 sf

ii. **Interior Accessory Dwelling Unit.** The conversion of an existing structure or a portion of the existing primary residence to an Accessory Dwelling Unit is not subject to size requirements, provided that the conversion leaves the primary dwelling with a kitchen, bathroom, and at least one bedroom as required by the Building Code.

a. Attached Accessory Dwelling Units shall not exceed fifty (50) percent of the size of the habitable space of the primary residence on the lot. Attached Accessory Dwelling Units may exceed fifty (50) percent of the size of the habitable space of the primary dwelling to accommodate an Accessory Dwelling up to eight hundred (800) square feet in size.

1. An existing accessory structure may be expanded up to 150 square feet beyond the same physical dimensions of the existing accessory structure only to accommodate ingress and egress to the Accessory Dwelling Unit.
2. An Accessory Dwelling Unit proposed within an existing accessory structure that expands the accessory structure beyond 150 square feet shall be subject to the lot and floor area limitations set forth in Subsection 153.120.360.G.1.i.

2. **Design Standards – Architectural Features.** A newly constructed Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall adhere to the same Objective Design Standards that are noted in Section 153.135.050.
 - i. **Additional Design Standards for Two Story ADUs.** All newly constructed Accessory Dwelling Units which are proposed at two stories shall comply with the following additional objective standards:
 - a. All proposed two story ADUs shall limit second story window placement on elevations that are within four feet of a property line to windows with sill heights of at least five feet unless required to deviate to comply with minimum building standards.
 - b. All second story portions of a proposed ADU must provide a minimum of one (1) design element to provide relief from all exterior wall planes delineating the upper and lower floors of an ADU. Said design features include, but are not limited to:
 1. Secondary band or accent feature comprised of wood, fiber cement or vinyl materials, wherein said materials must be painted to match the existing or proposed window trim finish colors of the primary home.
 2. Juliet balconies along all exterior window openings wherein the maximum allowable projection for the railings cannot exceed 6 inches from the wall plane.
 3. Differentiating color scheme for exterior siding materials between upper floor and lower floor of the ADU.
3. **Mechanical Equipment.** All new mechanical equipment associated with a newly constructed Accessory Dwelling Unit shall be located on the ground no less than thirty inches (30”) from the side and rear property lines. Any existing equipment located on the roof or exterior walls of the existing Primary Dwelling Unit or accessory structure shall be provided with a decorative screen to shield such equipment from view and shall be placed at least six inches (6”) below the top of the lowest building parapet or decorative screen. No plumbing line shall be placed upon the exterior wall of a structure unless such line is enclosed or otherwise screened from view.
4. **Parking.**
 - i. **New parking.** No parking is required for Accessory Dwelling Units since all residential areas within the City are within ½ mile of public transit.

- ii. **Replacement Parking.** When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an Accessory Dwelling Unit or converted to an Accessory Dwelling Unit, the previously existing parking spaces do not need to be replaced.
 - a. If an Accessory Dwelling Unit that resulted in a reduction or elimination of off-street parking otherwise required by this Code is proposed to be removed or eliminated, all off-street parking that was eliminated with that Accessory Dwelling Unit shall be returned concurrently with the elimination of the Accessory Dwelling Unit, including a demolition permit.
 - b. Any new replacement parking garage proposed shall meet the requirements for residential off-street parking requirements for the underlying zoning in which the property is located.

- 5. **Vehicular Access.** The accessory dwelling unit shall utilize the same vehicular access that serves the existing main dwelling unit, unless the accessory dwelling unit has access from an alley contiguous to the lot.

H. Use and Sale Restrictions.

1. **Sale.** An Accessory Dwelling Unit may not be sold separately from the Primary Dwelling Unit(s) on the parcel or lot upon which the Accessory Dwelling Unit exists. An ADU shall only be sold or otherwise conveyed separately from the primary building on the lot if the primary building and the ADU were built or developed by a qualified non-profit corporation in accordance with Government Code Section 66340 and 66341, as amended from time to time, and an affordable housing agreement is entered into by the applicant and a qualified buyer.

2. **Rental.** The Accessory Dwelling Unit shall not be rented for any term or period of thirty (30) consecutive calendar days or less. If the Accessory Dwelling Unit is rented, the Owner shall obtain and maintain a current and valid business license, in accordance with Section 111.03 of this Code.

Section 153.120.370 – Junior Accessory Dwelling Units - Use Regulations and Development Standards

A. **Junior Accessory Dwelling Units.** In accordance with the regulations and standards set forth in this Section, one (1) Junior Accessory Dwelling Unit shall be permitted as a matter of right, without any required discretionary review or discretionary permit, on any parcel of property with an existing or proposed single-family residential dwelling in any single-family residential zone as indicated in Table 153.040.020.

1. A lawfully established detached Accessory Dwelling Unit shall not be deemed a single-family dwelling unit for purposes of this Section.

B. **Density.** No more than one (1) Junior Accessory Dwelling Unit shall be permitted on any parcel of property. The Junior Accessory Dwelling Unit shall not be calculated as part of the allowable density for the lot upon which it is located.

1. A Junior Accessory Dwelling Unit shall not be considered a separate or new dwelling unit for purposes of providing service for water, sewer, or power.

C. **Development Standards.** All Junior Accessory Dwelling Units shall adhere to the following requirements and limitations.

1. **Building Standards.** All Junior Accessory Dwelling Units, and all electrical, plumbing, and mechanical systems, fixtures, and equipment in connection therewith, shall comply with all applicable Building Standards – including minimum room sizes as set forth in the California Residential Code.

2. **Location.** A Junior Accessory Dwelling Unit shall be constructed within the walls of an existing single-family dwelling or attached garage, or within the walls of a proposed single-family dwelling.

3. **Unit Size Requirement.** A Junior Accessory Dwelling Unit shall not exceed 500 square feet in size in interior livable space.

4. **Cooking Facilities Required.** A Junior Accessory Dwelling Unit shall include an efficiency kitchen, which shall include, at a minimum, all of the following:

a. A kitchen sink;

b. Cooking facility with appliances as required for an efficiency unit pursuant to California Health & Safety Code Section 17958.1 and California Building Code Section 1207.4 (or any subsequent amendments thereto); and,

c. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the Junior Accessory Dwelling Unit.

5. **Sanitation Facilities.** Junior Accessory Dwelling Units may share sanitation facilities with the existing single-family residence.

6. **Separate Entrance Required.** A Junior Accessory Dwelling Unit shall include an exterior entrance that is separate from the main entrance to the proposed or existing single-family dwelling.

a. If the Junior Accessory Dwelling Unit shares sanitation facilities with the existing single-family residence, the Junior Accessory Dwelling Unit shall also be accessible from the main living area of the primary single-family residence.

D. Occupancy and Sale Restrictions.

1. **Owner-Occupancy.** If the Junior Accessory Dwelling Unit shares sanitation facilities with the single-family residence, the Owner of the property on which a Junior Accessory Dwelling Unit is established shall reside either within the Junior Accessory Dwelling Unit or the remaining portion of the single-family residence.

a. Owner-occupancy shall not be required if the owner of the property is another governmental agency, land trust, or housing organization.

2. **Sale.** A Junior Accessory Dwelling Unit may not be sold separately from the primary single-family residence.

3. **Rental.** The Junior Accessory Dwelling Unit shall not be rented for any term or period of thirty (30) consecutive calendar days or less. If the Accessory Dwelling Unit is rented, the owner shall obtain and maintain a current and valid business license, in accordance with Section 111.03 of this Code.

4. **Deed Restriction.** Prior to the occupancy of a Junior Accessory Dwelling Unit and/or the issuance of any Certificate of Occupancy for a Junior Accessory Dwelling Unit, the owner shall cause a deed restriction, in a form approved by the City Attorney's Office, to be recorded in the County Recorder's Office and a copy to be filed with the Planning Division. The deed restriction shall run with the land and bind all future owners. The deed restriction shall include, at a minimum, the following:

a. Declaration prohibiting the sale of the Junior Accessory Dwelling Unit separate from the sale of the primary single-family residence;

b. Declaration that the Junior Accessory Dwelling Unit shall not be rented for any term or period of thirty (30) consecutive calendar days or less;

c. Declaration restricting the size, attributes, and uses of the Junior Accessory Dwelling Unit to that which conforms to this Section;

d. Declaration that for a Junior Accessory Dwelling Unit that shares sanitation facilities with the single-family residence, the owner of the property on which the Junior Accessory Dwelling Unit exists or is proposed to exist shall reside either within the Junior Accessory Dwelling Unit or the remaining portion of the single-family residence at all times;

e. Declaration that the Junior Accessory Dwelling Unit adheres all requirements of the Baldwin Park Municipal Code – including this Section, and that it will be maintained, used, and occupied in compliance with the requirements of the Baldwin Park Municipal Code – including this Section;

f. Declaration that all of the above deed restrictions may be enforced against future property owners.

The deed restriction may be removed, with City approval, if the owner eliminates the Junior Accessory Dwelling Unit with all required City approvals, permits, and inspections to the satisfaction of the City.

SECTION 3. Based on the foregoing findings and determinations, Baldwin Park Municipal Code Title XV (“Land Usage”), Chapter 153 (“Zoning Code”), Subchapter 153.135 (“Objective Design Standards”) is hereby amended in its entirety and replaced with the following:

Part 1. OBJECTIVE DESIGN STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS

153.135.010 INTENT AND PURPOSE.

The purpose of this section is to regulate the design of single-family developments and allowable units per State law, such as Accessory Dwelling Units and Urban Dwelling Units, in manner that preserves the low-density character of neighborhoods in the R-1 zone in accordance with California Government Code Sections 65852.21 and 66411.7, promotes site planning and architectural design that add value to the property and neighborhood, and allows for creativity while establishing baseline standards.

153.135.020 RELATIONSHIP TO OTHER STANDARDS AND REQUIREMENTS.

The standards and limitations set forth in this section shall apply to all new construction primary dwelling units, accessory dwelling units, junior accessory dwelling units, urban development units and urban lot splits within R-1 zone, notwithstanding any other conflicting provisions of this chapter or title. In the event of a conflict between the provisions of this section and any other provision of this chapter, title, or other provisions of the Baldwin Park Municipal Code, the provisions of this section shall prevail.

153.135.030 INTERPRETATIONS.

The provisions of this Section shall be interpreted to be consistent with the provisions of California Government Code Sections 65852.21 and 66411.7 and shall be applied in a manner consistent with State law. Any requirement or development standard of the Baldwin Park Municipal Code shall not apply to the extent it is prohibited by any provision of State law for Accessory Dwelling Units, Junior Accessory Dwelling Units, Urban Development Units and Urban Lot Splits.

153.135.040 SITE DESIGN

- (A) Any units located closest to the street shall have the front door oriented toward the street. On a corner lot, units may be oriented toward the same street.
- (B) On lots fifty (50) feet or less in width, for development with an accessory unit, a common driveway shall be used to access both units. For urban lot splits,

reciprocal access via the driveway shall be required and recorded via a deed for both properties. No parking shall be permitted on such common driveways.

- (C) For any unit oriented toward an adjacent street, a pedestrian walkway separate from the driveway shall be provided to the primary entry. Such entries may also provide connection to any accessory dwelling unit, junior accessory dwelling unit, or other infill development unit located on the site.
- (D) Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports, and parking spaces.
- (E) All driveways that lead to a front-facing garage shall have a minimum five (5)-foot-wide landscaped area between the driveway and the adjacent side property line. For lots less than fifty (50) feet in width, the required landscaped area shall be a minimum of ten (10) percent of the lot width or three (3) feet, whichever is greater.
- (F) All garage faces shall be set back a minimum distance of twenty (20) feet from the front lot line or, on a corner lot, from the side lot line.
- (G) A detached garage or carport is permitted to have access to an abutting alley if:
 - 1. The garage or carport entrance is set back a minimum of four feet from the rear property line;
 - 2. A forty-five-degree visibility triangle is provided on either side of the garage or carport; and
 - 3. The garage door does not cross the property line when opened or closed.

153.135.050 BUILDING DESIGN

In addition to the architectural standards set forth in Section 153.130.050 (Architectural Standards), the following shall apply:

- (A) Massing and Articulation. The purposes of regulating building massing and articulation are to ensure a building fits well on a site, respects the scale of the neighborhood, and avoids bulky appearance. The following shall apply
 - 1. Street-facing facades on every floor shall not run in a continuous plane of more than ten (10) feet without one of the following treatments included on the façade at every building story:
 - i. Windows
 - ii. Entry door (ground floor only)

- iii. Change in plane (recess of projection) of at least one (1) foot in depth
 - iv. Change in material
 - v. Shutters
2. Street-facing facades on every floor shall not run in a continuous plane of more than ten (10) feet without one of the following treatments included on the façade at every building story:
- i. Windows
 - ii. Change in plane (recess of projection) of at least one (1) foot in depth
 - iii. Change in material
 - iv. Shutters

(B) Architectural Style

1. For the purpose of defining a known collection of architectural styles for the purposes of this section, the reference guide shall be the most currently published version of A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture by Virginia Savage McAlester or American House Styles: A Concise Guide by John Milnes Baker, AIA. The City may identify an alternative source or sources, provided such source is made known publicly and readily available.
2. Using the building design reference document identified in subsection 153.135.050(B)(1), projects shall identify an architectural design style to be used. The building design shall incorporate at least five (5) of the following features characteristic of a single specific architectural design style, including building elements of that style, with roof type and characteristic pitch and exterior building wall symmetry or asymmetry required to be at least two (2) of the features:
 - i. Roof type and characteristic pitch
 - ii. Roof rake, eave overhang, and cornice detail
 - iii. Building wall symmetry or asymmetry, and detail
 - iv. Window type, relative proportion, shape, and detail
 - v. Door type, relative proportion, shape, and detail
 - vi. Porch type, relative proportion, shape, and detail

vii. Characteristic building materials

3. Both primary units on a lot or in the circumstance of an urban lot split, each newly created lot, shall be designed and constructed in the same architectural style.
4. Every façade of each primary unit shall have architectural detailing as directed by the provisions of this subsection (B).

(C) Entries

1. The primary entry to any unit shall be defined by a porch, stoop, or recessed area consistent with the selected architectural style of the unit.
2. Columns used to frame the entry shall not extend more than above twelve (12) feet from the ground floor. Recessed areas shall have a minimum depth of three (3) feet for up to thirty (30) square feet

(D) Garage Frontage

1. Where a garage is located on the front half of the lot and the garage door faces a street and the lot width is fifty (50) feet or less in width, the garage frontage including the door width shall not exceed fifty (50) percent of the width of the front façade of the building. For lots wider than fifty (50) feet, the garage façade including the door shall not exceed forty (40) percent of the front façade of the building.
2. Side-loaded garages may be used to diminish the impact of garages along the street frontage. The use of at least two (2) of the following design elements shall be used on the street-facing side of the garage:
 - i. Landscaping with a mature height of at least twenty-four (24) inches.
 - ii. Raised planters with a minimum height of twelve (12) inches and landscaping with a mature height of at least twelve (12) inches.
 - iii. Windows.
 - iv. Decorative trellis.
 - v. Change in materials consistent with exterior materials of proposed unit.

(E) Roof Treatments

1. Rooflines lines greater than thirty (30) linear feet along a street-facing property line shall be vertically articulated with at least one of the following techniques:

- i. A change in height of a minimum of four (4) feet
 - ii. A change in roof form
 - iii. Dormers with a minimum length of eight (8) feet of façade, and a consistent roof form.
- 2. Rooflines lines greater than fifty (50) linear feet along a side or rear property line shall be vertically articulated with at least one of the following techniques:
 - i. A change in height of a minimum of four (4) feet
 - ii. A change in roof form
 - iii. Dormers with a minimum length of eight (8) feet of façade, and a consistent roof form.

(F) Windows

- 1. Window Trim or Recess. Trim at least one inch in depth must be provided around all windows, or the window must be recessed at least two (2) inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a two (2) inch recess.
- 2. Raw or clear anodized aluminum window frames are prohibited:

(G) Materials and Colors

- 1. At least three (3) materials or colors shall be used consistently on all building façades for both primary units and shall be appropriate to the selected architectural style of the building style referenced above in Subsection 153.135.050(B)(2). Roof and glazing material or color are excluded and do not count towards this requirement. The following building elements with materials and colors count towards this requirement.
 - i. Main building
 - ii. Wainscotting
 - iii. Trim work.
 - iv. Exterior doors
 - v. Garage doors

- vi. Decorative elements, including trellis, iron work, planter boxes, etc. with a minimum of ten (10) square feet in surface area.

(H) Vents, Gutters and Downspouts

1. All vents, gutters and downspouts, louvers, and exposed flashing shall be concealed within the wall or roof construction or if exterior, shall consist of materials and a style characteristic of the selected architectural design style referenced above in Subsection 153.135.050(B)(2). Plastic material shall be prohibited.

Part 2. OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENTS

153.135.060 INTENT AND PURPOSE

This chapter establishes objective design standards for new multi-family residential developments and mixed-use developments with a residential component, with the intent of achieving and maintaining high-quality site planning and building design in a manner that conforms to community design priorities.

The provisions of this chapter apply to residential projects containing two (2) or more residential dwelling units, including duplexes, triplexes, flats, townhouses, and multi-story, mid-rise building types, and mixed-use projects with at least two-thirds of the square footage designated for residential use. Upon the request of an applicant and demonstrated ability to comply with the provisions of this chapter, such applications qualify for ministerial processing. This chapter does not apply to single-family residences, historic properties, commercial-only projects, or any other non-residential projects.

153.135.070 RELATIONSHIP TO OTHER STANDARDS AND REQUIREMENTS

These objective design standards supplement and are in addition to the development standards for the applicable zoning district in which a proposed project is located. Chapter 153 of Title XV of the code of ordinances establishes the City zoning regulations. Where conflict between these objective design standards and other provisions of chapter XV exists, the provisions of this chapter 153.135 shall govern.

153.135.080 SITE DESIGN

(A) *Site Planning and Orientation.*

- (1) *Vehicle entry to project.* Vehicle entries to multi-family residential projects shall be clearly indicated by textured paving or stonework that contrasts to the driveway materials.

(2) *Pedestrian entry.* Primary pedestrian entries to multi-family residential projects shall contain a combination of monumental architectural features consisting of a combination of trellises, columns, archways, or arcades and textured paving, stonework or tiles that clearly identifies and distinguishes the entrance.

Table 1: Combined Features for Pedestrian Entries

ARCHITECTURAL FEATURE (S)	SURFACE TREATMENT (S)
Trellises	Textured paving
Columns	Stonework
Archways	Tiles
Arcades	Grasscrete

(3) *Street-facing building orientation.* Buildings facing a public or private street shall have front entries oriented to such street.

(4) *Non-street-facing orientation.* Buildings that are not adjacent to a public or private street shall have front entries that are oriented to one of the following interior common areas.

- a. Paseos
- b. Courtyards
- c. Open space, on-site

(5) *Mixed-use building orientation.* The non-residential components of a mixed-use development shall face primary street frontages and public sidewalks.

(6) *Side setback buffer.* Residential units in a solely residential project shall be buffered from adjacent non-residential and single-family residential uses by a landscaped buffer of a minimum four (4) feet width consisting of live plant materials that grow to a height of at least six feet. Such landscaping is permitted within the side yard setback.

(7) *Setback continuity.* Notwithstanding the minimum front and side yard setback standards established by sections 153.040 and 153.070, the front and side yard setbacks of a new building shall be allowed to match the same front and side yard setbacks as the existing adjacent structures.

(B) Circulation – Vehicular and Pedestrian

(1) *Principal vehicular access.* Principal vehicular access into residential developments shall be through an entry driveway. Access via a parking aisle is not permitted.

(2) *Landscaped island.* For properties containing more than one hundred fifty (150) feet of street frontage, a minimum eight (8)-foot-wide landscaped island shall be

incorporated into the driveway entry area for a minimum distance of at least twenty (20) to separate driveway lanes for ingress and egress.

(3) *Parking interconnectivity.* Parking areas shall be internally connected and shall use shared driveways within the development.

(4) *Pedestrian connectivity.* All structures, facilities, parking areas, amenities, common areas, and open space areas within a development shall be internally connected by pedestrian pathways.

(5) *Identification of pedestrian entrances and walkways.* Pedestrian entrances and walkways shall be distinguished from vehicle access areas by the use of materials that contrast the vehicle access areas through use of contrasting paving materials or paving color, a landscaped barrier, and/or grade differences.

(6) *Pedestrian walkway width.* Pedestrian walkways shall be a minimum of four (4) feet in width, with the exception of ground floor residential unit entry walks from the sidewalk to the front door, which shall be a minimum four (4) feet and maximum five (5) feet.

(7) *Separation of pedestrian pathways.* Pedestrian pathways shall be separated from interior roads by the following type of physical barrier:

- a. Grade separation of six (6) inches or more
- b. Planting strip of at least six (6) inches high and four (4) feet in width

(8) *Pedestrian pathways in parking lots.* Pedestrian pathways shall be provided in parking lots between parking areas and building entrances and shall consist of special paving as identified in section 153.135.050(B)(7) or a landscaped or trellis-covered path.

(9) *Pedestrian pathway connection to public sidewalks.* Pedestrian pathways that are immediately accessible from a building when exiting or entering shall be provided between the public sidewalk and such primary building entry.

(C) *Parking.* The following standards shall apply in addition to Section 153.150 (Off-street Parking Loading).

(1) *Parking facilities.* Parking shall be provided on site either in on-grade or underground structures, surface parking lots, carports, or attached garages.

(2) *Multiple surface parking lots.* Where surface parking lots are provided for developments with more than forty (40) residential units or twenty thousand (20,000) square feet or more of leasable commercial space, such surface lots shall consist of a series of connected smaller parking lots, each with no more than seventy-five (75) spaces.

(3) *Parking structure walls.* All parking structure walls facing a public right-of-way and any other parking structure walls greater than 25 feet in length shall include design features consisting of textured surfaces, articulation, murals, decorative grating, and/or landscaping covering a minimum of fifty (50) percent of the wall surface area at full growth. The design of all parking structure walls shall include the same materials, colors, and surfaces as other buildings associated with the development. For the purposes of this subsection, articulation includes faux windows, arches, grillwork, building offsets, and stone/tile building materials.

(4) *Parking between ROW and building.* Parking between the public right-of-way (ROW) and a building shall not occupy more than thirty (30) percent of any linear street frontage of the site.

(5) *Carports.* Carport structures shall match the color, materials, and roof slope of the main structures in the project, except that flat, aluminum carports are prohibited. Carports shall be painted the same colors as the primary building in the project.

(6) *Tuck-under parking.* Parking below grade or behind the living spaces is permissible. Tuck-under parking areas shall not be visible from the adjacent public street.

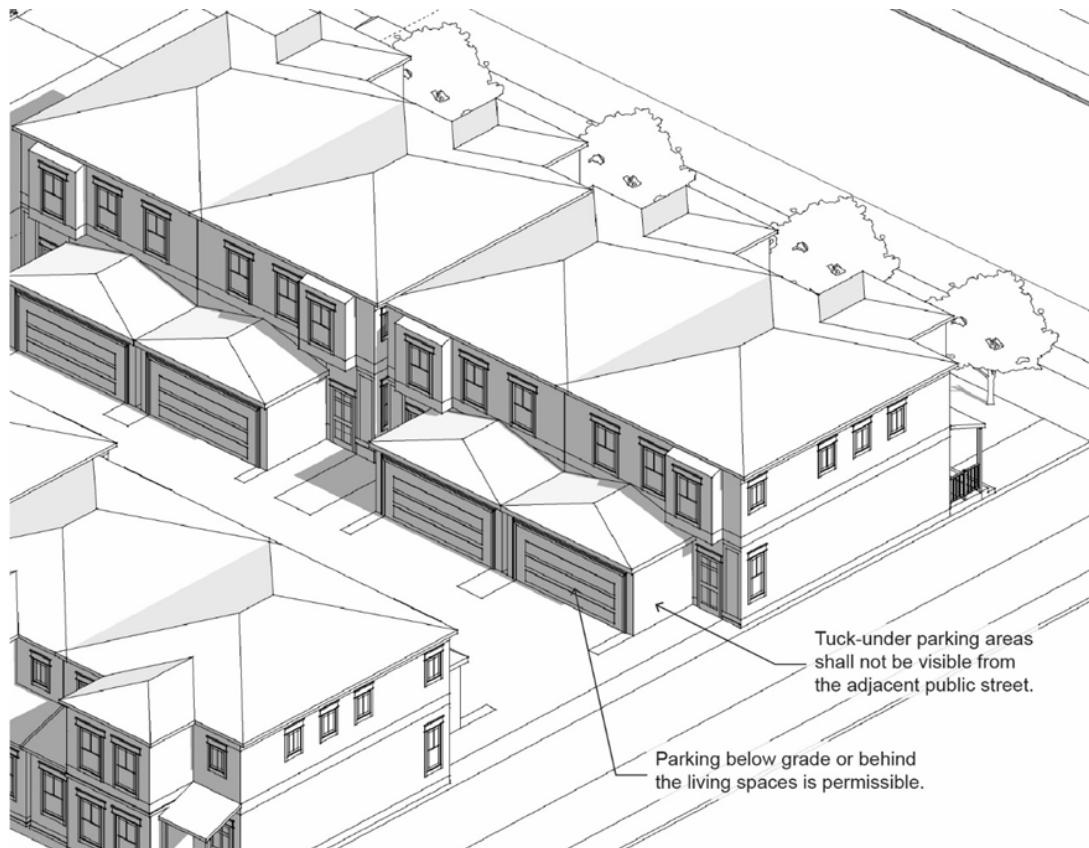


Fig. 1: Tuck Under Parking

(D) *Open Space*. The following open space standards shall apply in addition to the requirements of section 153.040.040 (Required Open Space).

(1) *Location of open space*. Required common residential open space areas shall be located internal to the project site and shall not directly abut any adjacent public roadway.

(2) *Visibility*. Common open space areas that include children's play areas shall be sited so they can be seen from the interior of adjacent residential units and any abutting common areas. Common open space shall be located and arranged to allow a clear line of sight into the space from pedestrian walkways on the interior of the site. Continuous vegetative screens, solid fences, or solid walls that enclose common open space areas shall not exceed three (3) feet in height.

(3) *Private open space*. Private open space, including but not limited to patios and balconies, shall be contiguous to the unit served. Any balcony facing a public street shall be at least sixty (60) percent enclosed to screen any materials placed on the balcony.

(4) *Landscaped open space*. A minimum of fifty (50) percent of the common open space shall be provided as a landscaped area or garden, with the remaining area in hardscape or including at least one of the following amenities:

- a. Sports courts
- b. Swimming pools
- c. Children's play areas.

(E) *Tree Preservation*. The provisions of section 153.165 (Tree Preservation and Protection) shall apply.

153.135.090 BUILDING DESIGN

(A) *Architectural Style*.

(1) *Building design reference guide*. For the purpose of defining a known collection of architectural styles for the purposes of this section, the reference guide shall be the most currently published version of *A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture* by Virginia Savage McAlester or *American House Styles: A Concise Guide* by John Milnes Baker, AIA. The City may identify an alternative source or sources, provided such source is made known publicly and readily.

(2) *Identification of architectural style*. Using the building design reference document identified in subsection 153.135.060(A)(1), projects shall identify an architectural design style to be used. The building design shall incorporate at least five (5) of the following features characteristic of a single specific architectural design style,

including building elements of that style, with roof type and characteristic pitch and exterior building wall symmetry or asymmetry required to be at least two (2) of the features:

- i. Roof type and characteristic pitch
- ii. Roof rake, eave overhang, and cornice detail
- iii. Building wall symmetry or asymmetry, and detail
- iv. Window type, relative proportion, shape, and detail
- v. Door type, relative proportion, shape, and detail
- vi. Porch type, relative proportion, shape, and detail
- vii. Characteristic building materials

(3) *Transitions from street.*

- (a) Street-fronting common building entrances and street-fronting individual unit entrances shall have transitions from the street consisting of a covered stoop or porch that provides weather protection and is elevated from the adjacent walkway by at least 18 inches. Such entrance shall incorporate any required Americans with Disabilities Act (ADA) accommodations.

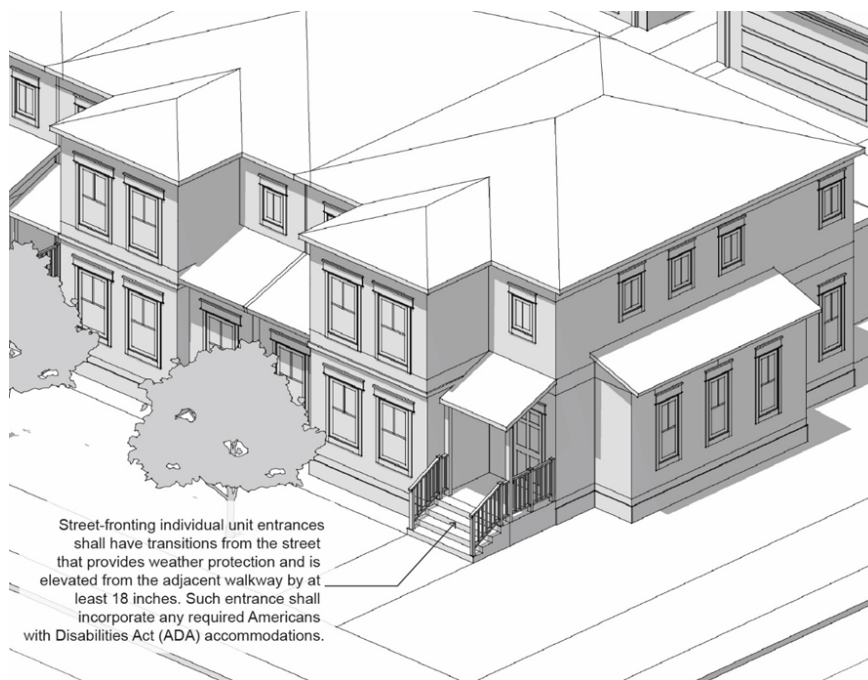


Fig. 2: Transitions from Street

- (b) For projects that front an arterial street, the street floor entrance level shall be raised at least two (2) feet to protect the privacy of ground floor units.

(B) *Roof Treatments.*

(1) *Roof variation.*

(a) Flat and low slope roof

Roof height shall be varied with a minimum two (2)-foot to maximum four (4)-foot vertical difference between a minimum 30 feet and a maximum 50 feet horizontally.

(b) Pitched roof

For a roof structure that extends more than fifty (50) feet along any building wall, the roof line shall vary by incorporating at least two (2) of the following architectural elements:

- Cornices a minimum of every thirty (30) feet
- Variation in roof form (orientation, pitch, height) every fifty (50) feet
- Dormers a minimum of every thirty (30) feet

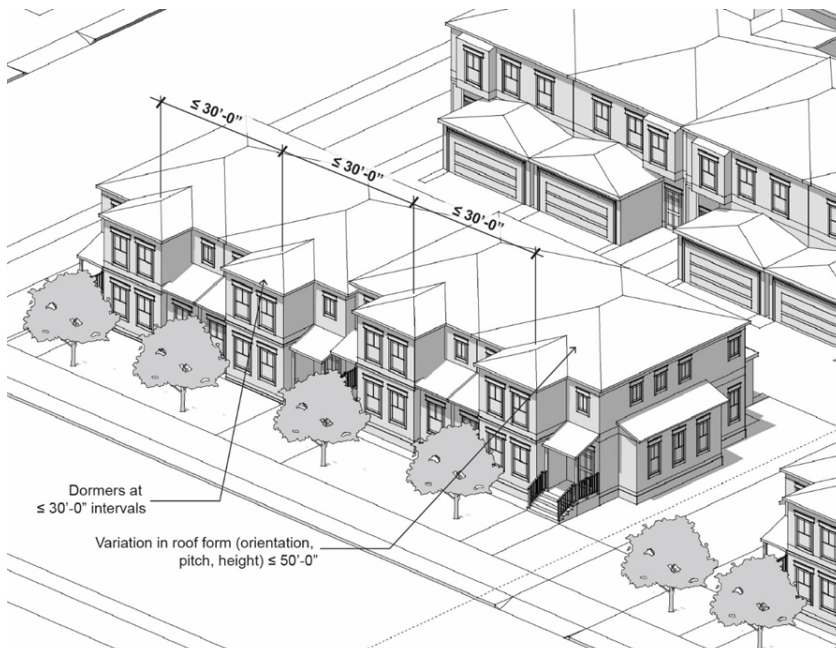


Fig. 3: Pitched Roof

(2) *Prohibited roofs.* Mansard roofs and segments of pitched roofs applied only at the building's edge shall not be permitted.

(3) *Eave projection.* For buildings that provide eaves, each dwelling shall have and maintain an eave projection between 18 inches and 24 inches on at least two (2) opposing sides, except as may otherwise be prescribed by the selected architectural style referenced above in Subsection 153.135.100(A)(1).

(4) *Exterior roof ladders.* Exterior roof ladders shall be prohibited. Roof access shall only be provided from the building interior.

(5) *Vents, gutters, and drain spouts.* All vents, gutters and downspouts, louvers, and exposed flashing shall be concealed within the wall or roof construction or if exterior, shall consist of materials and a style characteristic of the selected architectural design style referenced above in Subsection 153.135.100(A)(1). Plastic material shall be prohibited.

(C) *Exterior Building Walls.*

(1) *Articulation.* All building walls facing a public or private street shall be articulated for at least eighty (80) percent of each wall length to break up building mass. All other building walls shall be articulated for at least sixty (60) percent of each wall length. Buildings shall have a break in massing through articulation at least every fifty (50) feet along the wall. Articulation shall be provided through changes in wall planes that protrude and/or recess with a minimum dimension of two (2) feet, except for balconies which shall protrude a minimum of four (4) feet. Articulation shall also consist of at least four (4) of the following approaches and reflect the selected architectural style of the building referenced above in Subsection 153.135.100(A)(1).

- (a) Recessed and/or protruding window openings that are recessed or protrude at least six (6) inches from the building façade
- (b) Recessed or protruding entrances, including porches and patios, that extend or protrude at least thirty-six (36) inches from the building façade
- (c) Balconies
- (d) Bay windows
- (e) Moldings
- (f) Recessed glazing and storefronts by at least six (6) inches
- (g) Vertical pilasters that reflect internal building structure and/or are integral to the selected architectural style

- (h) At least two (2) changes in color and texture along wall surfaces
- (i) Indented portions of walls
- (j) Lower wall wainscots, built-up or recessed reveals, trims, and other projections along different levels of wall surface
- (k) Cantilevers
- (l) Varied front door entry footprint within the same structure of a minimum four (4) feet



Fig. 4: Articulation

(2) *Massing*. For any lot adjacent to an R-1 zoning district, any building façade adjacent to that R-1 zoning district shall have any floor above the second floor stepped back from the second floor a minimum of four (4) feet starting with the second-floor building plane. Intrusion into the step-back plane is allowed for up to twenty-five (25) percent of the horizontal wall plane.

(3) *Detail articulation.* Exterior building wall and window details such as trim, shutters, and posts shall be characteristic of the selected architectural design style of the building referenced above in Subsection 153.135.100(A)(1).

(4) *Vertical elements.* Where vertical architectural elements are used based on their characteristic tie to the architectural design style selected, their vertical emphasis shall be minimized by use of a minimum of three (3) of the following approaches.

- (a) Incorporating horizontal bands, reveals, trims, and overhangs along different levels of the wall surface
- (b) Limiting towers or pilasters to a maximum height of one (1) story
- (c) Limiting tower elements to one (1) per building
- (d) Varying the spacing and distribution of architectural elements and details along building walls
- (e) Limiting entry treatments to the first story of the building



Fig. 5: Vertical Elements

(D) *Windows, Doors, and Balconies.*

(1) *Horizontal window bands.* Horizontal window bands over forty (40) feet in length shall be prohibited.

(2) *Street-facing windows.* Windows shall be provided facing the street for all units adjacent to the street.

(3) *Bay windows.* Bay windows shall project at least two (2) feet but no more than three (3) feet from the exterior building wall.

(4) *Security bars.* Security bars shall not be mounted on the outside of an exterior wall, window or door of any dwelling unit.

(5) *Operable windows.* Operable windows shall have screens for ventilation.

(6) *Window frames.* Raw or clear anodized aluminum window frames are prohibited.

(7) *Balcony depth.* Balconies shall have a minimum depth of four (4) feet.

(8) *Consistency with architectural style.* Door, window and balcony design, materials, and placement shall be characteristic of the chosen architectural design style of the building pursuant to the reference guide identified in Section 153.135.100(A)(1).

(9) *Window and door trims.* Windows and doors shall be either trimmed or recessed. When trimmed, the trim material shall not be less than three-and-one-half (3 feet 6 inches) inches in width by nine (9) inches in depth when protruding from the wall. Foam trim molding shall be prohibited on the ground floor. When recessed, the primary building siding material shall cover the recessed edge faces and wrap toward the interior face of the window glazing or door face by at least three (3) inches in depth.

(E) *Garage Doors.*

(1) *Garage door placement.* Garage doors shall not face a public street but shall be oriented toward an alley, private street, or driveway internal to the project.

(2) *Garage door treatments.* Garage doors shall include at least one (1) of the following detail treatments:

(a) Windows

(b) Paneled surface

(c) Minimum of two (2) colors

(3) Garage doors visible from a street shall be recessed at least three (3) feet from the garage wall.



Fig. 6: Garage Doors

(F) *Stairwell.* Exterior stairways shall be designed as an integral part of the project's architecture and shall incorporate solid wall portions, columns, and/or a decorative balustrade. Stairwells shall not be oriented to the street, but shall face interior spaces (such as plazas, gathering areas, parking areas and pedestrian paths) and shall not be separated from these areas by landscaping, fences or walls taller than three (3) feet. The design shall be of the same materials and color of the building. Open metal and pre-fabricated stairwells shall be prohibited.

(G) *Corner Lot Treatments.* Buildings on corner lots that have two (2) stories shall include at least one (1) of the following features. Buildings that are three (3) stories or more at the corner shall include at least two (2) of the following features at the corner.

- (1) Change in primary wall material and color
- (2) Change in wall plane or a minimum depth of two (2) feet
- (3) Entry to ground floor retail or primary building entrance

- (4) Different fenestration pattern from the primary exterior building wall



Fig. 7: Corner Lot Treatment

(H) *End Unit Treatments.* Units at the ends of buildings shall incorporate windows on each floor and shall include at least two (2) of the following articulation methods for every twenty (20) feet of the exterior building wall length.

- (1) At least two (2) changes in color and texture along wall surfaces
- (2) Indented portions of walls
- (3) Lower wall wainscots
- (4) Built-up or recessed reveals, trims, and other projections along different levels of wall surface
- (5) Vertical pilasters that are load bearing and/or are integral to the selected architectural style
- (6) Cantilevers

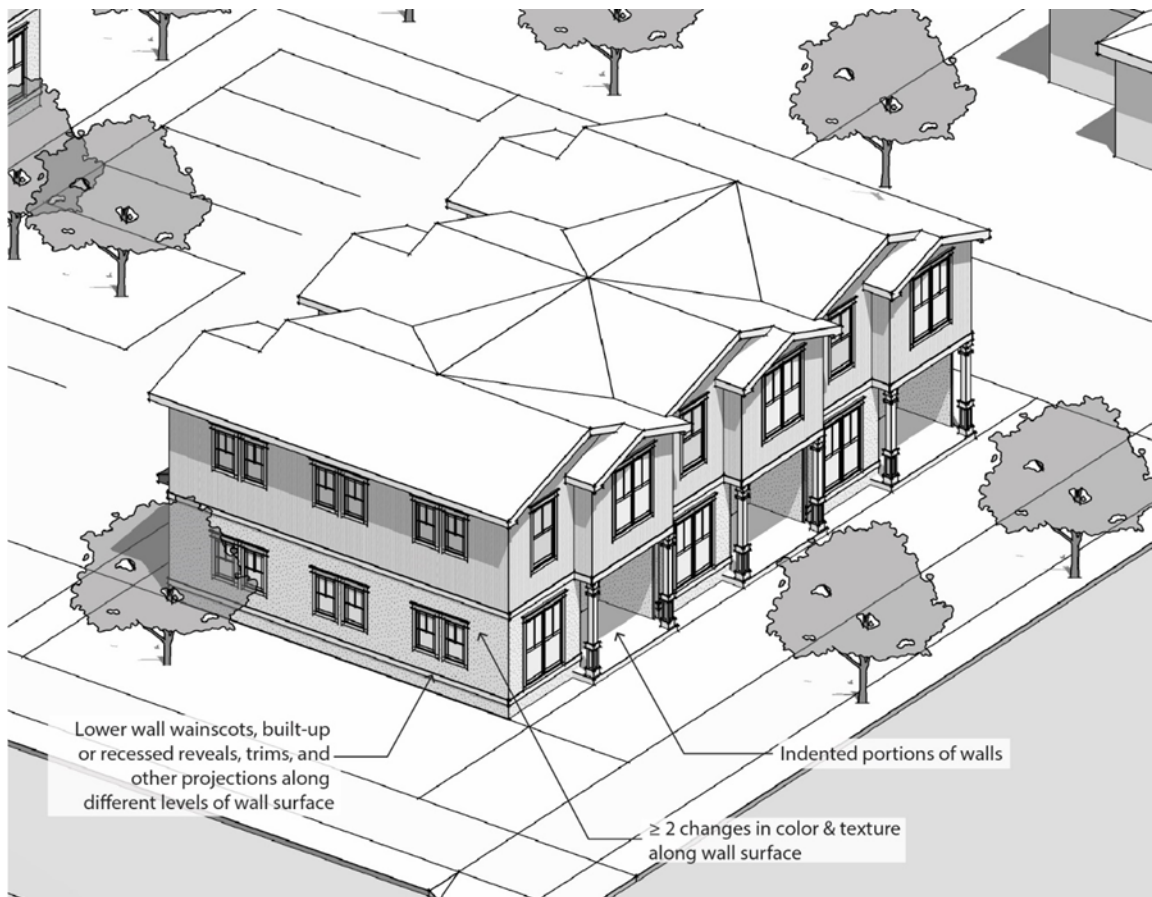


Fig. 8: End Unit Treatment

(I) *Building Materials.*

(1) *Exterior building wall materials.* The following table identifies permitted and prohibited exterior building wall materials. Materials not listed are prohibited unless approved through a discretionary review process.

Table 2: Materials

Exterior Building Wall Materials	
Brick	P
Stone (unpainted)	P
Stucco and plaster	P
Finished wood, wood veneer, engineered wood, wood siding	P
Fiber-reinforced cement siding and panels	P
Concrete (poured in place or precast)	S
Ceramic tile	S
Glass (transparent spandrel)	S
Glass (block)	A
Metal	N

Corrugated metal	N
Vinyl	N
Plastic	N
Glass (mirrored, tinted, reflective)	N
Gloss tiles	N
T-111 Plywood	N
Composite wood panel	N
Rough stucco	N
Exterior Insulation Finishing System (EIFS)	N

KEY

P: Primary or secondary material

S: Secondary or accent material

A: Accent material only

N: Not allowed/prohibited

Primary material – a material of the highest use percentage on the building, at least 60 percent.

Secondary material – a material used by a lesser percent than the primary material, a maximum of 40 percent.

Accent material – a material used for wall, window or roof trim, or on building elements, including doors and dormers.

(2) At least two (2) materials shall be used on any exterior building wall, in addition to glazing, railings, and trim.

(3) Sustainable materials shall be used for a minimum of twenty-five (25) percent of the building exterior, and shall consist of a minimum of one (1) of the following properties:

(a) Certified as zero of low volatile organic compounds (VOC) pursuant to State Green Building Code.

(b) Qualified as rapidly renewable by being harvested within ten (10) years.

(c) Salvaged from the existing site.

(d) Produced within Southern California.

(e) Containing a recycled content of 80 percent or above.

(4) Buildings with false exterior building walls or false fronts, exclusive of parapets used to shield rooftop equipment, are prohibited.

(5) Materials shall be characteristic of the selected architectural design style pursuant to subsection 153.135.060(A)(1).

(J) *Roofing Materials.*

(1) *General.* Each structure shall have and maintain roof materials consisting of wood shake, shingle, asphalt, composition, fiber cement, or tile (slate, concrete or clay). Metal roofing and roofing of a glossy or reflective surface are prohibited.

(2) *Roofing material compatibility.* Roofing materials shall be compatible with the selected architectural style and design of the structure pursuant to subsection 153.135.060(A)(1).

(3) *Natural barrel clay tile roof replacement.* Natural barrel clay tile roofs shall be replaced with the same material and color in repairs, remodels, and additions.

(4) *Roof color treatment.* The colors of natural roofing materials (such as barrel tiles and slate) shall be left natural and not be altered by staining or painting. Colors of synthetic roofing materials shall simulate natural materials by use of earth tones, as defined in Section 153.220.060 (E Definitions). The blending of more than two (2) colors on a roof is prohibited.

(K). *Colors.*

(1) An earth-tone color palette shall be required for all structures. Additionally permitted colors are off-whites and light grays, Within the permitted color palette, the primary exterior color of the building shall be limited to an earthen hue background color, off-white, or light gray which is integral or uniformly applied to the exterior material, while special architectural features may use brighter colors as an accent.

(2) The number of colors appearing on the entire building exterior shall be a minimum of two (2) and a maximum of four (4) colors (or tones of the same color), including trim and accent colors. The selection of colors shall be the same among multiple buildings within a project. Changes in color due to a change in building material are not considered an additional color.

153.135.100 SITE DETAILS

(A). *Landscaping.* The following objective landscape design standards are in addition to the landscape standards in sections 153.160.030(A)-(E), 153.160.040(A)-(D), 153.160.050, and 153.150.110(C)-(D) of this Chapter 153.

(1) *Front setback buffer.* The front yard setbacks of street-facing residential ground-floor units shall include a minimum four (4)-foot deep landscaped area along the adjacent public sidewalk.

(2) *Landscaping along driveways and buildings.* A strip of landscaping at least two (2) feet wide shall be installed and maintained adjacent between any driveway and abutting property line and adjacent to buildings, except where a paved surface is required to accommodate HVAC and similar equipment.

(3) *Landscaping in yard setbacks.* Front yard setbacks and side yard setbacks adjacent to a public right-of-way and/or private streets shall be landscaped in their entirety, except for driveways and pedestrian walkways.

(4) *Native plants.* Landscaped areas shall include at least twenty-five (25) percent native plant species selected from those listed by the California Native Plant Society specific to the Eastern San Gabriel Valley on Calscape.

(5) *Areas to be landscaped.* Landscaping shall be provided in all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or other required improvements and amenities. Landscaping materials shall not be located such that at maturity they obstruct pedestrian paths and vehicular access along the public right-of-way, private streets, and driveways. Landscaping adjacent to pedestrian and vehicular paths shall either be raised planting surfaces or separated by a minimum six (6)-inch-high concrete curb.

(6) *Trees, shrubs, and groundcover.* Trees shall consist of both evergreen and deciduous varieties, the distribution of which shall be the applicant's choice, provided that no more than fifty (50) percent of trees shall be deciduous. At least five (5) different species of shrubs and groundcover shall be used in planter areas.

(7) *Use of turf.* Notwithstanding compliance with the California State Model Water Efficient Landscape Ordinance, the maximum area permitted for turf shall be thirty (30) percent of the total landscaped area on site. Turf shall not be used in planting strips narrower than five (5) feet wide and slopes over fifteen (15) percent to ensure adequate irrigation and to prevent run-off.

(8) *Decorative water features.* When decorative water features (such as pools, ponds or waterfalls) are used in landscaped areas, such features shall incorporate water recycling, and, as available, use of reclaimed water.

(9) *Water-efficient landscaping.* Landscape and irrigation plans shall conform to the requirements of section 153.160 (Water-efficient Landscaping Standards) of this Chapter 153.

(10) *Non-plant landscaping materials.* No more than twenty (20) percent of any landscaped area shall consist of the following non-plant materials. Gravel shall be prohibited.

- a. Decomposed granite
- b. Bark
- c. Decorative pebbles
- d. Rocks
- e. Boulders

(11) *Prohibited artificial materials.* Artificial turf and plants are prohibited.

(B). *Pavement.*

(1) *Pedestrian paving.* Pedestrian pathway paving materials shall consist of any of the following: stamped or scored concrete, interlocking unit pavers, tiles, bricks, or stone. Asphalt shall be prohibited. Decorative paving shall be used to delineate crossings at circulation drives and parking aisles and shall consist of any of the materials listed in Section 153.135.050(B)(4).

(2) *Driveway entry treatment.* The first twenty (20) feet of a vehicular driveway entry shall be composed of at least one (1) of the following treatments and shall be provided for the full width of the driveway: pavers, stamped or scored concrete, stone, brick, or exposed aggregate.

(3) *Driveway material prohibited.* The use of asphalt for driveways is prohibited.

(C). *Trash and Recycling Collection Areas.* In addition to the requirements set forth in section 153.130.070 (Refuse Collection Facilities), the following shall apply.

(1) *Design.* Enclosures shall be designed to use the same materials and colors as the buildings they serve.

(2) *Proximity to residences.* Enclosures shall not be located within twenty (20) feet of any adjacent property zoned for or occupied with residential use, and from any pedestrian path or vehicle driveway.

(3) *Lighting.* Lighting of enclosures shall be provided for nighttime security and use and shall conform to Section 153.135.070(G) Exterior Lighting.

(4) *Access.* Access to the enclosure and enclosure dimensions shall conform to solid waste provider requirements.

(5) *Separation.* Enclosures shall be separated from adjacent parking stalls with a minimum three (3)-foot wide planter area.

(D). Utility and Mechanical Equipment.

(1) *Roof-mounted.* Roof-mounted mechanical units shall be fully screened from view from adjacent public rights-of-way and incorporated into the roof design through increased slope, screening, or enclosures. Screening and enclosures shall match the materials, colors, and style of the building architecture.



Fig. 9: Roof Mounted Mechanical Units

(2) *Ground-mounted.* Ground-mounted mechanical, electrical, and utility equipment shall be placed a minimum of ten (10) feet away from any pedestrian pathway and/or vehicle driveway. Ground-mounted equipment shall be screened by a wall or fence that shall match the color of the primary buildings in the project, or landscaping. Screening height shall exceed the equipment height by a minimum of one (1) foot, but in no case shall be taller than six (6) feet.

(3) Utility and mechanical equipment shall not be located within any required open space area.

(4) *Air Conditioning Units.* Air conditioning and HVAC units shall be located along the side or rear of the building, or on the roof, consistent with sections 153.135.070.(D)(1) and (2).

(5) *Water Heater Units.* Water heater units shall be located within the building envelope and not exterior of the building walls.

(E) *Mailbox Locations.* Mailboxes shall be placed either at an on-site location adjacent to or incorporated into a common area for all residents, or at individual units.

(F). *Exterior Lighting.* All pedestrian pathways, vehicle parking areas, bicycle parking areas, structure entries, trash enclosures, landscaped areas, and common open space areas shall be illuminated for safety and security consistent with the requirements of section 153.140.040 (Light and Glare) of this Chapter 153. Light fixtures shall be decorative and wall pack lights are prohibited. Lighting shall be recessed or hooded, downward directed, and located to illuminate only the intended area.

153.135.110 ADDITIONAL STANDARDS FOR MIXED-USE DEVELOPMENTS

(A) *Ground-floor non-residential exterior building wall transparency.* Ground-floor building walls for spaces with non-residential uses that face public streets and sidewalks shall consist of a minimum of sixty (60) percent windows that extend between three (3) and eight (8) feet in height above the finished floor. The purpose is to provide unobstructed views into the non-residential space. The windows shall have a visible light transmittance greater than eight (80) percent, and without tint or coloration in the glass substrate.

(B) *Public area.* Any building that extends more than seventy-five (75) linear feet along a street-facing property line shall include an open space area directly accessible from the sidewalk. Such space shall have minimum dimensions of sixteen (16) feet and minimum area of three hundred (300) square feet to accommodate either a publicly accessible courtyard/plaza or outdoor seating for public dining.

(C) *Loading areas.* Loading areas for the commercial components of mixed-use developments shall be located out of view of any public right-of-way and shall be shielded or enclosed to ensure compliance with the noise standards set forth in section 153.140.070 (Noise).

(D) *Mailboxes.* In mixed-use developments, separate mailbox and package delivery/pick-up areas shall be provided for the residential and commercial components of a project.

153.135.120. DEVIATIONS FROM STANDARDS

For proposed projects that deviate from one or more design standards, such applications shall be subject to the provisions of Section 153.210 Part 7 Administrative

Adjustment. Project applications where a deviation from a standard is requested shall not be considered a ministerial review.

SECTION 4. In accordance with Government Code section 66326, the City Clerk is directed to submit a copy of this Ordinance to the California Department of Housing and Community Development within 60 days after adoption.

SECTION 5. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

SECTION 6. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. To the extent the provisions of the Baldwin Park Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 8. The City Clerk is directed to certify the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 9. This Ordinance takes effect 30 days after its adoption. .

PASSED AND APPROVED ON THE _____ DAY OF _____, 2026

DANIEL DAMIAN, MAYOR

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:
CITY OF BALDWIN PARK)

I, Christopher Saenz, City Clerk of the City of Baldwin Park, do hereby certify that the foregoing Ordinance No. 1525 was duly approved and adopted at a regular meeting of the City Council on _____, 2026 by the following vote:

AYES: COUNCILMEMBER:

NOES: COUNCILMEMBER:

ABSENT: COUNCILMEMBER:

ABSTAIN: COUNCILMEMBER:

Christopher Saenz
CITY CLERK

Jesus Astorga-Rios

From: James Lloyd <james@calhdf.org>
Sent: Wednesday, March 25, 2026 10:57 AM
To: PC Comments
Subject: Fwd: comment re proposed ADU ordinance for tonight's PC hearing

Categories: Project Comments

CAUTION: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure about an attachment or have questions, please contact IT Support.

Dear City of Baldwin Park,

The proposed ADU ordinance, calendared as agenda item 2 for tonight's Planning Commission hearing, resolves all the issues that we presented in our April 2, 2025 letter to the City. The ordinance, if adopted as proposed, would comply with state law. We commend the City for its work in addressing this issue, as ADUs comprise 20% of all new housing in California. ADUs are a critical source of naturally affordable housing, they can accommodate intergenerational households and help seniors age in place, and they promote critical rental housing in areas where such options are limited.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - <https://calhdf.org/donate/>

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Manuel Carrillo Jr, Chief Executive Officer
PREPARED BY: Christian L. Bettenhausen, City Attorney, Shirley Quinones, Chief Deputy City Clerk
DATE: April 15, 2026
SUBJECT: Public Hearing and Ordinance 1526: Moratorium on the Approval, Establishment, or Operation of Data Centers

SUMMARY:

On March 4, 2026, the City Council adopted Interim Urgency Ordinance No. 1524 (“Interim Ordinance”) establishing a 45-day moratorium on the approval, establishment or operation of data centers in the City to allow City staff to analyze and recommend regulatory options for establishing new or updated regulations for data centers in the Baldwin Park Municipal Code, Zoning Code and General Plan. The purpose of this interim ordinance is to preserve and promote the public health, safety, and welfare during the time that City staff analyzes and prepares new or revised regulatory proposals to govern data centers including providing the City Council with options and recommendations on possible regulations. Proposed Ordinance No. 1526 extends the moratorium set by the Interim Ordinance for an additional 10 months and 15 days.

RECOMMENDED ACTION:

It is recommended that the City Council:

1. Conduct a Public Hearing; and
2. Waive further reading and adopt Ordinance No. 1526 entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA, EXTENDING URGENCY ORDINANCE NO. 1524 ESTABLISHING A MORATORIUM ON THE APPROVAL, ESTABLISHMENT, OR OPERATION OF DATA CENTERS TO CONSIDER ADOPTING REGULATIONS FOR DATA CENTERS PURSUANT TO GOVERNMENT CODE SECTION 65858.”

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

On March 4, 2026, the City Council adopted Interim Urgency Ordinance 1524 establishing a 45-day moratorium on halting the approval, establishment, and operation of data centers within all zoning districts in the City to allow for City staff to analyze and recommend regulatory options for establishing new or updated regulations for data centers. Ordinance No. 1526 extends the moratorium set by the Interim Ordinance, as permitted by law, for an additional 10 months and 15 days.

Article XI, Section 7 of the California Constitution and Government Code Section 65858 allow cities to adopt temporary moratoria on an urgency basis to prohibit any uses that may conflict with contemplated or pending changes to the general plan, specific plan or zoning proposals. As described further below, the item is presented as an urgency matter as the approval, establishment, and operation of new data centers would create a current and immediate threat to the health, safety, and welfare of the City and its residents.

DISCUSSION:

Driven in large part by cloud computing and artificial intelligence capacity demands, there has been exceptionally rapid growth in data centers, leading to well-documented concerns expressed by State and local legislators about grid reliability, electricity costs, and environmental impacts. All these impacts, and other potential impacts, pose a threat to the public health, safety and welfare of the City and its residents. The Baldwin Park Municipal Code, Zoning Code, and General Plan do not currently establish regulations or development standards for data centers. The lack of regulations for data centers poses a variety of potential known and unknown adverse impacts, including, but not limited to, high power consumption that could strain the City's existing infrastructure and result in higher utility costs, significant water consumption, occupation of large areas of land that may be incompatible with the City's other land uses, and potential nuisances such as noise, heat and pollution.

City staff is currently studying and analyzing various options for proposing amendments to the City's existing regulations that are uniform in application, clear and efficient in administration. While staff conducts its evaluations, the approval, establishment and operation of data centers under the City's existing regulations, would defeat the purpose of the Staff's ongoing efforts to study and adopt new regulations and development standards for data centers that would minimize negative impacts.

For these reasons, the City Council adopted Interim Urgency Ordinance 1524 on March 4, 2026, in order to impose a 45-day moratorium temporarily halting the approval, establishment, and operation of data centers within all zoning districts in the City. The purpose of the interim ordinance is to preserve and promote the public health, safety, and welfare during the time that City staff analyzes and prepares new or revised regulatory proposals to govern data centers within the City. This moratorium would not impact any data center that is already expressly or conditionally permitted in the City and that was lawfully established and operating before the effective date of this Ordinance.

Unless extended, the moratorium imposed by the Interim Urgency Ordinance will expire on April 18, 2026.

Pursuant to Government Code Section 65858(a), the moratorium can be extended by 10 months and 15 days after holding a public hearing on the matter, and adoption by City Council by a four-fifth vote. A maximum of two extensions may be applied, of which this is the first. City staff continues to evaluate potential regulations relating to data centers, which is comprehensive and requires more than 45 days. Therefore, City staff recommends an extension of the Interim Urgency Ordinance's moratorium pending this continued analysis and drafting.

The moratorium extension proposed by Ordinance No. 1526 shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall remain in full force and effect until March 5, 2027, or an amendment to the Baldwin Park Municipal Code, Zoning Code or another applicable regulation adopted by the City Council, whichever is earlier, unless earlier terminated by the City Council.

ALTERNATIVES:

Allow for the Interim Ordinance to expire without extension, which would allow data centers to be developed without any standards or regulations.

CEQA REVIEW:

The Ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378), Section 15061(b)(3) (it will not have a significant impact on the environment) and Section 15308 (actions by regulatory agencies for the protection of the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the subject ordinance has no potential for resulting in any significant physical change to the environment, either

directly or indirectly.

LEGAL REVIEW:

The report has been prepared by the City Attorney.

ATTACHMENTS:

1. Ordinance No. 1526 - Extending Moratorium - Data Centers

ORDINANCE NO. 1526

**AN ORDINANCE OF THE CITY OF BALDWIN PARK, CALIFORNIA,
EXTENDING URGENCY ORDINANCE NO. 1524 ESTABLISHING A
MORATORIUM ON THE APPROVAL, ESTABLISHMENT, OR
OPERATION OF DATA CENTERS TO CONSIDER ADOPTING
REGULATIONS FOR DATA CENTERS PURSUANT TO GOVERNMENT
CODE SECTION 65858**

WHEREAS, on March 4, 2026, the City Council adopted Interim Urgency Ordinance No. 1524 ("Interim Ordinance") establishing a 45-day moratorium on the approval, establishment, or operation of data centers in the City; and

WHEREAS, the Baldwin Park Municipal Code ("Municipal Code" or "BPMC"), Zoning Code (Chapter 153) and General Plan do not currently establish regulations or development standards for data centers; and

WHEREAS, the City's primary objective is the protection of public health, safety, and welfare; and

WHEREAS, City staff is therefore currently considering, studying and analyzing various options for proposing amendments to the City's existing regulations to prohibit or conditionally permit data center land uses within the City; and

WHEREAS, California Government Code section 65858 authorizes the City Council to adopt, by a four-fifths vote, an extension to the interim ordinance for up to ten (10) months and fifteen (15) days.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BALDWIN PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Recitals set forth above are hereby adopted as the findings of the City Council in connection with the adoption of this Ordinance and that based on the above Recitals, there is an immediate threat to the public health, safety and welfare. The adoption of this Ordinance is necessary for the immediate protection of the public health, safety and welfare.

SECTION 2. The purpose of this Ordinance is to extend the established moratorium under the Interim Ordinance on the approval, establishment or operation of data centers to consider adopting regulations for data centers pursuant to Government Code section 65858. Based on the findings set forth in the Recitals and incorporated herein in Section 1, if the City were to continue to allow the approval, establishment, or operation of data centers, there would be an immediate threat to the public health, safety and welfare based on the following findings:

- a) The present state of the Baldwin Park Municipal Code and the current lack of regulations on data centers poses a variety of potential known and unknown adverse impacts, including but not limited to decreased air quality, increased greenhouse gas emissions, noise impacts, high power consumption that could strain the City's existing infrastructure and result in higher utility costs, significant water consumption, occupation of large areas of land that is incompatible with the City's land uses and potential nuisances including but not limited to noise, heat and pollution, all of which pose a threat to the public health, safety, and welfare to the citizens of the City.
- b) The approval, establishment, or operation of such data centers without appropriate regulation might conflict with or be inconsistent with surrounding uses, resulting in land use conflicts, public safety concerns, environmental impacts, and risks to the City's water or infrastructure.

SECTION 3. Interim Ordinance No. 1524 and all terms thereof is hereby extended to March 5, 2027, or until the City enacts an amendment to the BPMC, Zoning Code or another applicable regulation adopted by City Council, whichever is earlier. The issuance of any permit or applicable entitlement for the approval, establishment, or operation of data centers shall not be approved or issued during the pendency of this Ordinance or any modification thereof.

SECTION 4. This Ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall remain in full force and effect until March 5, 2027, or an amendment to the BPMC, Zoning Code or another applicable regulation adopted by City Council, whichever is earlier, unless earlier terminated by the City Council.

SECTION 5. The City Council finds that this Ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378), Section 15061(b)(3) (it will not have a significant impact on the environment) and Section 15308 (actions by regulatory agencies for the protection of the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the subject ordinance has no potential for resulting in any significant physical change to the environment, either directly or indirectly.

SECTION 6. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

SECTION 7. For the term of this Ordinance, or any extension thereof, the provisions of this Ordinance shall govern over any conflicting provisions of any other City code, ordinance, resolution or policy.

Passed, approved, and adopted this 15th day of April 2026.

DANIEL DAMIAN, MAYOR

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK

} ss.

I, CHRISTOPHER SAENZ, City Clerk, of the City of Baldwin Park, do hereby certify that the foregoing **Ordinance No. 1526** was introduced and adopted by the City Council at its regular meeting held on April 15, 2026 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHRISTOPHER SAENZ, CITY CLERK