

**MINUTES OF THE  
LAWDALE CITY COUNCIL REGULAR MEETING  
FEBRUARY 1, 2016**

- A. CALL TO ORDER AND ROLL CALL** – Mayor Pullen-Miles called the meeting to order at 6:34 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California. The meeting was held concurrently with a meeting of the successor agency to the Lawndale Redevelopment Agency.

Councilmembers Present: Mayor Robert Pullen-Miles, Councilmember James H. Osborne, Councilmember Pat Kearney, Councilmember Daniel Reid  
Councilmembers Absent: Mayor Pro Tem Larry Rudolph  
Other Attendees: City Clerk Bernadette Suarez, City Manager Stephen N. Mandoki, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Captain Steven Sciacca and Lieutenant John Hocking, Assistant City Clerk Pamela Giamario, Finance Director Kenneth Louie, Public Works Director Frank Senteno, Community Development Manager Perry Banner, Municipal Services Manager Deborah Holland and approximately 12 audience members

- B. CEREMONIALS** – Councilmember Kearney led the flag salute and Pastor Bob Dobranski provided the inspiration.

**C. PRESENTATIONS**

- 1. John Anderson, Travel Club** – The honoree was not in attendance at the meeting.

- D. PUBLIC SAFETY REPORT** – Captain Sciacca summarized recent law enforcement activities. Councilmember Osborne suggested it might be appropriate to present a certificate of appreciation to a resident who reported an incident which led to the arrest of a potentially dangerous suspect.

- E. ITEMS FROM CITY CLERK** – City Clerk Suarez encouraged interested persons to apply for appointment to fill vacancies on the Parks, Recreation and Social Services Commission, the Beautification Committee and the Senior Citizen Advisory Committee.

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

- Manuel Orduenes – loud parties at the community center
- Charmel Vega, Make It Happen With Care – parenting education services
- Don Gould, Lawndale Library – upcoming activities
- Randall Abram – illegal fireworks and enforcement

- G. COMMENTS FROM COUNCIL** – The City Council responded generally to the comments. Councilmember Osborne requested information from the Sheriff's Department about contacts with Mr. Orduenes.

**H. CONSENT CALENDAR**

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

**Drought Tolerant Landscaping for Water Conservation.** (Recommendation: that the City Council adopt Ordinance No. 1118-16 allowing synthetic grass and artificial turf on residential properties.)

**Cable Television Production Equipment Upgrades.** (Recommendation: that the City Council approve the contract services agreement for council chamber audio/video project consulting with Darren P. Doerschel, systems integration consultant, in an amount not to exceed \$16,150.)

**County Grant Requirement to Employ Youth.** (Recommendation: that the City Council approve the Youth Employment Plan and Resolution No. CC-1602-006 to complete the close out of the Frank T. Hogan improvements project, grant 58F3-13-2357, amendment 1.)

**Status of City Investments.** (Recommendation: that the City Council receive and file the quarterly investment report for the quarter ended December 31, 2015.)

**Accounts Payable Register.** (Recommendation: that the City Council adopts Resolution No. CC-1602-004, authorizing the payment of certain claims and demands in the amount of \$774,806.44.)

**Councilmember Absence.** (Recommendation: that the City Council excuse Mayor Pro Tem Rudolph's absence from the January 19, 2016 meeting.)

**Claim for Damage to Automobile.** (Recommendation: that the City Council reject the claim from Mario Rosales.)

**Minutes of the Lawndale City Council Regular Meeting – January 19, 2016.**  
(Recommendation: that council approves.)

City Manager Mandoki reported that the contract for cable television equipment was being finalized and requested that council authorize execution subject to his and the city attorney's approval.

**A motion by Councilmember Osborne to approve the consent calendar was seconded by Councilmember Reid.** The City Attorney read the title of Ordinance No. 1118-16.

Public comment: Johnny London and Pam London commented on agenda item #3, discussing the bill signed by Governor Brown that required the city to revise its drought tolerant landscaping regulations.

**The motion carried by a vote of 4-0.** (Mayor Pro Tem Rudolph was absent.)

## **I. PUBLIC HEARINGS**

**Allowing Flat Roofs in Residential Construction.** Community Development Manager Banner requested consideration of a revision to the 2006 revamp of residential development standards. The proposed ordinance would remove the requirement for sloped roofs which was originally intended to prevent new homes looking like boxes. He noted that the effect today is a regulation that hinders certain modern architectural styles and constrains the development potential in higher density districts. Further, the 2006 revisions improved the process of project reviews such that the Planning Commission would still be able to require architectural changes if a design was too boxy.

The following persons provided testimony during the public hearing:

- Jerry Finley expressed concern that three-story buildings with underground parking might be allowed and result in increased density. He recommended that the city consider height restrictions or prohibit three-story structures.
- Pam London supported the change, suggesting that there were too many restrictions on residential development, and noted that there were other ways to achieve a more aesthetically pleasing appearance than to require sloped roofs.
- Randall Abram noted that existing regulations allow for flexible development without increasing density and residential projects must pass a rigorous review process.

In response to Councilmember Osborne's request, Mr. Banner addressed the density issue, saying that the ordinance would not change the allowed density in residential zones and noting that the Housing Element requires a variety of housing types for persons of all income levels and varying densities in different zones.

Councilmember Reid expressed concern that the ordinance would allow "cracker box" houses and that such design would be at risk for collapse during rain storms. When Mayor Pullen-Miles asked Mr. Banner to respond, he suggested that proper drainage would be checked during building inspection and that risk of collapse is reduced with good quality design.

Councilmember Kearney was also concerned about roof leaks and stated that he would like to look at current applications, noting that the 2006 revisions resulted in more projects being reviewed by the Planning Commission.

Mayor Pullen-Miles expressed confidence that, because many flat roof structures exist in other areas, they could be built safely, and he favored moving forward to give owners and developers more flexibility. He received information from Mr. Banner about how design elements could be included to avoid very boxy structures. Mr. Banner also confirmed that nothing in the ordinance would prohibit underground parking or revise height limits.

Councilmember Reid requested more time to investigate further.

**Councilmember Kearney moved to continue the hearing to the 2nd February or 1st March meeting. Upon being informed by Councilmember Osborne that he would not be at the next meeting, Councilmember Kearney amended motion to continue to the March 7 meeting. Councilmember Reid seconded the motion which carried by a vote of 4-0. (Mayor Pro Tem Rudolph was absent.)**

## **J. ADMINISTRATION**

**Update of Property Maintenance Regulations to Protect Public Health, Safety and Welfare.** Municipal Services Manager Holland requested council consideration of an ordinance that would clarify Chapter 8.24 of the Lawndale Municipal Code pertaining to public nuisances and enforcement strategies to abate such nuisances.

**Councilmember Osborne's motion to introduce and approve the first reading of Ordinance No. 1120-16 was seconded by Councilmember Kearney.**

Public comment: Pam London suggested that the Notice to Abate should be sent by certified mail and inquired about the cost to appeal such abatements, expressing concern that a property owner might be subject to multiple fees.

Ms. Holland suggested that there should be only one appeal that would take care of all code violations. City Attorney Israel noted that certain legal requirements include mailing notices by certified mail, but not this administrative procedure and that such a requirement would be very expensive for the city.

Mayor Pullen-Miles received confirmation that the required affidavit of mailing the notice would be signed under penalty of perjury.

**The motion carried by a vote of 4-0 following the city attorney's reading of the ordinance title.** (Mayor Pro Tem Rudolph was absent.)

**Protecting Public Health Through Participation in the Vector Control District.**

Councilmember Osborne stated his desire to continue to be Lawndale's trustee on the board of the Los Angeles County West Vector Control District and was appointed by the mayor. During the brief discussion, it was decided to appoint Mr. Osborne to serve a term of four years, which would be until December 31, 2019.

**Mayor Pullen-Miles moved to a) confirm his appointment by directing staff to amend Section 1 of Resolution No. CC-1602-005 by inserting Councilmember Osborne's name as the appointee and completing the expiration date, and b) to adopt the resolution as amended. Councilmember Reid seconded the motion which carried by a vote of 4-0.** (Mayor Pro Tem Rudolph was absent.)

**K. CITY MANAGER'S REPORT** – Mr. Mandoki reported that the midyear budget review that had been scheduled for February 16 would instead be presented on March 7.

**L. ITEMS FROM COUNCILMEMBERS**

**Parks, Recreation and Social Services Commission Request for Revision of Spending Limitations** (requested by Councilmembers Kearney and Reid). The city manager reported the commission's request for municipal code amendments that would a) exempt the commission from the requirement pertaining to how 4th of July fireworks booth permittees must spend the proceeds of their sales, and b) allow the commission to seek sponsorships for the annual Blues and Jazz Music Festival which it created and has funded for three years. He also noted that the supporting documentation for the agenda item included an advice memo from the city attorney.

The City Council, city attorney and commissioners Erica Harbison and Daniel Urrutia discussed the request, including: a) whether the council can legally delegate its authority over fundraising and spending; b) whether the city should fund the music festival; c) that the commission's trust fund had grown to over \$100,000 in spite of the spending requirements; d) the need for very specific regulations should council allow the commission to seek sponsorships; e) the commission's desire to grow the music festival; f) the commissioners' confusion about what qualified as youth activities and charitable projects in the municipal code provisions regarding

expenditure of fireworks proceeds; and g) the acceptability of a commission contribution to the building of the teen center.

Two conclusions were reached: a) that the commission should expend half of each year's proceeds as required in the fireworks code, and b) expenditures deemed valid would be those supporting Lawndale youth and community based activities.

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

Councilmember Osborne attended a legislative meeting in Torrance and a South Bay Cities Council of Governments meeting at which there was a discussion about the possibility of the LA County Metropolitan Transportation Authority revising plans for light rail improvements with the coming of the Rams to Inglewood. Councilmember Kearney and Mayor Pullen-Miles did not attend any meetings that resulted in a cost to the city.

Councilmember Reid recently attended a veterans and patriots salute which did not cost the city.

**M. CLOSED SESSION**

**Conference with Legal Counsel – Anticipated Litigation** - The City Council conducted a closed session, pursuant to Government Code section 54956.9(d)(4), because the City was considering whether to initiate litigation in one case. City Attorney Israel reported that no reportable action was taken.

**N. ADJOURNMENT** – There being no further business to conduct, the mayor adjourned the meeting at 8:37 p.m. in memory of Corey Birdsall, lifelong Lawndale resident.

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Robert Pullen-Miles, Mayor

ATTEST:

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Bernadette Suarez, City Clerk

Prepared by: Pamela L. Giamario, Asst. City Clerk

Approved: February 16, 2016  
Date