

**MINUTES OF THE  
LAWDALE CITY COUNCIL REGULAR MEETING  
November 1, 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**

Mayor Pro Tem Pat Kearney led the flag salute and Pastor Max Youell, Restoration Life Church, provided the inspiration.

**C. PRESENTATIONS**

**1. Senator Steven Bradford's Office - Legislative Update**

Senator Steven Bradford, 35th State Senate District, provided his annual legislative update.

Mayor Robert Pullen-Miles spoke in favor of the Senator's Legislative Update relating to SB 796, SB 694, and SB 26.

**D. PUBLIC SAFETY REPORT**

Captain Allen summarized the recent law enforcement activities.

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

Gary Adams, Resident, spoke about being a victim of a crime and inadequate service from Los Angeles Sheriff Department. Mr. Adams went on and spoke of disorder at RJ's Building Supply.

Jose Felix Padilla, Resident and Business Owner, spoke about tickets he's received on his business property and feels he's being harassed and targeted to sell his business.

Noah Situ, Fame Assistance Corporation Intern, announced a virtual event which focuses on tobacco-smoke in multi-family housing.

Randal Abram, Resident, spoke about the Associate Planner and Director of Community Development leaving the City and void in the Department, he went on to express his sadness to see them leave.

Antonio Andrade, Resident, spoke about tickets issued by parking citation officer 1560 and the officers approach in issuing the tickets.

**F. COMMENTS FROM COUNCIL**

Councilmember Bernadette Suarez requested Gary Adams communicate with LASD, requested staff start up again with the pre-pandemic protocol to clean-up the streets near RJ's Building Supply and would like an update on the empty lot on Manhattan Beach Boulevard and Hawthorne Boulevard.

Councilmember Sirley Cuevas also requested an update on the corner empty lot, staff to manage the RJ's Building Supply area and responded she did receive the email from Pam London.

Councilmember Rhonda Hofmann Gorman confirmed she read the email from Pam London and expressed Director Sean Moore will be missed.

Mayor Pro Tem Pat Kearney noted he's also seen the parked trucks around RJ's Building Supply and has delivered the information to Municipal Services Department for citations. Mayor Pro Tem Kearney inquired on the update on the vacant corner lot and Director of Community Development Sean Moore responded accordingly.

Mayor Robert Pullen-Miles noted he's noticed the trucks and would like a different approach than only issuing a citation. Mr. Pullen-Miles requested a follow up text message from Jose Padilla and he added the Director of Community Development will be missed and commended his work. Mayor Robert Pullen-Miles spoke about customer service and professionalism makes all the difference from our parking enforcement officers.

**G. CONSENT CALENDAR**

Items 2 through 5, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

2. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

Recommendation: that the City Council approve.

3. **Updates to the Purchasing Policy (2<sup>nd</sup> Reading)**

Recommendation: that the City Council approve the second reading and adopt Ordinance No. 1181-21 amending sections 3.08.040, 3.08.100 and 3.08.130 of Chapter 3.08, updating the purchasing/contracting thresholds.

4. **Accounts Payable Register**

Recommendation: that the City Council adopt Resolution No. CC-2110-045, authorizing the payment of certain claims and demands in the amount of \$1,359,479.48.

**5. Minutes of the Lawndale City Council Regular Meeting – October 18, 2021**

Recommendation: that the City Council approve.

Councilmember Bernadette Suarez noted a correction for item G5, Councilmember Rhonda Hofmann Gorman provided the flag salute.

**A motion by Mayor Pro Tem Kearney to approve the consent calendar with the minor correction to the name in item G5, was seconded by Councilmember Suarez and carried by a vote of 5-0.**

**H. PUBLIC HEARINGS**

**6. 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.

Community Development Director Sean Moore provided the report for the above item.

The public hearing continued at 7:28 p.m.

Applicants spoke about the public hearing item and presented follow up items City Council requested.

Gary Adams, Resident, spoke in opposition of the project and wanted it denied.

Randal Abram, Resident, spoke in opposition of the project and wanted it denied.

Jose Padilla, Resident and Business Owner, spoke about the vacant property and wants it to generate revenue for the City.

Bill Giles, owner of the property, noted the property hasn't generated any income and also sent well wishes to Director of Community Development Director Sean Moore.

City Manager Kevin M. Chun spoke about economic development and land use decision making. City Manager Chun recommended the item be tabled for further research.

Councilmember Bernadette Suarez inquired who would give the presentation on the economic impact information. City Manager Chun responded staff would follow the purchasing policy to hire a consultant. Councilmember Suarez expressed her concern on ongoing continuance of the item.

Councilmember Rhonda Hofmann Gorman would like to table the item to gather further economic impact information.

Councilmember Sirley Cuevas would also like to receive more information on the economic impact but also wants to make a decision in the immediate future.

Mayor Robert Pullen-Miles does not wish to prolong the decision but would like staff and City Council to look at the financial economic development and traffic and noise study.

**City Council reached a unanimous consensus to continue the Public Hearing on item No. 6 to November 15, 2021 and have a decision to the applicant by the first City Council meeting of 2022 year.**

**7. Amendments and Additions to Municipal Code to Comply with the Requirements of Senate Bill 1383 (First Readings)**

Recommendation: that the City Council (a) conduct a public hearing (b) determine that amendments as set forth in the ordinance(s) are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) and 15308 of the CEQA Guidelines (c) request for a reading by title only Ordinance No. 1182-21 and move to introduce the ordinance by title only (d) request for a reading by title only Ordinance No. 1183-21 and move to introduce the ordinance by title only (e) request for a reading by title only Ordinance No. 1184-21 and move to introduce the ordinance by title only and (f) request for a reading by title only Ordinance No. 1185-21 and move to introduce the ordinance by title only.

Public Works Director Julian Lee introduced Debbie Morris with HF&H Consultants who provided a PowerPoint Presentation.

The public hearing was opened at 8:12 p.m.

Gary Adams, Resident, supports a recycling program with multiple containers for individual materials.

The public hearing was closed at 8:19 p.m.

Councilmember Suarez inquired about the outreach of this change. Director of Public Works Julian Lee responded accordingly.

Councilmember Cuevas inquired how proper recycling can be enforced. Presenter Debbie Morris responded the cans will be audited and neighbors can report any issues. Councilmember Cuevas inquired if the outreach will be in multiple languages for the community.

Public Works Director Julian Lee responded in the affirmative that outreach will consist of various languages.

Councilmember Bernadette Suarez noted several renters may not receive all of the material and inquired what other sort of outreach will take place.

HF&H Consultants Debbie Morris responded mailings will be sent to both the billing address and service address for renters.

A lengthy dialogue ensued between staff and City Council regarding the process of issuance of civil penalties and the appeal method, penalties be charged to the landlord or the tenants, the penalty fee amount, and notifications.

Councilmember Sirley Cuevas inquired if composting resources will be available to the residents.

HF&H Consultants Debbie Morris responded Los Angeles County discontinued the composting workshops due to the pandemic and uncertain when it will come back again.

Mayor Robert Pullen-Miles added that the City can partner with an Environmental Charter High School for composting or information.

**A motion by Councilmember Suarez City Council to determine that amendments as set forth in the ordinances are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) and 15308 of the CEQA Guidelines, a reading by title only Ordinance No. 1182-21 and move to introduce the ordinance by title only, a reading by title only Ordinance No. 1183-21 and move to introduce the ordinance by title only, a reading by title only Ordinance No. 1184-21 and move to introduce the ordinance by title only and , a reading by title only Ordinance No. 1185-21 and move to introduce the ordinance by title only, was seconded by Councilmember Sirley Cuevas and carried by a vote of 5-0.**

## **I. ADMINISTRATION**

### **8. Updated Illegal Fireworks Suppression Plan for 2022**

Recommendation: that the City Council receive and file the proposed Illegal Fireworks Suppression Plan for 2022.

Municipal Services Director Michael Reyes reported on the updated Illegal Fireworks Suppression Plan for 2022.

Councilmember Rhonda Hofmann Gorman inquired status on the citations issued in 2021.

Municipal Services Director Michael Reyes responded there were 35 citations issued and some have been appealed and others are pending.

Councilmember Rhonda Hofmann Gorman inquired on progressive penalty fees and would like to see fees as high as legally possible. Municipal Services Director Michael Reyes responded staff is working on a policy and has seen other cities go as high as \$5,000 as a penalty fee.

Councilmember Rhonda Hofmann Gorman inquired if staff has considered adjusting parking enforcement officers schedule to work around the illegal fireworks plan and the Sheriffs schedules.

Municipal Services Director Michael Reyes responded staff is working on issuing parking citations for vehicles blocking the driveways and the vehicles blocking the addresses to the homes.

Councilmember Rhonda Hofmann Gorman requested enforcement all year round, specifically during the New Year's holiday and other celebration days. Municipal Services Director Michael Reyes responded that the Sherriff's Department and staff can issue illegal fireworks citations outside of the 4<sup>th</sup> of July holiday.

Councilmember Sirley Cuevas requested staff include fees for the fireworks manufacturers to assist in paying for Sheriff's services.

Councilmember Bernadette Suarez inquired on the process when neighbors report a resident.

Municipal Services Director Michael Reyes responded it something can be looked into with the City Attorney for the legalities.

Mayor Robert Pullen-Miles inquired if the manufacturers pay a business license. Municipal Services Director Michael Reyes responded the city does not and staff can look into it.

Mayor Pro Tem Pat Kearney inquired if fees for parking citations will be used to pay enforcement next year. Municipal Services Director Michael Reyes responded all fees go into the City's General Fund.

Mayor Pro Tem Pat Kearney noted he'd also like to include a fee for the firework manufacturers in the plan.

#### Public Comment

Randal Abram, Resident, spoke about the 2021 Fireworks Suppression plan.

### **City Council came to a unanimous consensus to receive and file the proposed Illegal Fireworks Suppression Plan for 2022**

#### **9. Waiver of Transient Occupancy Tax Late Remittance Penalty for the Best Western Plus South Bay Hotel**

Recommendation: that the City Council receive and file report.

City Manager Kevin M. Chun reported on waiver of Transient Occupancy Tax Late Remittance Penalty for the Best Western Plus South Bay Hotel.

Mayor Pro Tem Pat Kearney is opposed to the waiver of late Transient Occupancy Tax from Best Western Plus South Bay Hotel.

Councilmember Bernadette Suarez approved of the Transient Occupancy Tax waiver this time.

Councilmember Sirley Cuevas inquired when the fee will be paid and when was it due. City Manager Kevin Chun responded it was due the week before and the owner of Best Western Plus South Bay Hotel expect to pay within a week.

Councilmember Sirley Cuevas recommends not allowing it to go over one week.

Councilmember Rhonda Hofmann Gorman requested notice to Best Western Plus South Bay Hotel of a one-time waiver.

Councilmember Bernadette Suarez inquired if the approval of waiver is under the City Managers approval authority. City Attorney Gregory M. Murphy responded the City Manager is authorized to make the decision and report it to City Council.

**City Council came to a general consensus, without objection, to receive and file Waiver of Transient Occupancy Tax Late Remittance Penalty for the Best Western Plus South Bay Hotel.**

**J. CITY MANAGER'S REPORT**

City Manager Kevin Chun commended all staff for the hard work and success of the Halloween Haunt event. City Manager Chun invited all to the Coffee with A Cop event inside Target in Lawndale on Wednesday November 10, 2021 and Field of Honor during November 10-11, 2021 at City Hall in honor of all Veterans. City Manager Chun added that City Departments will be closed on November 11, 2021, Veterans Day. City Manager Chun went on to introduce and welcomed Interim Finance Director John Downs and sent well wishes to Community Development Director Sean Moore on his departure.

**K. ITEMS FROM CITY COUNCILMEMBERS**

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

Councilmember Suarez attended Hawthorne High School and Leuzinger High School Mayor's Cup game and the Halloween Haunt event. Councilmember Suarez noted there was a large safe attendance. Councilmember Suarez wished Community Development Director Sean Moore well.

Councilmember Sirley Cuevas attended the virtual West Basin Municipal Water District, the Halloween Haunt event and commended all staff for the hard work. Councilmember Cuevas inquired if staff will touch base with the Lawndale Elementary School District regarding the contracts for City parks. Community Services Director Mike Estes responded they staff can begin the conversation with the school district. Councilmember Cuevas requested an inspection of the playground in William Green Park for reported metal sticking out. Mr. Estes responded staff will take a look right away. Councilmember Sirley Cuevas went on commending Community Development Director Sean Moore for the hard work. Councilmember Cuevas requested placement of a Closed Session for City Manager Performance Evaluation.

Councilmember Hofmann Gorman attended a meeting with Metro, a meeting with Providence Health System, and the Halloween Haunt event. Councilmember Hofmann Gorman commended the Lawndale High School football team for the undefeated season and Leuzinger High School for the Mayor's Cup victory. Councilmember Hofmann Gorman welcomed the community to the Veterans Field of Honor display and also commended Community Development Director Sean Moore for all he's done for the City in his position.

Mayor Pro Tem Kearney attended the Halloween Haunt event and the California Contract Cities Association meeting. Mayor Pro Tem Kearney sent well wishes to the departing Community Development Director Sean Moore.

Mayor Pullen-Miles attended the Los Angeles County City Selection Committee meeting, the Halloween Haunt event, Cal State Dominguez Hills Economic Forecast meeting, the Mayor's Cup game, and the Sanitation District of Los Angeles County meeting. Mayor Pullen-Miles went on and reported he attended the In-N-Out lunch event for City Staff and added a request for repair of the canopy in Hopper Park, Mayor Pullen-Miles went on to note that he attended a meeting with Metro and Westwood Builders and lastly spoke of Community Development Director Sean Moore's positive performance in the City and his departure.

Community Development Director Sean Moore thanked all of City Council for the support to him and his department.

**L. CLOSED SESSION**

At 9:35 p.m. the City Council entered into Closed Session.

**11. Conference with Legal Counsel – Anticipated Litigation**

The City Council will conduct 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 (1) case. The facts and circumstances giving rise to exposure to litigation are unknown.

At 10:24 p.m. the City Council entered back into open session.

**City Attorney Gregory M. Murphy reported that the City Council met in Closed Session to discuss the item listed on the Closed Session agenda. The City Council was updated on the item and there was no reportable action taken.**

**M. ADJOURNMENT**

There being no further business to conduct, the Mayor adjourned the meeting at 10:27 p.m. in memory of Raymond Rapp, Senior Citizen Advisory Committee Member and father of City Clerk Erica Harbison. Councilmember Hofmann Gorman with Mayor Robert Pullen-Miles shared a few words in Mr. Rapp's memory.

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Robert Pullen-Miles, Mayor

ATTEST:

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Erica Harbison, City Clerk

Approved: 11/15/2021