

**MINUTES OF THE  
LAWNDALE CITY COUNCIL REGULAR MEETING  
MARCH 19, 2018**

- A. **CALL TO ORDER AND ROLL CALL** – Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Councilmember James H. Osborne, Councilmember Pat Kearney, Councilmember Bernadette Suarez  
Councilmembers Absent: Mayor Pro Tem Reid  
Other Participants: City Clerk Rhonda Hofmann Gorman, City Manager Stephen N. Mandoki, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Lieutenant John Burcher, Community Services Director Mike Estes, Finance Director Kenneth Louie, Community Development Director Sean Moore, Public Works Director/City Engineer Frank Senteno, Deputy City Clerk Maria R. Guerra and approximately 10 audience members

- B. **CEREMONIALS** – Councilmember Osborne led the flag salute and Pastor Mitch Maciel provided the inspiration.

- C. **PUBLIC SAFETY REPORT** – Lieutenant Burcher summarized recent law enforcement activities.

D. **ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA**

- Lawndale Library Manager Jose Parra provided updates regarding programming this week at the Lawndale Library including the All-Abilities Concert and Vegetable Gardening for Teens.
- Pam London expressed concerns regarding the Rotary Club fireworks booth and the type of materials and standards for their parkway projects, including having permits and contractors. She believes the current parkway projects are held to a different standard than that to which she was held.
- Randall Abram expressed concerns regarding the firework sales program and referenced the City of Gardena's program and whether the fireworks program provides legitimate benefit to the City of Lawndale. He suggested the City reviews the disbursement of funds and the costs related to running the program.
- Charmaine Doty thanked those who participated in the Beautification Day program. She inquired regarding the status of the project construction at Manhattan Beach and Hawthorne Boulevards.
- Margery Heinemann expressed concerns regarding the parkway project program and suggested the City reconsider the Ordinance about requiring grass in the parkway.

- E. **COMMENTS FROM COUNCIL** – The City Council and staff responded generally to the comments, but did not request placement of any issues on a future meeting agenda.

- General discussion ensued regarding the City's Parkway Program Guidelines with a request for the City Council to review the process for clarification.

**Conference with Labor Negotiator.** The City Council conducted a closed session, pursuant to Government Code section 54957.6, with the city manager, the city attorney and the City's negotiators, regarding labor negotiations with a) Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees, and b) unrepresented employees, the central management team and the city manager. The city attorney reported that council was updated and took no reportable action.

The City Council recessed to Closed Session at 6:36 p.m. and reconvened into Open Session at 7:07 p.m.

**F. CONSENT CALENDAR**

**Employment Contract Amendment – Community Development Department Staffing Services.** (Recommendation: that the City Council approve the First Amendment to Contract Services Agreement for extra help staffing services with The Code Group dba VCA Code.)

**Grant Funding Award for Audit of Lawndale Beat for National Transit Database.** (Recommendation: that the City Council: 1) approve the Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority to accept payment of \$34,915.00 of Proposition A eligible funds; and 2) authorize the Mayor to execute the MOU on behalf of the City.)

**Traffic Signal Installation at the Intersection of Marine Avenue and Osage Avenue.** (Recommendation: that the City Council approve the professional services agreement with Hartzog & Crabill, Inc. for an amount of \$27,932.50 plus a contingency of \$2,793.25 to prepare the plans, specifications and estimates for the installation of traffic signals at the intersection of Marine Avenue and Osage Avenue.) **This item was pulled from the Consent Calendar for separate discussion by Councilmember Osborne.**

Councilmember Osborne expressed concerns that for sixty years there has not been a traffic signal in this area. He was concerned of the proximity of this signal to another signal. He inquired as to other alternatives that may be possible. He would like assurances that the signal is timed to the eastern signal it is closest to, as he can anticipate problems where traffic can build up due to lack of synchronization.

Staff noted they received several complaints due to vehicle and pedestrian traffic in the area. The traffic study was completed and it was noted there were several impacts that warranted a traffic signal. Discussion ensued and staff noted the warrants for a signal are strict and are dictated by the State. Councilmember Osborne expressed concerns the City will be inundated with requests for traffic signals and the City will become difficult to drive.

Councilmember Suarez inquired whether the signals can be synchronized during pedestrian demand hours. Staff noted that vehicle traffic takes the precedence for monitoring.

City Manager Mandoki made a recommendation to eliminate the contingency amount for this agreement since the contingency was not included in the staff report.

**A motion by Councilmember Suarez to approve consent calendar item 3 was seconded by Councilmember Kearney and carried by a vote of 4-0, with Mayor Pro Tem Reid absent.**

**Traffic Signal Improvements at the Intersection of Manhattan Beach and Hawthorne Boulevards.** (Recommendation: that the City Council approve the funding agreement between the City and Los Angeles County Metropolitan Transportation Authority in the amount of \$507,799.)

**Accounts Payable Register.** (Recommendation: that the City Council adopt Resolution No. CC-1803-009, authorizing the payment of certain claims and demands in the amount of \$1,173,531.00.)

**Minutes of the Lawndale City Council Regular Meeting – February 5 and February 20, 2018.** (Recommendation: that council approves.)

**A motion by Councilmember Kearney to approve the consent calendar, with the exception of Item No. 3, was seconded by Councilmember Osborne and carried by a vote of 4-0, with Mayor Pro Tem Reid absent.**

**G. PUBLIC HEARINGS**

**Accessory Dwelling Units Ordinance.** Director of Community Development Sean Moore presented the item.

Director Moore noted the history of this project and the housing crisis in California. He noted the subsequent legislation as a push back against the ADU standards mandated by the State. He noted that there were ADU applications which were larger than the primary residential unit. Staff addressed this issue and also added a section in the Code for efficiency and clarification. One of the biggest changes was raising the lot size minimum requirement, 8,000 square feet, which is consistent with the State regulations. Staff evaluated parking requirements as related to ADU regulations and ensured the parking requirements were consistent with the appropriate areas in the City. Although the Planning Commission objected to the 8,000 square foot minimum requirement, staff indicated they were recommending the 8,000 square foot minimum to ensure adequate parking. ADU's are still allowed in 85% of the City, however, the 8,000 square foot lot minimum is to ensure adequate parking. Residents can still have the ADU if they do not meet the minimum lot size, however, they will have to go through the Planning Commission process.

Councilmember Osborne expressed concerns with the State legislature's regulations related to housing and their negative impacts on cities like Lawndale.

The public hearing was opened and the following persons provided testimony after which the public hearing was closed.

- Pam London stated there were not many 8,000 square foot minimum lots in the City. The Planning Commission did not review this as related to parking, rather, as to how to address housing shortages. She suggested the City encourage the two-on-a-lot properties to find ways to provide parking on their properties, and noted the large number of cars per property in the community. There are also boats and RV's which are also not allowed and suggested changes in that area as well.
- Randall Abram noted the Planning Commission felt the State was trying to address the housing shortage, it was not that they were not concerned about parking. More so that this would be a way to allow the City to meet its housing requirements.

Discussion by the City Council ensued related to support for the 8,000 square foot stipulation as recommended by staff, although concerns were expressed related to the State's housing mandates and their impacts on the City. Staff noted that many updated units are now included parking as it increases the ability for higher rental income.

**A motion by Councilmember Suarez to introduce Ordinance 1145-18 as read by title by the City Attorney, was seconded by Councilmember Kearney and carried by a vote of 4-0, with Mayor Pro Tem Reid absent.**

## **H. ADMINISTRATION**

**Prop 69 – Protecting Transportation Funds.** Director of Public Works Frank Senteno presented the item.

Director Senteno noted the League of California Cities has asked cities to provide a letter of support, and requested the City add its name to the list of supporters. The Proposition will entail a California Constitutional amendment to ensure fees generated by SB 1 will be used for transportation improvement projects only. The report includes the City will receive after 10 years, an amount of approximately \$9 million for road repair purposes. The City's current repairs needs are currently over \$8 million.

Councilmember Osborne felt split on the issue, as he felt the provisions of Proposition 69 should have been in place already. He will not support the opposition to the repeal of SB 1.

The City Attorney noted the resolution wording could be revised to only include support for Proposition 69.

Councilmember Kearney and Councilmember Suarez concurred with Councilmember Osborne's comments.

Mayor opposes taxes in perpetuity and did not support SB 1. He does agree with splitting the item into two separate resolutions.

**A motion by Councilmember Osborne to adopt Resolution No. CC-1803-010 in support of Proposition 69, with the amendment to strike any reference to SB 1, seconded by Councilmember Suarez and carried by a vote of 4-0, with Mayor Pro Tem Reid absent.**

**Contract Approval for Ballot Measure Consultation and Public Survey Services** – Director of Finance Ken Louie presented the item.

Director Louie noted the impacts to the City budget related to the increases in the Sheriff's contract. The City Council directed staff to move forward with evaluating services with the Lew Edwards Group as related to engaging the community in regard to a potential ballot measure as related to the protecting the City's revenue sources.

**A motion by Councilmember Osborne to 1) approve the contract of the Lew Edwards Group; 2) approve the contract for Fairbank, Maslin, Maullin, Metz & Associates, Inc.; and 3) appropriate \$85,000 from General Fund Reserves to Finance – Professional Services, seconded by Councilmember Kearney, and carried by a vote of 4-0, with Mayor Pro Tem Reid absent.**

I. **CITY MANAGER'S REPORT** – City Manager Mandoki provided updates on the Annual Easter Egg Hunt, the Metro Greenline Extension Tour, the Metro Meetings in the South Bay as related to the potential of the Greenline through the City of Lawndale, the Youth Day Parade, and promoting the Lawndalian issues on the frontpage of the City’s website.

J. **ITEMS FROM COUNCILMEMBERS**

**Councilmember Report of Attendance at Meetings and/or Events:**

- Councilmember Kearney reported on meetings he attended including the Volunteer PTA meeting at Lucille Smith school, celebration of life services for two seniors who passed away, and asking the School District to compensate for Crossing Guards. He wished all a Happy Easter.
- Councilmember Suarez reported she attended the Centinela Youth Services meeting.
- Councilmember Osborne reported he attended the Hermosa St. Patrick’s Day parade which had two Lawndale representatives.
- Mayor Pullen-Miles reported he attended the William Green Elementary Africa-American Achievement presentation by their 2<sup>nd</sup> graders, the Lawndale School District Honorary Service Awards, and celebrations of life for community residents.

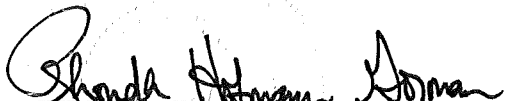
K. **CLOSED SESSION**

**Conference with Legal Counsel – Anticipated Litigation.** The City Council conducted a closed session, pursuant to Government Code sections 54956.9(d)(2) and (d)(3), because there is a significant exposure to litigation in one case. The city attorney reported that council was updated and took no reportable action.

L. **ADJOURNMENT** – There being no further business to conduct, the Mayor adjourned the meeting at 8:26 p.m.

  
\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

  
\_\_\_\_\_  
Rhonda Hofmann Gorman, City Clerk

Approved: 4/16/18

**Daily Breeze**

21250 Hawthorne Blvd, Ste 170  
Torrance, CA 90503-4077  
310-543-6635  
Fax: 310-316-6827

5007749

CITY OF LAWDALE/COMMUNITY DEVELOPMENT  
DEPT  
ACCOUNTS PAYABLE  
14717 BURIN AVENUE  
LAWDALE, CA 90260

**FILE NO. DB 3-16**

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance\*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**03/02/2018**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California  
On this 5th day of March, 2018.

Signature

\*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San

(Space below for use of County Clerk Only)

Legal No. **0011088049**

**DB 3-16**

**PUBLIC NOTICE  
CITY OF LAWDALE  
CITY COUNCIL MEETING**

Notice is hereby given that at 6:30 p.m. on Monday, March 19, 2018, the Lawndale City Council will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawndale, CA to review the following proposal: A proposal to amend the Lawndale Municipal Code pertaining to Accessory Dwelling Unit standards City Wide. The proposed amendment(s) to the Zoning Code of the City of Lawndale is to ensure compliance with state laws regarding accessory dwelling units within residential zones. On February 28th, 2018 the Lawndale Planning Commission voted 5 to 0 recommending the City Council approve the proposed regulations.

The project has been deemed to be Categorical Exempt to CEQA, pursuant to Section 15061 (B)(3) of the CEQ Guidelines. A CEQA Categorical Exemption has been prepared for this project. All relevant documents including required environmental documents are available for review Monday through Thursday, 7:00 a.m. to 6:00 p.m., in the Community Development Department office located at 14717 Burin Avenue, Lawndale, CA 90260. Any grounds for opposing this project must be made at the time of the meeting, or made in written correspondence. If you challenge this matter in court, you may be limited to raising only those issues that you or someone else raised during the meeting.

You may contact Sean M. Moore, AICP, Community Development Director for further information regarding this matter at (310) 973-3231.

**Pub Mar 2, 2018**