

## ORAL COMMUNICATIONS

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY AND PARKING AUTHORITY SHOULD COMPLETE A SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO FIVE MINUTES. THE FIVE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

THIS INFORMATION IS AVAILABLE IN ALTERNATE FORMATS. PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION TO PARTICIPATE (48 HOUR NOTICE) BY CONTACTING THE CITY CLERK'S DEPARTMENT AT 310-970-7921. THE COUNCIL FACILITIES HAVE BEEN EQUIPPED WITH DEVICES TO ASSIST PERSONS WITH DISABILITIES.

# CITY OF HAWTHORNE

## CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY

### PARKING AUTHORITY AND HOUSING AUTHORITY

#### Regular Meetings

**MARCH 23, 2004**

**6:00 P.M.**

#### AGENDA

Call to order by Mayor Guidi.

Invocation. Pledge of Allegiance to the American Flag.

**Presentation:** Wendy Ostensen – 5K Walk (Guidi)

**Presentation:** Neal Goldman – Rock around the block event (Guidi).

1.

**Closed Session:** Conference with Legal Counsel – Anticipated Litigation, Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 (One potential case).

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3.

Elected Officials reports/recommendations. Appointments/ Re-Appointments/ Removals to commissions/ committees/ boards.

4.

Oral Communications.

5.

Recess Community Redevelopment Agency. Recess Parking Authority. Recess Housing Authority.

## **CITY CLERK'S CONSENT CALENDAR**

6.

Approval of waiver of full readings of resolutions and ordinances on Tuesday, March 23, 2004's agenda. Motion to waive full readings.

7.

**Public Hearing** – Preliminary Consolidated Plan/Annual Plan for Program Year 2004, July 1, 2004 to June 30, 2005. City Clerk's Department declaration publication filed. No written communications. Call for oral comments. Motion-close hearing. (No further action taken at this meeting).

8.

**Public Hearing** – to determine whether the public necessity, health, safety, or welfare requires the formation of an underground utility district on 120<sup>th</sup> street from York Avenue to 1900 feet west of Crenshaw Blvd. and on Prairie Avenue from 120<sup>th</sup> street to 116<sup>th</sup> street and establishing March 23, 2006 as the date for existing utilities to be removed and placed underground. Public Work's declaration publication filed. No written communications. Call for oral comments. Motion-close hearing. Motion to Approve Resolution No. 6866.

### **RESOLUTION NO. 6866.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, SETTING A PUBLIC HEARING TO DETERMINE WHETHER THE PUBLIC NECESSITY, HEALTH, SAFETY, OR WELFARE REQUIRES THE FORMATION OF AN UNDERGROUND UTILITY DISTRICT ON 120<sup>TH</sup> STREET FROM YORK AVENUE TO 1900 FEET WEST OF VRENSHAW BLVD. AND ON PRAIRIE AVENUE FROM 120<sup>TH</sup> STREET TO 116<sup>TH</sup> STREET AND ESTABLISHING MARCH 23, 2006 AS THE DATE FOR EXISTING UTILITIES TO BE REMOVED AND PLACED UNDERGROUND. Motion to adopt.

9.

Publicly receive, open and declare sealed bids for 2004 Local Street Improvement Project.

Public Work's declaration publication-filed.

10.

City Treasurer requests approval of the warrants. Motion to approve the warrants.

## **RESOLUTIONS AND ORDINANCES**

11.

### **RESOLUTION NO. 6864.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A THREE-WAY STOP SIGN AT THE INTERSECTION OF EUCALYPTUS AVENUE AND 116<sup>th</sup> STREET. Motion to adopt.

12.

### **RESOLUTION NO. 6865.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AN APPLICATION FOR GRANT FUNDS FOR THE ROBERT-Z'BERG-HARRIS BLOCK GRANT PROGRAM UNDER THE CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002. Motion to adopt.

13.

### **RESOLUTION NO. 6868.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF POLICE DEPARTMENT INTERNAL AFFAIRS FILES PURSUANT TO RESOLUTION NO. 6832. Motion to adopt.

14.

### **RESOLUTION NO. 6869.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, MAKING FINDINGS AND UPHOLDING THE APPROVAL BY THE ZONING AND PLANNING COMMISSION OF A CONDITIONAL USE APPLICATION FOR A FITNESS CENTER ON THE PROPERTY LOCATED AT 4949 AND 4917 WEST 147<sup>TH</sup> STREET. Motion to adopt.

15.

### **ORDINANCE NO. 1795. (1<sup>st</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REPEALING CHAPTER 8.10 OF THE HAWTHORNE MUNICIPAL CODE RELATING TO LETTER GRADE INSPECTION SCORE SYSTEM FOR FOOD ESTABLISHMENTS AND FOOD HANDLER'S CERTIFICATIONS. Motion to introduce.

## **CITY MANAGER'S CONSENT CALENDAR**

16.

Lease between the City of Hawthorne and The United States of America for land on which is located FAA equipment essential for Airport operation (VASI Runway 07).

**RECOMMENDATION:** That the City Council Approve Lease No. DTFAWP-03-L-22535 and authorize the City Manager to execute the Lease on the City's behalf.

17.

Lease between City of Hawthorne and The United States of America for land on which is located FAA equipment essential for Airport operation (ILS/LOCALIZER and associated equipment).

**RECOMMENDATION:** That the City Council Approve the lease No. DTFAWP-03-L-22534 and authorize the City Manager to execute the lease on the city's behalf.

18.

Progress Payment No. 19 to Pepper Construction, 17841 Mitchell, Irvine, Ca 92614 for Construction of the New Hawthorne Police Station.

**RECOMMENDATION:** That the City Council Authorize this Progress Payment. This payment of \$799,853.25 will come from a low-interest loan from the California Infrastructure & Economic Development Bank, Account # 380-2101-4086. The total project will be funded from this loan and contributions from the City's General Fund.

19.

Progress Payment No. 2 to Trimming Land Co., Inc, 8006 Ramsgate Avenue, Los Angeles, Ca 90045 for Street Tree Trimming.

**RECOMMENDATION:** That the City Council Approve Progress Payment No. 3 to Trimming Land Co., in the amount of \$8,548.00 to be charged to the Recreation and Community Services Tree Trimming Account # 100-6111-4051.

20.

Lease between the City of Hawthorne and Southern California Historical Aviation Foundation (SCHAF) for certain Property at Hawthorne Airport.

**RECOMMENDATION:** That the City Council Approve the Lease between the City of Hawthorne and Southern California Historical Aviation Foundation (SCHAF) and authorize the City Manager to execute the final version of the Lease as approved by SCHAF's board subject to City Attorney Approval as to form.

21.

Approval of Project Location Amendment – Section 108 Loan to Muscle Improvement Inc (Gold's Gym).

**RECOMMENDATION:** That the City Council Approve the Final Consolidated Plan, Annual Plan, Program Year 2003 Project Loan Amendment for Section 108 Loan Guarantee to Muscle Improvement Inc (Gold's Gym). Project will be located at 4917 West 147 Street, Hawthorne.

Motion to approve City Manager's consent calendar.

## **CITY ATTORNEY'S CONSENT CALENDAR**

22.

Claim of Manzoor Begum alleging dangerous condition of city property (malfunctioning traffic lights at Prairie Avenue and 120<sup>th</sup> Street).

**RECOMMENDATION:** That this claim be denied in its entirety.

Reconvene Community Redevelopment Agency. Reconvene Parking Authority. Reconvene Housing Authority.

## **COMMUNITY REDEVELOPMENT AGENCY**

23.

Approval of Community Redevelopment Agency minutes for the regular meeting of March 9, 2004 Motion to approve minutes.

24.

Status of the Exclusive Negotiating Agreement ("ENA") between the Community Redevelopment Agency and James H. Mitsch, B.T. Imperial LLC, (Jack Fleming, Bentree Real Estate Group) for a proposed mixed-use residential/commercial Project located at 4742-54

Imperial Highway. On January 13, 2004, Mr. Mitsch appeared before the Agency and specifically requested that the Agency continue this item to the March 23, 2004 Agency Agenda.

**RECOMMENDATION:** The Community Redevelopment Agency has not received the revised DDA from the Developer. On March 17, 2004 at 4:00 p.m., the Agency received a facsimile (via “kinko’s”) from Mr. Mitsch requesting an extension “to allow sufficient time to complete the work on the zoning ordinance to define the appropriate development standards to be applied to residential developments for affordable housing” and requesting additional guidance on basic deal points. Agency Staff recommends that this matter be continued to a time that Mr. Mitsch deems necessary to submit the required information.

25.

Adjourn.

### **PARKING AUTHORITY**

26.

Approval of Parking Authority minutes for the regular meeting of March 9, 2004. Motion to approve minutes.

27.

Adjourn.

### **HOUSING AUTHORITY**

28.

Approval of Housing Authority minutes for the regular meeting of March 9, 2004. Motion to approve minutes.

29.

**Public Hearing** – Public Housing Agency Annual Plan for Program Year 2004, July 1, 2004 through June 30, 2005. City Clerk’s Department declaration publication filed. No written communications. Call for oral comments. Motion-close hearing. (No further action taken at this meeting).

30.

Adjourn City Council.