

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
MAY 15, 2017**

- 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. The City Council met concurrently with the governing boards of the Lawndale Cable Usage Corporation, Lawndale Housing Authority and successor agency to the Lawndale Redevelopment Agency.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Daniel Reid,
Councilmember James H. Osborne, Councilmember Pat Kearney
Councilmembers Absent: Councilmember Bernadette Suarez
Other Participants: City Clerk Rhonda Hofmann Gorman, City Manager Stephen N.
Mandoki, City Attorney Tiffany J. Israel, Los Angeles County
Sheriff's Department Captain April Tardy, Assistant City Clerk
Pamela Giamario, Community Development Director Sean
Moore, and approximately 15 audience members

- B. CEREMONIALS** – Councilmember Reid led the flag salute and Pastor Chris Beamer provided the inspiration.

C. PRESENTATIONS

Rotary Club Deputy and Firefighter of the Year Awards. Joe McMahon and Mindy Stogsdill presented certificates of commendation from the club and proclamations from the Los Angeles County Board of Supervisors to LA County Fire Department Captain Dean Thornton and LA County Sheriff's Department Deputy Kyran Jones. They announced that the Rotary Club would make a donation in the amount of \$100 to each honoree's favorite charity. The City Council presented city tile plaques to Captain Thornton and Deputy Jones.

- D. PUBLIC SAFETY REPORT** – Captain Tardy summarized recent law enforcement activities and discussed what information people should provide when reporting crimes to the police.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

- Casey Cook –due process in code enforcement actions
- Gary McDonald – support for the Sheriff's Department in dealing with gangs, council term limits, code enforcement
- Jose Parra, Lawndale Library manager – library activities, announcement of new children's librarian, overdue fines amnesty program
- Gary Adams – uneven code enforcement, ordinance on the agenda pertaining to density bonuses
- Randall Abram – fireworks enforcement, law enforcement budget
- Pam London – donation of poop bags for the pet fair, parking in front yards, status of review of utility undergrounding requirement, 4th of July law enforcement, fireworks discharge permits, suggestion to allow bicycle riding on sidewalks on Hawthorne Boulevard
- Johnny London – proactive code enforcement to clean up the city, fireworks discharge permits

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

G. CONSENT CALENDAR

Motion to read by title only and waive further reading of all ordinances listed on the agenda. (Recommendation: that council approves.)

Sheriff's Department Service Center – Storm Damage Repairs. (Recommendation: All emergency repair work has been completed and staff recommends that the City Council adopt Resolution No. CC-1705-024 declaring that emergency conditions have ended.)

City Loan to Cable Corporation to Pay for Cable Television Upgrades. (Recommendation: that the City Council approve the inter-fund loan agreement between the city and the Lawndale Cable Usage Corporation.)

Citywide Street Repair Project – 3,900 Square Feet of Potholes and 150 Linear Feet of Curb and Gutter. (Recommendation: that the City Council approve the project specifications and authorize staff to advertise the project to solicit bids.)

Accounts Payable Register. (Recommendation: that the City Council adopts Resolution No. CC-1705-022, authorizing the payment of certain claims and demands in the amount of \$145,657.44.)

Claim Against the City for Property Damage. (Recommendation: that the City Council reject the claim filed by Ashley Gonzalez and direct staff to process the appropriate correspondence to the claimant.)

Minutes of the Lawndale City Council Regular Meetings – April 17 and May 1, 2017. (Recommendation: that council approves.)

Federally Funded Employment and Job Training – South Bay Workforce Development Board activities summary. (Recommendation: that the City Council receive and file the report.)

Councilmember Osborne received additional information about the sheriff's service center repairs. Councilmember Kearney received clarification regarding the cable corporation's repayment of the loan with revenues from its public, educational and government (PEG) programming user fees.

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

H. PUBLIC HEARINGS

Vacation Rentals and Home Sharing for Less than 30 Days. Community Development Director Moore reported that the municipal code is generally written to be permissive, i.e., only uses of property specifically allowed in the code are legal. Short term rentals are not allowed, however, recent research found more than 300 such rentals in Lawndale on well known websites. As a precaution, staff and the Planning Commission recommended that the city specifically prohibit short term rentals in all residential areas.

The following persons provided testimony during the public hearing:

- Gary Adams requested and received clarification about what rentals would be permitted.
- Johnny London opposed short term rentals, expressing concern that they would become party houses and stating that the city should not allow property owners to ruin neighborhoods for profit.

The public hearing was closed.

Councilmember Osborne thanked the staff for addressing what had become a hot button item. Mayor Pullen-Miles received clarification regarding legal rentals and licensing requirements.

Councilmember Osborne moved to (a) determine that Ordinance No. 1139-17 is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, and (b) introduce the first reading of Ordinance No. 1139-17 amending the Lawndale Municipal Code and prohibiting short term rental units in all residential zones city-wide. Mayor Pro Tem Reid seconded the motion which carried by a vote of 4-0 following City Attorney Israel's reading of the ordinance title. Councilmember Suarez was absent.

Regulations to Create Financial Incentives to Build Affordable Housing. The community development director reported that the state legislature had revised laws pertaining to density bonuses provided to developers who build affordable housing. Changes were, therefore, needed in the municipal code. The revisions included clarifying the way bonuses are calculated; provisions for housing for foster youth, disabled veterans and homeless persons; and revised parking requirements.

The following persons provided testimony during the public hearing:

- Gary Adams was concerned that the city monitor compliance with affordable housing requirements.
- Jerry Finley suggested that it was a prime time to fix parking problems in the city.
- Pam London noted that tandem parking used in existing housing and suggested that nothing could fix the city's parking problems.
- Gary Adams suggested parking problems could be solved, for instance, by building parking structures and having permit parking.

The public hearing was closed.

Councilmember Kearney suggested continuance of the item until after the appeal of the 153rd Street mixed-use project was resolved. Mr. Moore and the city attorney agreed that the item could be continued, however, stated that the two issues were separate. Both state and city laws allow the city discretion whether to approve tandem parking in multi-family developments. Mayor Pullen-Miles suggested that council decide whether or not to allow tandem parking before considering the ordinance. Councilmember Reid suggested looking more generally at parking solutions, including parking districts. Councilmember Reid received clarification that affordable housing units are deed restricted to ensure that they remain affordable.

Councilmember Osborne moved to (a) determine that Ordinance No. 1140-17 is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, and (b) introduce the first reading of Ordinance No. 1140-17 amending the Lawndale Municipal Code regarding density bonus standards for affordable residential units to reflect recent changes in state law. Mayor Pro Tem Reid seconded the motion which carried by a vote of 4-0 following the city attorney's reading of the ordinance title. Councilmember Suarez was absent.

I. ADMINISTRATION

Filling a Council Advisory Body Vacancy. Assistant City Clerk Giamario presented the item.

The applicant, Larry Stouch, introduced himself to the council, after which Mayor Pullen-Miles appointed him to serve on the committee.

Councilmember Osborne's motion to ratify the appointment by adopting Resolution No. CC-1705-023 was seconded by Councilmember Kearney and carried by a vote of 4-0. Councilmember Suarez was absent.

Promoting Mixed-Use Development Near the Marine Avenue Metro Green Line Station.

The community development director summarized the background of the project to prepare a model ordinance to regulate development within one-half mile of transit centers such as the Metro Green Line Station. The suggested regulations included requirements for mixed use developments, prohibiting auto dependent uses, encouraging a variety of heights and roof lines, providing standards for engaging the street, reducing the number of required parking spaces, and encouraging sustainable building practices. He also noted that the model ordinance shares many features with the Hawthorne Boulevard Specific Plan. Staff recommended that council receive and file the documents, and also provide direction as deemed appropriate.

A motion by Mayor Pro Tem Reid to receive and file the report was seconded by Councilmember Osborne carried by a vote of 4-0 (Councilmember Suarez was absent).

J. ITEMS FROM COUNCILMEMBERS

Councilmember Report of Attendance at Meetings and/or Events – see below

The councilmembers participated in Youth in Government Day. Councilmember Kearney attended a liability trust fund claims board meeting. Councilmember Osborne and Mayor Pullen-Miles attended the Southern California Association of Governments annual conference. Mayor Pullen-Miles and Councilmembers Osborne and Reid attended the California Contract Cities Association annual conference. Councilmember Osborne attended a vector control district meeting. Councilmember Kearney encouraged attendance at the Memorial Day breakfast event and budget workshop. Councilmember Reid reminded the public that nominations were still open for the wall of distinction.

K. ADJOURNMENT – There being no further business to conduct, the mayor adjourned the meeting at 8:30 p.m. in memory of Marciano Magaña, father of current Public Works Department employee Grace Huizar and former Finance Department employee Claudia Huizar.

Robert Pullen-Miles, Mayor

ATTEST:

Rhonda Hofmann Gorman, City Clerk

/plg.

Approved: 6/5/17