

**MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD JANUARY 23, 2018.**

1.

Mayor Vargas called the City Council, meeting to order jointly and concurrently at 6:04 p.m. in the City Council Chambers of City Hall, 4455 W. 126th Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
Absent: Councilmember Michelin.

Pastor George Magdalany from Hope Chapel gave the evening's invocation. Commissioner Herminia Balboa led the Pledge of Allegiance.

3.

Chief Fager presented Sgt. Gabe Lira as employee of the month.

4.

Under oral communications **David Kissenger** spoke against rent control or rent stabilization. **Patricia Donaldson** thanked everyone for all donations received for the Christmas party and the toy giveaway. Announced that State of City will be held on March 21 at the Memorial Center. Oliver Kunitake spoke against putting rent stabilization on the ballot. **Danielle Marquez** Parks and Recreation commissioner invited the community for the count of homeless in Hawthorne, from 8-11p.m. at Calvary Presbyterian Church. The City received a grant of \$30,000 displacement grant. Looking forward to business expo. Thanked Mr. Patterson and Council for even discussing rent control. **John Raby** spoke against rent control in the City. **John L. Jefferson**, Pastor at Del Aire Baptist Church stated that he is at the forefront of this problem due to new building owners gave renters 60 days to leave or rents will be raised astronomically. **David Dinell**, Real Estate agent spoke against rent control. **Jonathan Niifarzam**, local broker active in Hawthorne stated rent control create problems instead of potential solutions. Mark Panetta, rent control doesn't work. **Lawrence Chaves**, South Bay Association of Realtors spoke against rent control. **James Johnson** those that spoke against doesn't live here, spoke on a signage over at Ralphs on 118 Street that says "no overnight parking". **Ron Varnell** 14005 #G Crenshaw Blvd, introduced the Los Angeles Model Railroad Society and invited the community to visit from 10-4. **William Myers**, spoke on decisions made by the Metro South Bay Area Council regarding 120th and Crenshaw Boulevard Station. **Darlene love** thanked everyone who were really nice and help her go Chicago to be present at her brother's passing. **Magaly Ortiz** oppose rent control. **Yolanda Dunn** from Resolve to Rise, invited community to the 1st fundraiser to be held on Monday January 29 at California Pizza Kitchen. **Alex Monteiro** thanked for those who helped giving baskets and toys for Christmas. Congratulated the City, David Roberts and Mari Guerrero for First time homebuyer Program. Announced some event days for Volunteer Appreciation Day on April 22 at Hawthorne Memorial Center, April 28 and 29 Relay for Life at Hawthorne High School. May 24 Hawthorne Presidents Council K-9 dinner, February 10, sweetheart dinner at the Moose Lodge. Spoke on affordable housing and availability. **Elizabeth Perkins** spoke on behalf of seniors who live in the City. **Jose Rios**, landlord of 4 units feels pain of rent but rent control is not a solution. **Leithelle Williams** spoke in support of rent control. **Shelly Ladimer**, complained about the SPCA on Yukon put a dog down in two days. **Paul** spoke against rent control.

5.

CITY CLERK'S CONSENT CALENDAR

6.

Mayor Vargas moved, seconded by Councilmember Reyes English, to waive full readings of resolutions and ordinances on January 23, 2018's agenda.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

7.

The City Treasurer submitted a financial statement regarding warrants.

Warrants Nos.: 193675-193680 ; 459292-459434 ; 43390-43745 ; 10439-10442

Warrant Totals: \$ 704,718.41 ; \$1,470,684.99 ; \$717,410.91 ; \$ 31,177.95

Mayor Vargas moved, seconded by Reyes English, that the following warrants, properly audited and signed, be paid.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

8.

RESOLUTIONS

9.

This item has been pulled before the meeting.

RESOLUTION NO. 7955

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, NOTIFYING THE PUBLIC OF THE IMPORTANCE OF REPLACING AUTOMOBILE AIR BAGS.

10.

RESOLUTION NO. 7956

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, NOTIFYING THE PUBLIC OF HOMEOWNERS' EXEMPTION AWARENESS MONTH.

Mayor Vargas moved, seconded by Councilmember Reyes English, that Resolution 7956 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Mchelin.

11.

RESOLUTION NO. 7957

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, OPPOSING SENATE BILL 827 (WIENER) - 'HOUSING FIRST POLICY'.

Mayor Vargas moved, seconded by Councilmember Reyes English, that Resolution 7957 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

12.

ORDINANCES

13.

ORDINANCE NO. 2154 (2ND Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AMENDING TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE TO ADD PARAMETERS TO CHAPTER 17.22 (SPECIFIC PLANS).

Mayor Vargas moved, seconded by Councilmember Awad that Ordinance No. 2154 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

14.

ORDINANCE NO. 2155 (2ND Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AMENDING CHAPTER 17.29 (CM—MIXED COMMERCIAL CLASSIFICATION) OF TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE TO REQUIRE APPROVAL OF A CONDITIONAL USE PERMIT FOR SPECIFIED MIXED USE PROJECTS IN THE CM ZONE; REQUIRE COMPLIANCE WITH THE DOWNTOWN HAWTHORNE SPECIFIC PLAN AND ADOPTED DESIGN STANDARDS; CLARIFY THAT CAR WASHES ARE A PROHIBITED USE IN THE CM ZONE; CLARIFY THAT CERTAIN STUDIES AND DESIGN REVIEW ARE REQUIRED FOR SPECIFIED MIXED USE PROJECTS; AND MAKE RELATED CHANGES TO THE HAWTHORNE MUNICIPAL CODE CONSISTENT WITH THESE AMENDMENTS TO CHAPTER 17.29.

Mayor Vargas moved, seconded by Councilmember Valentine that Ordinance No. 2155 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

15.

CITY MANAGER'S CONSENT CALENDAR

The Interim City Manager, Arnold Shadbehr, presented the following agenda and requested approval of the indicated recommendations:

16.

Approve the application for the First Time Home Buyer Program in the amount of \$277,344.

17.

Approve Non-Disturbance & Attornment Agreement Between City of Hawthorne ("Master Landlord", Pacific Western Bank ("Lender") and Northside Development, LLC ("Subtenant").

18.

Approve Agreement Regarding Records Between City of Hawthorne, Hawthorne Airport, LLC and Northside Development, LLC.

19.

Approve Non-Disturbance & Attornment Agreement Between City of Hawthorne ("Master Landlord", Pacific Western Bank ("Lender") and Willow Vista Rentals, LLC ("Subtenant").

20.

Approve Progress Payment #3 and Final to Shawnan Corporation of Downey, CA for Project #17-02, Local Street Improvement Project. The amount of \$26,484.03 will be funded from Measure R Grant and Proposition C Funds.

Mayor Vargas moved seconded by Councilmember Reyes English to approve the City Manager's consent calendar.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

21.

CITY ATTORNEY'S CONSENT CALENDAR

The City Attorney, Russell Miyahira, presented the following agenda and requested approval of the indicated recommendations:

22.

Deny - Claims of Celia Escobedo and Stephanie Escobedo for false detention arising out of a case of mistaken identity in conjunction with an armed bank robbery in Manhattan Beach.

Councilmember Reyes English moved seconded by Mayor Vargas, to approve the City Attorney's consent calendar.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.
NOES: None. ABSENT: Councilmember Michelin.

23.

CITY COUNCIL'S DISCUSSION/ACTION ITEMS

a.- Formation of a Renters Commission to oversee Landlord/Tenant rights & taking Rent Control "off the table" and putting the issue on the upcoming November ballot for the citizens to vote on. (Patterson)

City Treasurer Patterson clarify that he would like some rent stabilization not rent control per say. Spoke about his personal background, and rights for renters, and landlords.

b.- Policy on dealing with driving under influence of marijuana. (Valentine)

Councilmember Valentine pulled her discussion/action item at this time.

25.

Mayor Vargas called for oral comments. No one indicated a desire to be heard.

Mayor Vargas recessed the City Council meeting to conduct a **Closed Session**: Conference with Labor Negotiator pursuant to Subdivision (a) of Section 54957.6 of the California Government Code. Name of Labor Negotiator: Arnold Shadbehr. (re: HPOA).

Mayor Vargas called the City Council meeting back to order following recess with all Councilmembers present. He announced that the **closed session** was to **Closed Session** – Conference with Labor Negotiator pursuant to Subdivision (a) of Section 54957.6 of the California Government Code. Name of Labor Negotiator: Arnold Shadbehr. (re: HPOA). It was announced that the Labor Negotiator has been instructed.

24.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Treasurer **Patterson** thanked the community for coming out and let their voices heard.

City Clerk **Huber**, thanked Treasurer Patterson for putting item on the agenda. Look forward to all the upcoming events in the City. Announced that on February 5 there will be Hawthorne Historical Society meeting and a Pancake breakfast on February 24.

Councilmember **Valentine** attended the League of California Cities in Sacramento, Directed to bring a report on SB831 with the pros and cons of this Senate Bill. Spoke on the cannabis regulations CalPers costs and invited everyone to her 3rd Business Expo at the Memorial Center from 3-7 p.m..

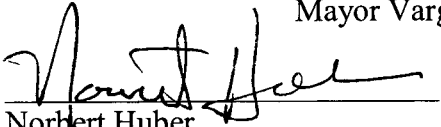
Councilmember **Reyes English**, received a letter from the California Massage Therapy Counsel offering support for proactive improvements. Congratulated the recipient of the loan from the First Time Home buyers program. Would like to donate some of her stipend to Resolve to Rise. Would like to see the Housing Rights Center and the Housing Department at her Providers Fair. Concerned about complaints made by residents on the Railroad hours of operation and the noise at all times of the night. Spoke on being appointed to the Board of Directors to a newly formed LACCE Joint Power Agreement.

Councilmember **Awad** thanked everyone for attending the Council meeting, great topics of discussion.

Mayor **Vargas** thanked the community for attending the meeting, spoke regarding Government shut downs. Happy that the City Council is propelling the City forward.

26.

Mayor Vargas adjourned the regular meeting at 8:40 p.m.



Norbert Huber
City Clerk

23.