

**MINUTES OF THE  
LAWNDALe CITY COUNCIL AND SUCCESSOR AGENCY REGULAR MEETING  
December 5, 2022**

**A. CALL TO ORDER AND ROLL CALL**

Mayor Pullen-Miles called the meeting to order at 6:31 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Rhonda Hofmann Gorman, Councilmember Bernadette Suarez, Councilmember Pat Kearney, Councilmember Sirley Cuevas

Other Participants: City Clerk Erica Harbison, City Manager Sean M. Moore, City Attorney Greg M. Murphy, Assistant City Clerk Yvette Hall, Assistant to City Manager/Director of Human Resources Raylette Felton, Los Angeles County Sheriff's Department Sergeant Justin Smith, Los Angeles County Fire Department Duty Battalion Chief Mike Lewis, Community Services Director Mike Estes, Municipal Services Director Michael Reyes, Finance Director Hrant Manuelian, Interim Public Works Director Ahmad Ansari, Associate Planner Jose Hernandez.

**B. CEREMONIALS**

Councilmember Kearney led the flag salute and Pastor Dwight Dudley, Calvary Chapel South Bay, provided the inspiration.

**C. PUBLIC SAFETY REPORT**

a. Los Angeles County Sheriff's Department Update

Sergeant Osburn announced that he received a promotion and is leaving to another station. He introduced Sergeant Justin Smith and stated that Sergeant Smith will now be the Sergeant for Lawndale.

Sergeant Smith summarized the recent law enforcement activities.

The City Councilmembers welcomed Sergeant Smith and thanked Sergeant Osburn for his service.

b. LA County Fire Department Update

Los Angeles County Fire Department Duty Battalion Chief Lewis summarized the recent local fire emergency activities.

**D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)**

Robert Bozart, Ballin for the Lord, commented that he has a nonprofit organization that teaches youth how to play basketball and provides college assistance. Mr. Bozart requested information on how to start the program in the city.

John Laniewski, Resident, spoke on the living conditions in his apartment and stated he has many issues with the plumbing and heating. He stated that he has contacted the Los Angeles County Health Department; however, they have not done anything and no citations have been issued.

Pualani Wong, Resident, spoke on the living conditions at 4546 W. 173<sup>rd</sup> Street. She read a Landlord-Tenant civil code section. She indicated that she had no heating and that the management company gave her a space heater. Ms. Wong indicated that the health department will not issue any citations.

Tyesha Batres, Resident, spoke on the parks program.

Mayor Pullen-Miles asked Ms. Batres to return later in the meeting to provide comments for Agenda Item No. 14.

**E. COMMENTS FROM COUNCIL**

The City Council responded generally to the public comments.

Councilmember Kearney thanked the speakers and inquired what could be done to assist the tenants.

City Manager Moore stated that the Community Development Department and Code Enforcement staff will check the property.

Councilmember Suarez thanked the speakers and asked the City to look into the code violations at the apartment building. She requested that the Community Services staff assist Mr. Bozart with his nonprofit Ballin for the Lord.

Councilmember Cuevas thanked the speakers and asked the City to assist the tenants. She suggested that the nonprofit organization Ballin for the Lord contact the Director of Community Services Estes.

Mayor Pro Tem Hofmann Gorman requested that the City assist the tenants who spoke this evening. She suggested that the tenants provide City staff with photographs of the sewage backup.

Mayor Pullen-Miles spoke on the Ballin for the Lord nonprofit and asked that they contact the Community Services Department. He commented on the issues that the tenants were experiencing in their apartments. Mayor Pullen-Miles suggested that the city implement a Landlord-Tenant program that requires Landlords to open an escrow account and be placed on a list similar to other cities.

**F. CONSENT CALENDAR**

1. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**  
Recommendation: that the City Council approve.
2. **Second Reading Ordinance No. 1192-22 to add Chapter 17.104 to Title 17 of the Lawndale Municipal Code pertaining to Citywide streamlining standards for Electric Vehicle charging station(s)**  
Recommendation: that the City Council read by title only, waive further reading, and adopt Ordinance No. 1192-22 to amend Electrical vehicle charging station requirements to comply with recent changes in State law.
3. **Routine Records Destruction**  
Recommendation: that the City Council adopt Resolution No. CC-2212-054, approving the requests from the City Manager's Office, City Council and Administrative Services/Human Resources for authorization to destroy routine records as listed in the exhibits of the Resolution.
4. **Accounts Payable Register**  
Recommendation: that the City Council adopt Resolution No. CC-2212-052 authorizing the payment of certain claims and demands in the amount of \$609,517.70.
5. **Minutes of the Lawndale City Council Regular Meeting – November 7, 2022**  
Recommendation: that the City Council approve.
6. **Consideration of Claims for Damage against the City**  
Recommendation: that the City Council reject the claim filed by Hawthorne Motors Express and instruct staff to process the appropriate correspondence to the claimants.
7. **South Bay Workforce Investment Board Quarterly Summary Report**  
Recommendation: that the City Council receive and file.
8. **Reclassification of Assistant to the City Manager/HR Director to Deputy City Manager/HR Director**  
Recommendation: that the City Council approve the reclassification from Assistant to the City Manager/HR Director to Deputy City Manager/HR Director, approve the budget amendment for \$15,005 for FY 2022-2023, and direct staff to come back to Council with amendments to the CMT resolution and any additional documents to include the Deputy City Manager/HR Director position.

**REDEVELOPMENT SUCCESSOR AGENCY**

9. **Consideration of the Recognized Obligation Payment Schedule (ROPS) 2023-24 and the Administrative Budget for Fiscal Year 2023-24**  
Recommendation: that the Successor Agency 1) Approve and direct staff to submit to the Los Angeles County Oversight Board and California Department of Finance the ROPS 23-24 and Administrative Budget FY 2023-24; and 2) Authorize staff to make any changes requested by the DOF.

10. **Minutes of the Redevelopment Successor Agency Meeting – January 18, 2022**

Recommendation: that the Board approve.

A motion was made by Councilmember Cuevas to approve the Consent Calendar and was seconded by Councilmember Kearney and carried by a vote of 5-0.

G. **PUBLIC HEARING**

11. **An ordinance adopting 2022 building, electrical, mechanical, plumbing, residential, green building standards, and existing building code updates, with local amendments, and finding of exemption from CEQA.**

Recommendation: that the City Council 1) Acknowledge that the Project is categorically exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and 2) Adopt Ordinance No. 1193-22 updating building codes.

Community Development Manager Chavez presented the staff report.

Mayor Pullen-Miles opened the public hearing at 7:04 p.m.

There was no one from the public wishing to speak.

Mayor Pullen-Miles closed the public hearing at 7:04 p.m.

Mayor Pullen-Miles requested that the City Attorney read the ordinance title.

City Attorney Murphy read the proposed ordinance by title only and waived further reading.

A motion was made by Councilmember Kearney to acknowledge that the Project is categorically exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines and to adopt Ordinance No. 1193-22 updating building codes. Councilmember Cuevas seconded the motion which carried by a vote of 5-0.

12. **Consideration of Ordinance No. 1195-22 to amend certain sections in Title 17 of the Lawndale Municipal Code pertaining to accessory dwelling units within the City of Lawndale**

Recommendation: that the City Council A) Conduct a public hearing; B) Determine that Ordinance No. 1195-22 is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and C) Introduce for first reading by title only Ordinance No. 1195-22, an Ordinance amending the Lawndale Municipal Code regarding ADUs to reflect changes in state law, and waive further reading.

Associate Planner Hernandez presented the staff report.

Councilmember Suarez inquired about the permitting agency review process.

Associate Planner Hernandez clarified the permitting agency’s site plan review application process for corrections.

Mayor Pullen-Miles opened the public hearing at 7:14 p.m.

Syed Olly, Resident, spoke regarding his property at 4750 and 4752 West 170<sup>th</sup> Street. He stated that he has received many corrections from the Planning Department in relation to his existing Accessory Dwelling Unit.

Mayor Pullen-Miles closed the public hearing at 7:16 p.m.

Councilmember Suarez inquired about the 60-day timeframe and how that process works.

Community Development Manager Chavez clarified that the 60-day period is for the Planning Department approval and then plans are forwarded to the Building and Safety Department.

Councilmember Cuevas asked if staff could request that the Los Angeles County Building and Safety Department provide a 10-day turnaround for their review process.

City Manager Moore stated that the Community Development Department will process the applications efficiently.

**A motion was made by Councilmember Cuevas to determine that Ordinance No. 1195-22 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines and introduce for first reading by title only Ordinance No. 1195-22, an Ordinance amending the Lawndale Municipal Code regarding ADUs to reflect changes in state law, and waive further reading. Councilmember Suarez seconded the motion which carried by a vote of 5-0.**

**13. Recommendation of Increase to Bail Amounts for the Use and Possession of Illegal Fireworks; approval of Resolution No. CC-2212-053 amending the City's Fine Schedule; introduction and first reading of Ordinance No. 1194-22 amending the Municipal Code penalties for Use and Possession of Illegal Fireworks**

Recommendation: that City Council 1) Introduce, approve, and read by title only (waiving further reading) Ordinance No. 1194-22 to increase penalties for violations of Chapter 8.12 of the Lawndale Municipal Code; and 2) Approve Resolution No. CC-2212-053 amending the City's Fine Schedule to increase the bail amounts for the use and possession of illegal fireworks.

Municipal Services Director Reyes presented the staff report.

Councilmember Suarez inquired how much in fines were collected.

Municipal Services Director Reyes stated that the overall amount collected this fiscal year in fines was \$40,000.

Mayor Pullen-Miles opened the public hearing at 7:24 p.m.

Randall Abrams, Resident, spoke on fireworks issues and provided a handout of fireworks resources.

Mayor Pullen-Miles closed the public hearing at 7:27 p.m.

Mayor Pro Tem Hofmann Gorman stated that she supports the \$5,000 fine.

Councilmember Cuevas inquired about the cost to purchase additional street signs.

**A motion was made by Mayor Pro Tem Hofmann Gorman to introduce, approve, and read by title only (waiving further reading) Ordinance No. 1194-22 to increase penalties for violations of Chapter 8.12 of the Lawndale Municipal Code. Councilmember Kearney seconded the motion which carried by a vote of 5-0.**

**A motion was made by Councilmember Kearney to approve Resolution No. CC-2212-053 amending the City's Fine Schedule to increase the bail amounts for the use and possession of illegal fireworks. Mayor Pro Tem Hofmann Gorman seconded the motion which carried by a vote of 5-0.**

## **H. ADMINISTRATION**

### **14. Community Recreation Program Agreements with the Lawndale Elementary School District**

Recommendation: that the City Council discuss the use agreements between the City of Lawndale and Lawndale Elementary School District and authorize the City Manager to: a) send notice to Lawndale Elementary School District to advance the termination of the park use agreements; or b) continue to engage in discussions with Lawndale Elementary School District to use one or more LESD properties for recreational activities; or c) do nothing and allow the current Letter Agreement to expire on its own terms on June 30, 2023.

Assistant to City Manager/Human Resources Director Felton presented the staff report.

Tyesha Batres, Resident, spoke on the City's parks program and stated that she enjoys visiting the parks and feels they are a safe space.

Virginia Castro, Superintendent of Lawndale Elementary School District, spoke and clarified the school district's funding and budget. She stated that the agreement is not a lease and that they are willing to provide green space for the residents.

Sandra Suarez, Resident, stated that she lives close to Rogers/Anderson Park and supports the continued maintenance and use of the parks by the residents.

Karen Mila, Resident, commented that she lives close to Rogers/Anderson Park, commented that the parks offer extracurricular activities and supports keeping the park, keep the agreement.

A written comment in support of maintaining parks was sent by e-mail from Resident Jay Davis.

Councilmember Suarez indicated that she would like to continue the agreement with the school district.

Mayor Pro Tem Hofmann Gorman stated that she would like to continue the agreement and that a meeting should be held with the school district.

Councilmember Kearney indicated that he does not want to give up any green space.

City Attorney Murphy provided clarification on the options that the City Council could consider taking with the school district.

Mayor Pullen-Miles suggested that each group bring a proposal.

Discussion ensued among City Councilmembers and staff regarding green space, grant programs, maintenance costs, major capital improvements, and cost sharing with the school district.

**By consensus, the City Council directed staff to coordinate a joint meeting between the City Council and the Lawndale Elementary School District's Board of Trustees.**

**15. General Municipal Election 2022 – Unofficial Results**

Recommendation: that the City Council receive and file this report.

Assistant City Clerk Hall presented the staff report for the General Municipal Election 2022, Unofficial Results. She reported that as of November 29, 2022, the unofficial results are as follows:

For Mayor, there were two candidates: Robert Pullen-Miles, Warrendell Jackson.

- Robert Pullen-Miles received 3,671 votes or 80.88%.
- Warrendell Jackson received 868 votes or 19.12%.

For City Councilmember, there were five candidates: Dan Reid, Samuel Cruz, Wanza Tolliver, Bernadette Lourdes Suarez, Pat Kearney.

- Dan Reid received 988 votes or 14%.
- Samuel Cruz received 1,062 votes or 15.05%.
- Wanza Tolliver received 844 votes or 11.96%.
- Bernadette Lourdes Suarez received 2,515 votes or 35.64%.
- Pat Kearney received 1,647 votes or 23.34%.

For City Clerk, there was one candidate: Erica Harbison.

- Erica Harbison received 3,705 votes or 100%.

**The City Council received and filed the report by consensus.**

**16. Recommendation to Select Everbridge for Citywide Emergency Notification System**

Recommendation: that the City Council approve funding to retain Everbridge Mass Notification Pro as its sole provider for emergency messaging, and communications in the event of a natural or manmade emergency.

Director of Municipal Services Reyes presented the staff report.

Councilmember Cuevas inquired about notifying rental properties.

Director of Municipal Services Reyes indicated that the rental properties would be notified.  
report.

**A motion was made by Councilmember Kearney to approve funding to retain Everbridge Mass Notification Pro as its sole provider for emergency messaging, and communications in the event of a natural or manmade emergency. Councilmember Suarez seconded the motion which carried by a vote of 5-0.**

**17. Request for Additional Funding for Increase to Contract with SPCA (Society for Prevention of Cruelty to Animals) for Kenneling and Animal Care Services**

Recommendation: that the City Council approve this request for additional funding to cover the cost of Kenneling and Animal Care with the SPCA.

Director of Municipal Services Reyes presented the staff report.

Councilmember Cuevas inquired if the quote from Los Angeles County was for the entire year

Director of Municipal Services Reyes responded that the quote was for the entire year.

**A motion was made by Councilmember Cuevas to approve the request for additional funding to cover the cost of Kenneling and Animal Care with the SPCA. Councilmember Suarez seconded the motion which carried by a vote of 5-0.**

**18. Amendment to Fiscal Year 2022-23 Adopted Operating Budget**

Recommendation: that the City Council approve the additional funding to the FY 2022-23 Adopted Operating Budget in the total amount of \$116,000.

Interim Public Works Director Ansari presented the staff report.

**A motion was made by Councilmember Kearney to approve the additional funding to the FY 2022-23 Adopted Operating Budget in the total amount of \$116,000. Councilmember Cuevas seconded the motion which carried by a vote of 5-0.**

**I. CITY MANAGER REPORT**

City Manager Moore announced that the General Plan Scoping Meeting would be held on December 15, 2022. He indicated that the Youth Day Parade would have to be re-routed due to construction at Alondra Park.

**J. ITEMS FROM CITY COUNCILMEMBERS**

**19. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events**

Councilmember Kearney attended the Sheriff's Liability Trust Oversight meeting, Field of Honor event, Senator Bradford's Thanksgiving turkey giveaway, Angel Tree Lighting event, and announced that the Santa Sleigh event starts this evening.

Councilmember Suarez attended the South Bay Cities Council of Governments, Board of Directors Meeting and viewed the Field of Honor event. She stated that a 12-unit shelter opened in Hawthorne.

Councilmember Cuevas displayed a thank you letter from Relay for Life and attended the Budget Subcommittee meeting.

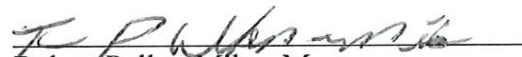
Mayor Pro Tem Hofmann Gorman attended the Field of Honor event, Angel Tree Lighting event, and announced the Santa Sleigh event.

Mayor Pullen-Miles attended the Field of Honor event, Los Angeles County Sanitation Districts meeting, and indicated that Inglewood Mayor James T. Butts was reaffirmed as the Metro representative. He also attended the Angel Tree Lighting event.

**K. ADJOURNMENT**

Mayor Pullen-Miles announced that longtime resident Charles "Mac" MacQuarrie passed away recently. Mayor Pullen-Miles stated that Mr. MacQuarrie was the owner of Mac's Old Time Radio Museum in Lawndale.

There being no further business to conduct, the Mayor adjourned the meeting at 8:51 p.m. in memory of longtime resident Charles "Mac" MacQuarrie.

  
Robert Pullen-Miles, Mayor

ATTEST:

  
Erica Harbison, City Clerk

Approved: 12/19/2022