

**MINUTES OF THE
LAWDALE CITY COUNCIL REGULAR MEETING
October 4, 2021**

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, Mayor Pro Tem Pat Kearney, Councilmember Bernadette Suarez, Councilmember Rhonda Hofmann Gorman, Councilmember Sirley Cuevas

Other Participants: City Manager Kevin M. Chun, City Attorney Gregory M. Murphy, Los Angeles County Sheriff's Department Captain Duane Allen, Community Services Director Mike Estes, Assistant to the City Manager/Human Resources Director Raylette Felton, Municipal Services Director Michael Reyes, Community Development Director Sean Moore, Assistant City Clerk Matthew Ceballos, Public Works Director Julian Lee

B. CEREMONIALS

Councilmember Sirley Cuevas led the flag salute and Pastor Danny Winders, Restoration Life Church, provided the inspiration.

C. PRESENTATION

1. Dr. Stephen Nellman, Centinela Valley Union High School District Superintendent

Dr. Stephen Nellman, Centinela Valley Union High School District Superintendent, introduced himself and provided information on upcoming school construction, educational opportunities for students and staff, and upcoming activities.

D. PUBLIC SAFETY REPORT

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

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Yesika Hernandez, Resident, spoke about the dangers of second hand tobacco smoke in multi-family housing.

Griselda Sanchez, Community Engagement Coordinator for Fame Assistance Corporation, spoke about the effects of tobacco smoke in multi-family housing.

Ricardo Torres, Tobacco Program Director of Fame Assistance Corporation, spoke about second hand tobacco smoke and property damages in multi-family housing.

Noah Situ, intern at Fame Assistance Corporation, spoke about second hand tobacco smoke in multi-family housing.

Randall Abram, Resident, spoke about focusing on proposals to respond to the effects of second hand tobacco smoke in multi-family housing rather than the dangers.

F. COMMENTS FROM COUNCIL

The City Council responded generally to the comments, but did not request placement of any issues on a future meeting agenda.

G. CONSENT CALENDAR

2. **Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates**
Recommendation: that the City Council adopt Resolution No. CC-2110-041, Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates.
3. **Accounts Payable Register**
Recommendation: that the City Council adopt Resolution No. CC-2110-040, authorizing the payment of certain claims and demands in the amount of \$273,391.21.
4. **Minutes of the Lawndale City Council Regular Meeting – September 20, 2021**
Recommendation: that the City Council approve.

A motion by Mayor Pro Tem Kearney to approve the consent calendar was seconded by Councilmember Sirley Cuevas and carried by a vote of 5-0.

H. ADMINISTRATION

5. **Purchasing Policy Discussion**
Recommendation: that the City Council provide direction to staff as necessary.

Councilmember Bernadette Suarez spoke about the current purchasing policy, in comparison to surrounding cities, and requested a more transparent and accountable tracking process with a lower purchase level.

A lengthy dialogue ensued between City Council and staff regarding lowering the City Manager award threshold to \$25,000, emergency threshold for City Manager, a vendor list with each department and a report of expenditures of over \$15,000 in the past year.

City Council came to a unanimous consensus, without objection, to direct staff to implement the following modifications to the purchasing policy: lower the City Manager award threshold to \$25,000, include an emergency provision where the City Manager award threshold can exceed \$25,000, and make each Department responsible to maintain a vendors list. The amended purchasing policy would be brought back for deliberation at the next City Council meeting.

6. Parks, Recreation and Social Services Street Pole Banner Project
Recommendation: that the City Council receive and file this report.

Community Services Director Mike Estes presented the Parks, Recreation and Social Services Street Pole Banner Project.

Councilmember Bernadette Suarez inquired about the longevity of the banners. Community Services Director Mike Estes responded that the banners will last 3-5 years.

Mayor Robert-Pullen Miles inquired if staff looked into using local vendors and if the Youth Advisory Committee can be involved in the design and art work. Community Services Director Mike Estes responded accordingly.

Mayor Pro Tem Pat Kearney inquired if the banners will be issued a warranty and will undergo staff review of the proof prior to approving. Community Services Director Mike Estes responded that the banners will be covered by a 3 year warranty and the proofs will circulate for approval, starting with staff, to City Manager, and City Council for editorial review prior to final approval.

City Council came to a unanimous consensus, without objection, to receive and file item No. 6 staff report.

I. PUBLIC HEARING

7. 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) conduct a public hearing; (b) adopt the findings of fact and determinations relative to the submitted application; and (c) adopt Resolution No. CC-2110-042, denying the Special Use Permit and Development Permit.

City Attorney Gregory M. Murphy provided the process for the appeal.

Associate planner Rafael Garcia provided a PowerPoint presentation on the 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.

Mayor Pullen-Miles inquired if the applicant can be compelled to build housing if this project is not approved. Community Development Director Sean Moore responded it can be encourage and incentivize but not forced.

Councilmember Cuevas inquired how many units the property is designated for. Community Development Director Sean Moore responded approximately 30-40 units, depending on the parking design.

The public hearing was opened at 7:50 p.m.

Nicole Kuklok-Waldman spoke in favor of the project and introduced the applicant and the project.

Bill Giles, owner of the property, spoke in favor of the car wash project.

Brad Giles, Real Estate Agent, spoke in favor of the car wash project.

Tim Berger, project applicant, spoke about the car wash development project and provided a PowerPoint presentation.

Sherri Bonstelle, applicant's attorney, spoke in favor of the car wash project and argued reasons to approve the project.

Public Testimony

Chris Miller, local car wash developer and consultant, spoke in favor of the developer and the car wash project.

Randall Abram, Resident, spoke against the car wash projects in the City.

Community Development Director Sean Moore provided a rebuttal to each issue delivered by the applicant and their team, rejecting all of their arguments.

Sherri Bonstelle, applicant's attorney, spoke about arrangements with the City and requirements of traffic study, economic study and RENA numbers.

Bill Giles, owner of the property, spoke about the upkeep of the property.

Brad Giles, Real Estate Agent, spoke about the tenants removed immediately after the violations and taking care of the property.

City Attorney Gregory M. Murphy recommended continuing the hearing to a subsequent City Council meeting to review additional evidence that was provided by the applicant.

Councilmember Hofmann-Gorman and Mayor Robert Pullen-Miles agreed with City Attorney Murphy.

Mayor Pro Tem Pat Kearney inquired how many support letters were from Lawndale residents. Bill Giles responded that one letter was from a member of the Lawndale School District for 23 years, but that the rest of the support letters were from family and friends outside of Lawndale.

Nicole Kuklok-Waldman added she met with a concerned resident and sent him copies of the plans.

A motion by Mayor Pro Tem Kearney to continue the public hearing on item No. 7 to the first meeting in November, was seconded by Councilmember Rhonda Hofmann Gorman and carried by a vote of 5-0.

J. CITY MANAGER'S REPORT

City Manager Kevin Chun announced the upcoming community Halloween Haunt event on Saturday, October 30th and noted that further information will be on all social media platforms and website.

K. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Suarez attended a meeting with South Bay Cities Council of Governments and the grand opening/ribbon cutting ceremony of the Far Field Beer Company.

Councilmember Sirley Cuevas attended a meeting with League of California Cities and attended the grand opening/ribbon cutting ceremony of the Far Field Beer Company.

Councilmember Hofmann Gorman had nothing to report.

Mayor Pro Tem Kearney also attended the grand opening/ribbon cutting ceremony of the Far Field Beer Company.

Mayor Pullen-Miles attended the grand opening/ribbon cutting ceremony of the Far Field Beer Company, the Gardena Food, Wine and Cigar Festival, and a meeting in the City of Hawthorne with County Assessor and guest speaker Jeff Prang.

Councilmember Sirley Cuevas requested an update of the Metro C-line project.

L. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 8:57 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

Approved: 10/18/2021