

**MINUTES OF THE
LAWNDALe CITY COUNCIL REGULAR MEETING
February 22, 2022**

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:42 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 Gregory M. Murphy, Assistant to the City Manager/Human Resources Director Raylette Felton, Los Angeles County Sheriff's Department Captain Duane Allen, Interim Finance Director John Downs, Community Services Director Mike Estes, Municipal Services Director Michael Reyes, Acting Director of Community Development Jared Chavez, Public Works Director Julian Lee

B. CEREMONIALS

Councilmember Pat Kearney led the flag salute and Pastor Matthew Harbison, with Lawndale Wesleyan Church, provided the inspiration.

C. PUBLIC SAFETY REPORT

Los Angeles County Sheriff's Department Captain Duane Allen summarized the recent law enforcement activities.

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

Randall Abram, Resident, spoke about the audit of fireworks revenue and expenditures in the City and other ways to raise funds for youth groups and city activities.

Gary Adams, Resident, spoke about the enforcement violations of business located on 4505 Manhattan Beach Blvd.

Michelle Pino, Lawndale Library Manager, spoke about upcoming library programs and events.

E. COMMENTS FROM COUNCIL

Councilmember Pat Kearney, Councilmember Sirley Cuevas, and Mayor Pullen-Miles requested staff to look further into the permits for the business located at 4505 Manhattan Beach Blvd.

Councilmember Bernadette Suarez and Mayor Pullen-Miles requested to see the expenditures of the organizations awarded permits for fireworks sales.

F. CONSENT CALENDAR

1. Conditional Approval of 2022 Fireworks Permits

Recommendation: that the City Council award seven (7) conditional 2022 Fireworks permits to Christian Heritage Church, Foursquare Church of Lawndale, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, Lawndale Parks, Recreation and Social Services Commission, and Wesleyan Church of Lawndale.

2. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2202-010, authorizing the payment of certain claims and demands in the amount of \$1,225,955.68

3. Minutes of the Lawndale City Council Regular Meeting – February 7, 2022

Recommendation: that the City Council approve.

Councilmember Pat Kearney requested the continuation of item number 1 to a subsequent meeting pending additional research and review of a few of the community groups and the information provided.

A motion by Councilmember Kearney to continue item number 1 at a subsequent City Council meeting and approve items number 2 and 3, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

G. PUBLIC HEARINGS

4. Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard

Recommendation: that the City Council (a) direct staff to return with a resolution approving the project as-is; or (b) direct staff to return with a resolution denying the project; or (c) direct staff and the appellant to perform needed studies and negotiations and bring a resolution of approval (with conditions) back for adoption.

Acting Director of Community Development Jared Chavez provided the report for the above item.

The public hearing continued at 7:11 p.m.

Sherri Bonstelle, applicant's attorney, spoke in favor of the car wash project and presented actions by the applicant to approve the project.

Wil Soholt, Senior Vice President at Kosmont Companies, introduced a Net Fiscal Impact Analysis report on behalf of the applicant.

Tim Berger, project applicant, spoke about the car wash development project.

Public Testimony

Gary Adams, Resident, spoke against the car wash project in the City.

Alex Arash, Resident, spoke against the car wash project in the City.

Randall Abram, Resident, spoke about the long time vacancy of the property and the loss in revenue.

Saul Correa, Resident, spoke in opposition of the car wash project.

Douglas Carstens, Chatten-Brown & Carstens LLP, spoke against the car wash project on behalf of the Lawndale Community Association, an Ad hoc committee.

Jim Steedman, Navcon Engineering Network, briefly spoke of the undesirable effects of the noise and traffic from the car wash project in the City.

Monica, Resident, spoke against the car wash project in the City due to possible vandalism, noise, and multiple car wash businesses already in the City.

Lisa, Resident, spoke against the car wash and spoke in favor of a housing project.

Anonymous resident spoke in opposition of the car wash project and added public comments should include a 5 minute time limit for Spanish speakers.

Susana Gutierrez, Resident, spoke in opposition of the car wash project.

Angelica, Resident, spoke about other uses for the property and is opposed of the car wash.

Veronica, Resident, spoke in opposition of the car wash project.

Martha Arias, Resident and Apartment Manager, spoke against the car wash project in the City.

Laya, Resident, spoke against the car wash project in the City.

Mayor Pullen-Miles closed the public hearing at 7:55 p.m.

Councilmember Bernadette Suarez inquired if there is a City restriction limiting the number of Car Wash businesses allowed in the City.

City Attorney Gregory M. Murphy and City Manager Sean M. Moore responded there is no limit on the number of Car Wash businesses allowed in the City.

Councilmember Bernadette Suarez spoke about the project and not enough bases to deny the project.

Councilmember Sirley Cuevas concurred with Councilmember Suarez.

Mayor Pro Tem Rhonda Hofmann Gorman opposed the project.

A lengthy dialogue ensued between City Council and staff regarding the City's responsibility with Regional Housing Needs Allocation (RHNA) plan, housing laws, economic elements, and the City's General plan.

Sherri Bonstelle, applicant's attorney, and Timothy E. Berger, the applicant, spoke on reasons why the project qualifies for approval.

Gary Adams and Alex Arash, Resident, spoke against the car wash project in the City.

A lengthy dialogue ensued between City Council and staff regarding the proposed recommendations from staff.

A motion by Councilmember Sirley Cuevas directing staff to return with a resolution approving the project as-is was second by Councilmember Bernadette Suarez. Motion failed 2-3, [yes: 2 and no: 3].

A dialogue ensued between City Council and City Attorney Gregory M. Murphy regarding further actions needed by City Council as it relates to this item.

A motion by Mayor Robert Pullen-Miles directing staff to return with a resolution denying the project was seconded by Councilmember Kearney. Motion approved 3-2, [yes: 3 and no: 2].

H. CITY MANAGER'S REPORT

Nothing to report.

I. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Pat Kearney attended the Sherriff's Liability Trust and Oversight Committee, bench dedication for Jerry White and California Contract Cities Association Board of Directors meeting.

Councilmember Bernadette Suarez attended bench dedication for Jerry White and South Bay Cities Council of Governments steering committee.

Councilmember Sirley Cuevas attended a training for the Los Angeles County Homeless count, the bench dedication for Jerry White, a South Bay Cities Council of Governments forum, and South Bay Cities Council of Governments Transportation Committee meeting.

Mayor Pro Tem Rhonda Hofmann Gorman attended the California Contract Cities Association Board of Directors meeting. Councilmember Hofmann Gorman requested staff return with an item for City Council review regarding the placement of fireworks on the ballot, requested a future meeting with California Department of Transportation and California Highway Patrol, and

requested staff to post the Metro C Line (Green) Extension to Torrance Neighborhood Walk event on the City's website for the community's participation.

Councilmember Sirley Cuevas requested staff to explore the repair cost of the Harold Hofmann Community Center's heating, ventilation, and air condition system. Councilmember Cuevas also requested the number of vaccines administered during the most recent mobile vaccination clinic in Lawndale.

Mayor Pro Tem Hofmann Gorman requested information on the California Department of Public Health's digital vaccine record to be posted on the City's website.

Mayor Robert Pullen-Miles attended the bench dedication for Jerry White, the Sanitation District of Los Angeles County meeting and the Taste of Inglewood event. Mayor Pullen-Miles added staff follow up with Caltrans regarding the damaged gate near the EMI sign.

J. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 9:48 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

Approved: 3/7/2022