

**MINUTES OF A REGULAR AND SPECIAL MEETING OF THE  
CITY COUNCIL OF THE CITY OF HAWTHORNE,  
CALIFORNIA HELD JANUARY 27, 2004.**

Mayor/Chairman Guidi called the City Council, Community Redevelopment Agency, Parking Authority and Housing Authority meeting to order jointly and concurrently at 6:00 p.m. in the City Council Chambers of the City Hall, 4455 West 126th Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
Absent: None.

Mayor Guidi presented a Certificate of Merit to Girl Scout Troop #774 for its service to the community and also for being the color guard at the January 27, 2004 Hawthorne City Council meeting.

Councilmember Velez introduced Mr. David Hughes, who was appointed to the Parks and Recreation Commission and Mr. Juan Ortiz, who was appointed to the Planning Commission.

Mayor Guidi introduced Bill Salfity of G&S Printing as the evening's Chamber of Commerce representative.

Joe Bartells, Boys State Chairman of Hawthorne Post #314, requested sponsorship from local businesses so that a child could attend Boy's State. Boy's State is an American program by the American Legion that teaches youth the duties, rights and responsibilities of American leadership and citizenship.

Jim Dougherty, Business Development Manager of Infinity Insurance and Mike Tawel, CEO of Academy Insurance, presented Certificates of Appreciation to Mayor Guidi, City Clerk Daniel Juarez and the City of Hawthorne for helping to put together "Kicking it with the Galaxy" day of soccer held October 19, 2003 at Dana Middle School athletic field.

Councilmember Velez presented a Certificate of Recognition to Rick and Carol DeVusser for their support, participation and contribution to the City.

Erwin Bucy of Regency Centers gave a brief update on the future developments at Rosecrans and Inglewood, and announced that CVS Pharmacy store is scheduled to open on July 11, 2004. There is a proposed Target at the southwest corner of Rosecrans and Inglewood. Cost Plus, Mimi's Café, and Office Depot have also expressed interest in coming to Hawthorne.

A presentation on the budget was given by Finance Director Shally Lin.

1.a

Mayor Guidi recessed the City Council meeting to conduct a **closed session** regarding PUBLIC EMPLOYMENT - Title: City Manager (Government Code Section 54957)

Mayor Guidi called the City Council meeting back to order following recess with all Councilmembers present. He announced that the closed session was to discuss: PUBLIC EMPLOYMENT - Title: City Manager (Government Code Section 54957) and announced that staff has been advised.

1.

Council Discussion/Council Action Items.

Councilmember **Velez** attended the Airport Neighborhood Association on Thursday and apologized to the Bodger Homeowner Group for being unable to attend.

Councilmember **Velez** took a tour of Eucalyptus Park, spoke with the contractor and reported that everything is looking really good.

Councilmember **Velez** attended the RCC 911 meeting on Thursday.

Councilmember **Velez** took a tour of the new Police Department.

Councilmember **Velez** took a tour of the childcare center on 120<sup>th</sup> and Hawthorne Boulevard.

Councilmember **Catano** attended the South Bay Ministerial Association Breakfast.

Councilmember **Catano** attended the Bodger Park Neighborhood Association meeting and thanked the Association President and Vice President for all the work they did.

Mayor **Guidi** asked Director of Parks and Recreation Michelle Winters for an update on Glasgow Park. It is moving right along, is on budget and construction should be completed by the end of March, beginning of April. The park is scheduled to open in June.

Mayor **Guidi** took a tour of the new Police station. It should be ready to open by June.

Mayor **Guidi** requested that Cable TV do a story on the child care center on 120<sup>th</sup> and Hawthorne Boulevard.

Mayor **Guidi** thanked the President and Vice President of the Bodger Park Association for doing a good job.

Mayor **Guidi** thanked Mr. Jan Vogel, Executive Director of the SBWIB for the “Fit for Gold” kickoff program that trains high school students who in turn train younger students on fitness, exercise, eating and nutrition. High school students will receive credit for participating.

Mayor **Guidi** thanked the Rotary Club for the baseball clinic held last Saturday at Lawndale High School.

Mayor **Guidi** announced that a new program may be starting which involves a reward for catching a tagger.

Councilmember **Lambert** thanked the Chief of Police for the successful DUI checkpoint in December.

Councilmember **Lambert** thanked Gold’s Gym for being a generous contributor to the City.

Councilmember **Lambert** encouraged businesses to attend the South Bay Cities Council of Governments Fifth Annual General Assembly on Thursday, February 26, from 2 pm to 7:30 pm.

Councilmember **Parsons** inquired on when the Rosecrans widening project would get started and if a lane on Rosecrans between the 405 and Douglas would be closed down.

Councilmember **Parsons** inquired on what the speed hump policy.

Councilmember **Parsons** announced that the Hollypark Homeowner’s Association met last month and approved their mission statement. The next meeting will be Thursday, February 5 at 7 pm at the Olivet Lutheran Church.

Councilmember **Parsons** announced that the Bodger Park Homeowner’s Association will be moving their meetings to Monday nights at a cafeteria.

Councilmember **Parsons** announced that the contract between the LAAFB and the developer was signed last Friday.

Councilmember **Parsons** announced that the LAX Noise Round Table is making positive changes. They are keeping airplanes higher and further off shore.

Councilmember **Parsons** stated that helicopter operators that come from LAX to Long Beach are working on being rerouted to fly over the Green Line.

Councilmember **Parsons** announced that the Rotary is collecting used cell phones at City Hall to be recycled.

Councilmember **Parsons** announced that the baseball game between the Hawthorne Rotary and Kiwanis is scheduled for March 6 at Hawthorne High. Proceeds will go towards the Leslie Zepeda Fund.

Councilmember **Parsons** directed to draft resolution opposing the relocation and closing of LAAFB

Councilmember **Lambert** announced that her appointee to the LAX Area Advisory Committee has resigned and asked if there are any residents who would like to apply for the position.

Councilmember **Lambert** asked for names, addresses and zip codes of people who live in the various four zip code areas.

Councilmember **Lambert** stated that the Regional Alliance is looking for monetary contributions to help save the Air Force Base.

City Clerk **Juarez** announced that Registrar Recorder has a temporary one day employment opportunity for precinct coordinators.

City Clerk **Juarez** announced that the Clerks office is working as a community based outlet for tax forms.

City Clerk **Juarez** thanked Mayor Guidi and Councilmember Velez for coming out to the VIP tournament. He also thanked the Police Department for bringing the barbeque, the horse, the dog and Gabi the Talking Car and other organizations that participated.

City Clerk **Juarez** announced that the YMCA kickoff campaign will be held at the Memorial Center on February 5<sup>th</sup>.

**Nominations for persons to serve on boards:**

- **Centinela Youth Services.** (formerly Centinela Valley Juvenile Diversion Project)

Councilmember Catano moved, seconded by Councilmember Parsons, that Darlene Shima be the representative for Mayor Guidi to the League of California Cities. (as the Alternate)

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

The meetings are held the first Thursday of the month at 10:00 a.m. at 11633 Hawthorne Boulevard on the Fifth Floor.

- **City Selection Committee** (ad hoc of League of California Cities)

Mayor Guidi moved, seconded by Councilmember Catano, to appoint Councilmember Parsons as the delegate and Councilmember Lambert as the Alternate.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **County Sanitation District No. 5**

Mayor Guidi is the Delegate and Councilmember Lambert requested to be the alternate.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **Independent Cities Association (ICA)**

Mayor Guidi moved, seconded by Councilmember Velez to appoint Councilmember Parsons as the Delegate and Mayor Guidi as the Alternate.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **Independent Cities Risk Management Authority (ICRMA)**

No changes on this committee

Councilmember Lambert is the Delegate and Finance Director is the Alternate.

- **League of California Cities – Los Angeles County Division**

No changes on this committee

Councilmember Parsons is the Delegate and Councilmember Catano is the Alternate.

- **South Bay Cities Association**
- **South Bay Cities Council of Government – JPA** (ad hoc of South Bay Cities Association)
- **South Bay Corridor Steering Committee** (ad hoc of South Bay Cities Association)

Councilmember Lambert moved seconded by Mayor Guidi that Councilmember Velez be appointed to these committees.

- **South Bay Regional Public Communications Authority Board of Directors (RCC)**

Mayor Guidi moved requested to be appointed again as the Delegate and Councilmember Louis Velez as the Alternate.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **Southern California Association of Governments (SCAG)**
- **Community, Economic and Human Development Committee.**
- **Energy & Environment Committee. Executive Committee**

No changes on these committees.

Councilmember Catano is the Delegate/Alternate for these committees.

- **Southern California Cities Consortium – JPA**

Mayor Guidi moved seconded by Councilmember Lambert that Mayor Guidi be the Delegate and Councilmember Lambert be the Alternate for this committee.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **Policy Committee Representative of Corridor B**

Mayor Guidi moved seconded by Councilmember Lambert that Mayor Guidi be the Delegate and Councilmember Parsons be the Alternate for this committee.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **Technical Committee Representative of Corridor B**

Mayor Guidi moved seconded by Councilmember Lambert that Charles Herbertson/ Richard Prentice be the appointed as the Delegate for this committee.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None.

- **West Basin Water Association - Board of Directors.**

No changes on this committee.

Mayor Guidi is still the Delegate and Councilmember Lambert is the Alternate.

2.

Under oral communications, **Darlene Love**, announced that the Hollypark Homeowner's Association is alive and doing very well and that they would like to see more Councilmembers attend their meetings. They would also like someone from the police department to attend. There is still a problem with double-parking in front of the church. **Leah Magua**, Manager of the Hawthorne Library, congratulated newly elected Mayor Guidi and Councilmembers Lambert and Velez and presented them with their own library cards. **Ammar Kahf**, 13011 Doty, thanked everyone who helped him with the purchase of his first home. As office manager for the Hawthorne Islamic Center, shared how an upcoming religious holiday is celebrated. **Steve Redlick**, spoke on Ordinance 1772. Thanked Chief Port for increased patrol in Hollyglen. Concerned about developer listed with the airport because of history with the Air Force base. **Allen Richards**, 13828 S. Ramona, took a ride through the Ramona Neighborhood Association area and stressed that anything that is not in the trash bins will not be picked up. **Cindy Parsons**, 5428 W. 140<sup>th</sup> St., announced that the Hollyglen Homeowner's Association will hold a meeting on January 29 at 7 pm at the Dana School cafeteria.

No one else indicated a desire to be heard.

Mayor/Chairman Guidi ordered oral communications closed.

3.

Mayor/Chairman Guidi recessed the Community Redevelopment Agency, Parking Authority and Housing Authority meetings to conduct the meeting of the City Council.

4.

Mayor Guidi moved, seconded by Councilmember Catano, that the reading of the City Council minutes of the regular meeting of January 13, 2004 be waived and that they be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.

NOES: None. ABSTAIN: None.

5.

Mayor Guidi moved, seconded by Councilmember Catano, to waive full readings of resolutions and ordinances on January 27, 2004's agenda.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.

NOES: None. ABSTAIN: None.

6.

City Clerk Daniel D. Juarez announced that this was the time and place for the public hearing on an Appeal of Planning Commission Resolution Number PC 2003-41 that recommended Approval of an Automotive Stereo Sales and Installation Facility on the Property located at 13335 Hawthorne Boulevard in a C-2 (Local Commercial) Zone. Planning Department's declaration publication filed. No written communications. Call for oral comments. Motion-close hearing.

The City Clerk submitted declaration of mailing/posting/publication which was ordered filed. A written communication against of the project was received, including a petition with 18 signatures complaining about noise and traffic issues. For clarification on this item Mayor Guidi, Councilmembers, Staff and Public comments were put on the record.

Under oral comments:

**Mayor Guidi:** Is there anyone here that would like to speak? Yes, would you like to come forward? We have to hear from the actual applicants, so you may state your case.

**Ana Quiroz:** I thank you very much Mr. Mayor and the Council to let us explain more or less how we're going to conduct business in the City of Hawthorne. My name is Ana Quiroz. My husband name is Eduardo Quiroz. We're the owners of NYC Sound located in 13335 Hawthorne Boulevard. My daughter-in-law, she's going to read the guidelines that we have so everybody can understand from us how we're going to conduct the business, okay. Thanks.

**Paula Ramirez:** My name is Paula Ramirez. Mr. Mayor and members of the Council, we are here tonight to clarify some concerns regarding the nature of our business and explain to you the way we plan to conduct business here in the City of Hawthorne. As you know, we have conditions to follow that have been imposed on us by the Planning Commission as well as the City. We have had no problem with them and have done everything in our power to make sure that they are followed and executed. These are some of the policies that NYC Sound has for our customers. All customers will be based by appointment only. We have posted signs inside and outside our premises concerning loud music playing. We want all customers to respect our neighbors. When a customer comes for an installation, we will take their car on Hawthorne Boulevard and drive it around through the alleyway located behind our store and inside our premises. We will then close the main gate as to eliminate any noise that could disturb our neighbors. The customer will then be directed to our waiting area or will be informed to come back when their car is ready. When we are finished, we will then drive their car from our installation bay around the corner to the front of our store for the customer to pick up going south on Hawthorne Boulevard. Having this said, no customer's car that has just been served will be parked in the 20-minute parking space in front of our store. There will be no mechanic work or alarm installations done in our premises. No work will be done outside our location. Our hours are Monday through Saturday, 10 am to 6 pm and we will be closed on Sundays for now. These hours are very reasonable for our customers as well as surrounding neighbors. It also coincides with the conditional use application, page 5, that gives us restrictions as to the hours that we can play music. If you want to pass it around. Another concern might be the traffic of the alleyway behind our store, but I assure you that it will be no more than what it is now. As you can all see, NYC Sound has rules that our customers have to follow and will be under constant supervision by us all. With that in mind, we reserve the right to refuse service to anyone who does not comply with our guidelines. We also have a petition signed by our neighbors and business owners of around our neighborhood in reference to our business. Now that we have the store, we want to be seen as an upscale business, different from everybody. We do not want to be seen as a nuisance to the community, but rather as a way to hopefully provide job opportunities for the people of Hawthorne. This is why we've put all our effort in keeping our store nice, clean and presentable as you can see in the pictures that are also being passed around. We understand that there have been many changes in the City and we want to be part of it as well. We want everyone to be proud of NYC Sound, the car stereo store right on Hawthorne Boulevard in the City of Hawthorne. The goals that we have are obtainable and for this reason, we ask for your support. Mr. Mayor and Councilmembers, we want you to give NYC Sound and my family the opportunity to be a part of this community. In doing so, you will not be disappointed. And at this point if there are any questions, please feel free to ask us.

**Mayor Guidi:** When a public hearing, we have to listen so we have. We listen to all of you. You did a very nice job, by the way. We have to listen to everyone else so usually our comments will come later if there is any. So do you have anything else you'd like to add?

**Ana Quiroz:** We just want you to take a look at the pictures, the way we present the store. And I think, you know, we're doing our best to make it really nice. Different from any other car stereo. All right.

**Mayor Guidi:** We appreciate it. Thank you. Is there anyone who'd like to speak? Please come right up to the microphone.

**James Morack:** You'll have to excuse me. I'm fighting a cold since Wednesday. My name is James Morack. I'm here representing the Ramona Neighborhood Association. I live at 4532 W. 133<sup>rd</sup> Street. I'm here to express some concerns that our association has concerning the conditional use permit for the installation of stereos. First thing is, I know a few people on my street got this notice of public hearing. They were very confused. It says here public notice is hereby given that the City of Hawthorne City Council will hold a public hearing on Monday, January 27<sup>th</sup> at 6 pm. When I first got this last Thursday in the mail, my first reaction was good; it's on Monday night, because I have other things I do on Tuesday nights. And then I found out that no it is actually on Tuesday, so a lot of people were confused. That's why most of the people are not here tonight because they thought it was going to be last night. I have a petition here signed by 18 residents on 133<sup>rd</sup> Street that are members and are also concerned citizens who are also have the same concerns that I have concerning the installation of stereos. My concerns are number one is traffic along 133<sup>rd</sup> Street. For all of you that come to these Council meetings or watch it on TV, you all know that I have a major concern on my street with speeding and traffic. And the

Laundromat that's there also has caused extra traffic. Another one of my main concerns is the traffic in the alleyway. Again, I have expressed my opinion on many occasions about the alleyway is one way. It is not being policed. Not necessarily by the police department, but it is not being policed as a one way. There are numerous times someone can walk down the street and they can see somebody blatantly going in the wrong way to shoot into a parking spot for the Laundromat. My concern is with the stereo installing in the back there, that that is going to be a quick way in rather than someone coming up the street, making a right turn onto Hawthorne Boulevard down to 134<sup>th</sup> making a right turn onto 134<sup>th</sup>, making a right turn into the alleyway, into the stereo store when if you make a quick right turn going the wrong way in the alleyway, you're right there. So you're saving a lot of time. So that is one of our my main concern. As a representative of the association, we are not against a business in that building. We just don't feel that a business that is going to do installation is the perfect fit for that property. Another one of my concerns is noise. Anybody that has had a stereo installed, I've had a few in my cars. The first thing you're going to do once you leave the stereo stop is you're to crank it up to see how loud it is and blast it as you're driving down the street so everybody knows that you've got this great stereo. Now, if they come out of the alleyway the correct way, then they will more than likely make a left turn onto 133<sup>rd</sup> going west, which means they're going to drive right down my street showing off their great stereo. If. The suggestion was given to me that the owners would be interested in having their customers park in the center medium. They would walk across the street. They would get in the car. They would drive it around the right way in the alleyway. Install it. Drive it out. Put it back either in front of their business or on the center medium and then that way there would be no traffic down our street. Well that seems to me like that's a lot of extra legwork and I also see that as being extra traffic also because now you have somebody parking in the center medium and more than likely walking across the boulevard, not in the crosswalk, which then in turn causes problems with traffic. Most of my neighbors that have signed this petition are also concerned about traffic. They're also concerned about noise. And some of the suggestions that have been made about what will be done, their concerns are who is going to police it? Who is actually going to police that number one they're going to only install them by appointment only? Number two, who is going to police that they are actually going to have their customers park in the center medium and then they're going to drive it around? You know, if it happens, that's great. But, as I've seen in other things that have been promised, it's going to be policed in the City, it doesn't happen. So, those are my concerns. These are the concerns for the Association. Thank you very much.

**Mayor Guidi:** You have a petition?

**James Morack:** I have a petition signed here.

**Mayor Guidi:** Could I see it please? Because I have this petition too. I'd like to put the two together. Is there anyone else who would like to come forward and speak?

**Steve Adur:** Good evening. My name is Steve Adur. I will be the new owner on that super laundry that he spoke about earlier on the corner of 133 and Hawthorne Boulevard. This would be 13315 right next door to it. We are already having parking problem with that corner. We are in escrow right now with the new tenant, I mean with the new land ah the old landlord. The tenant, the current tenant right now is he have filed several complaints with the old tenant the old landlord for that parking problems. People tend to do double parking in the alley and they also tend to park on the side of the building. And that one way alley entrance, it's a problem as well as he stated. I also do sales car and I have a direct relation with such a store. I know they get very busy and you can't refuse customer coming in and, you know, you can't refuse customer service. There's the only issue we have with that corner. It's parking and I hope everyone concerned, I mean consider that. That will be all, thank you.

**Mayor Guidi:** Thank you. Is there anyone else who'd like to come forward? Come on up.

**Translator:** Hi, I'm translating for Gloria Rango. She's a homeowner on 134<sup>th</sup> Street. It's in regards to the new business that I guess is being planned to be put on the corner of 134<sup>th</sup> and Hawthorne. The stereo business.

**Gloria Rango:** In the year 2002 I want to buy the house in Inglewood and 141 Street. So in the corner there is.

**Mayor Guidi:** Talk in the microphone please.

**Gloria Rango:** In the corner the my house is one place like the problem right now, you know. Explain that right now. And I lost \$5000 because I look in the place maybe for 20 days and it's no good for neighbor, you know. Because is a lot of noise. If a, like a person coming, if the person coming over there

it's more in the noon after everybody working, you know. And it's, I think it's no good person because there are a lot of cars like that you know. Everybody understand me?

**Mayor Guidi:** Yeah, we understand.

**Gloria Rango:** No good, no good, no good. I, my English, I'm sorry.

**Mayor Guidi:** It's okay. If you want to, if you feel better, if you want to make the comments in Spanish, most of understand and we have translation.

**Translator:** What she's basically saying is that not only was the street a high trafficked area like Hawthorne Boulevard, but also, the location that was in that corner is similar to the one that's being planned. And it just caused, how should I say?

**Councilmember Velez :** Inconvenience?

**Translator:** Yeah. Just too much noise in the neighborhood and all the houses surrounding the streets around that property. You know like particular, you know, we have a business oriented with children. You know, something like that wouldn't look right with the parents driving down that street. It just wouldn't settle us down. I mean, the main reason why she purchased the home was tranquility and we're just finding something that's going to unstable that. And also, you know, something like that the main businesses conduct it after noon. That's when everybody wants just to go home and rest. It just not, for the area it's in, it's not suited.

**Mayor Guidi:** Thank you for coming. Is there anyone else who'd like to speak on this issue? Just a minute ma'am I have to finish the public. Anyone else? Okay, you have an opportunity now to rebut. Ma'am, you have to direct to me.

**Anna Quiroz:** I didn't hear where she lives. I just want to know where her house is because since we applied for the permit, we've been approved on December 3<sup>rd</sup> and since been an appeal is no traffic going into there because we have no business at all until all this is been approved by the Councilmembers and the Mayor of the city. I don't understand why she said it is a lot of traffic in there.

**Mayor Guidi:** No no no, ma'am. She didn't say that. She says this. What I understood. This kind of business will increase the traffic and the noise from what I understood for her saying. She didn't say it now. She says this kind of business will increase traffic. It will increase noise and it brings, you know, a change in the neighborhood. She said she was getting ready to, I guess, I understood buy a house?

**Councilmember Catano:** To the chair. I think what she was talking about was that she bought a home on 138th and Inglewood Avenue, I mean 141<sup>st</sup> or somewhere near. Anyway, she bought a home there and they had a stereo place there or whatever and she only lived there for a little bit because of all the noise and all the things that was happening there. So she left there because she wanted tranquility. So then she bought the place right near where your place is going to be, so now she's there and now she left one thing over there now she moved here now, you know, that's why she's talking about that.

**Ana Quiroz:** I understand everybody's concern and it's our concern too to make everybody happy. Right now, we see people going one way and it's sometime is the tenants or the homeowners who live in the same alleyway. And we look at them like saying wait a minute, you know, you're complaining because people going one way and you live right there and you doing the same thing. You understand? We going to try the best we can. We can't control people, but we going to try to control them. We're going to teach our customer the right way. Every time the car goes outside, one of us will supervise because we know we have neighbors on the other side. We're going to make sure they're not going to turn left on 133<sup>rd</sup> because is a lot of Councilmembers that live there. We understand that. We're going directly to go in through the other side even if we have to drive like a valet parking move it into our front of our store. We want to be part of the Hawthorne, the City of Hawthorne and we're trying our best. Please, I need everybody to give us a chance. Give us six months. You will not, I promise, me and my family, that you will not have any problems. That's why we want to make it different from the other car stereos that you see around. We drive around and nothing is compared to the place that we have. Nothing. Just please, give us a chance and you'll see you will not be sorry. That's all I can say tonight.

**Mayor Guidi:** Thank you.

No one else indicated a desire to be heard.



Mayor Guidi ordered closed the public portion of the hearing.

**Mayor Guidi:** I've listened to the community for over, since December 7<sup>th</sup>. I reviewed your petition compared to the petition from the homeowner's group. You have about, on your petition, one, two, three, four, five, six, seven, eight, nine, ten people that don't even live in the area that signed it. And you have several business owners and maybe a couple of tenants. We have over 18 and 19 of the residents. I want to correct you. There's only one Councilmember that lives on that street, so insulting us doesn't help. It has nothing to do with turning left. It doesn't have nothing to do with turning right. We listened to another homeowner on 134<sup>th</sup> street, which I think you have some other neighbors with you that are against this? Is there? Okay. So, I have several issues regarding that I think the planning commission failed to observe. One of them is parking. You have four or five parking stalls. Once you open the door, you lose one. So now you only have four parking stalls, which now you're not complying to our code. There's no parking for your employees. That's why the City had to paint the front curb because of Alex Video couldn't get customers to come in because everybody was, all the employees from the, I think they signed this, Magic Shop Hair Studio, were parking there all day. They just opened some kind of rehab center one door away is a problem. We've had nothing but complaints, ma'am, before you even came into the City about that alley going the wrong way. We just heard from the new owners of the Laundromat. He has major concerns now because of the problems with his parking now and with the way the buildings in the alley. We have observed very much that alley. Its not all the tenants because we see walking or going to work or coming home, the people going into the Laundromat are very lazy and they want to, so it's not the tenants in the alley doing it because most of them know it's one way because there was tickets written. There's a lot of things that went into this research. I mean, the reason I didn't come to you, because I have to be neutral. I'm the gentleman who appealed this because I heard the major concerns of the community and some business owners that are afraid to come forward and I don't know why. Because of retaliation? They're just concerned, that's why they're not here tonight. And I agree, they get nervous. They don't know what people are going to react. I have to listen. I visited two stereo shops on Prairie and I wanted to see their business. Both of them told me if they have to survive by appointments only, they'd be out of business. If they can't install a minimum of five to six stereos within a day period, that they can't make it. They have to be open on Sunday. The other thing is they said we live in a society right now of compulsive buying. When we go, as human beings, we go and we see that TV we want, we want to buy that TV now. So if Circuit City doesn't have it, most people don't go home and wait. They'll go across the street to Best Buy and buy it. I went to the stereo shops on Rosecrans and I don't know if it's Cerise or Chadron by (unintelligible). He told me the same thing. He kind of laughed about this. He says he cannot control what people do and they're also afraid. He said some of the guys that come in blasting their music are thugs. He's afraid that he'll get in a fight with them or a confrontation. We're dealing with human element and that's one of the things that I looked at. I hear it and you're not even open yet and we get the cars blasting through the neighborhoods. We have Ms. Love here from Hollypark that they have problems with loud music. We have a lot of the neighbors in Ramona with loud music. We have Hollyglen complaining because of loud music. So I had to balance this. I went to the stereo shop on Imperial. So I went to six stereo shops in the City. And, I want to tell you, three of them are very high class. I tell you, very nice stereo shops. I mean, they've got TVs hanging, the new monitors and all the state of the art. The boom, the woofer, tweeters, subwoofers. And they said we will not tell our customers or we will not engage with our customers, telling us as soon as they go out the driveway the first thing they do is they want everyone to know they just bought a new stereo system. The other problem with that alley is the buildings that opened. Their employees are not parking behind the building; the hair studio, the new rehab center, the mattress company. All of these people are not using the parking in the back because they don't want to go. They complain about double parking, trucks coming. There's a noise issue, health and safety issue. That's why I appealed it, because I have to listen to the people. I appealed an auto, no, Pablo appealed an auto repair that the planning commission approved on 120<sup>th</sup> off of Inglewood Avenue with the same things. In between residential, they were going to start repairing automobiles. So this is not a target on you. It's basically our responsibility is on health and safety of the community. The community has been complaining a lot. You noticed the notice that went out said Monday. This place would have been full of residents. When the planning commission had their hearing, a lot of the residents didn't even know this was happening. I had complaints. I didn't even get a notice. So and it's supposed be notices within a 1000 feet. I'm told I live 900 feet, so I never got a notice that this was happening tonight and I'm still a property owner. The last time this went through, I didn't even know this was on there or I would have aired some complaints. So, my opinion is based on what's best on health, safety and welfare of my community. The property, regardless if I live there or nine of us live there, that has nothing to do with it. It doesn't affect us. But what does affect us is the overall picture of what we basically heard what the people on one, I guess, where are they. Your petition has a lot, you have a person on here that lives on Fonthill that signed it. He doesn't live next to your shop. You have a person that signed it on 139<sup>th</sup> Street way over by Prairie.

**Councilmember Catano:** 118<sup>th</sup>

**Mayor Guidi:** 118<sup>th</sup> Street. I've got a petition, ma'am, I'm sorry. I've got a petition that are the actual neighbors that they thought the meeting was last night. They were going to come. They signed the petition of the ones that were probably not there would have been here. So, my opinion is basically based on safety issues, parking issues. I think the planning commission, you know, they, it was a four to one vote. One of the commissioners had a concern on parking. It's always parking, noise. We spoke to some of the tenants in the alley. Most of them were under the impression it was just a stereo shop. They didn't know that they were going to install radios. They didn't know, the people that live in the alley. So, it's how you ask the questions is how you're going to get the answer. So when we spoke to them, several of them were bilingual and we spoke to them in Spanish. And they were concerned with the stereo shop and maybe some of the even more gang members will come. Because they're the ones they were telling us right that do the boom boom boom boom. Not the gun, but the base. So we listened and we asked them to come tonight and they're afraid. They don't want any trouble, but they don't want it. But we said look, we can't make a decision based on us. They're afraid to come here and talk for reasons I don't know, but I know the Ramona Neighborhood Association is a strong association in Ramona. They've voiced their opinion; their President came, so they represent all the members. When a Councilmember goes against the will of the community, they will no longer be a Councilmember. That's been proven here many years. When the community comes forward and voices their opinions for health, safety and welfare, we have to listen because you go home at night, lock your door. These residents live there. And anytime I make a decision, it's based on what my community wants. And I'm very fair with that. And I'm very strong at protecting the health and welfare of the community, plus the proper use on the Boulevard. Your shop is good. It's set up perfect. Retail in the front, retail out the front. There's no problem with that. Those alleys were not designed to do anything unnecessary from behind. So you as a business, I support you very strong because I'm very pro business. That's why the City looks the way it does. But we also across the street, turned away at the last planning commission. They wanted to put in an adult day care in a commercial zone. The community came out. Public came out. And at least planning commission did their job and denied the use. There are some uses that are not right for a building or a community and we've been changing it over the years. So my decision is going to be based on the safety, traffic flow in the alley as we heard tonight. You've heard traffic flow, noise pollution, added traffic in the neighborhood and noise. That's how I'll base my decision. But it was nothing against you. It's just when you appeal it, it's difficult for me to come to you and go both ways. It's very hard because I have to hear your point of view and then we have to hear their point of view. But, and I'm going to be very firm and strong. My responsibility is to the people of Hawthorne. I will never undermine them or never turn my back on them because it doesn't work because we live here. We go home every night. And even though I live there, it doesn't matter to me. My decision is not based on that. It's based on what the populous wants and they've spoken very loud to me and no one has lobbied me. No one has lobbied me in not doing it. They've lobbied me to not do it. So I only had one person lobbying me to let it happen and it's someone who doesn't even live there. And doesn't live in our side of town and it's a problem for me because I have to worry about all the people of Hawthorne. So, that will be my opinion and I apologize ma'am, we've closed oral communications and now the Council has to make a decision.

**Councilmember Catano:** To the chair. I have a, besides all your concerns, I also have other concern. Where are your 12 parking places? According to the, Helen help me out, isn't there supposed to have 12 parking places instead of 23? Maybe I read it wrong.

**Helen Ramirez:** Councilmember Catano, in this, many businesses along Hawthorne Boulevard are legal non-conforming businesses. They were built maybe 20 years ago and they never met the parking standards there. And so what we do is grandfather them or credit them for a use that was there previously. Previously we had a computer sales and installation, so we credited them the parking spaces that we would require for retail use. So what happens is that the number of parking spaces get grandfathered in at five and that's how we allow new businesses to go in. They don't have to meet new parking spaces because they're grandfathered in with the old retail use. What happens in this application is that they're reducing the amount of retail area, but they're allowed to continue as a retail use with the same number of parking spaces without having to conform with the new code because they're grandfathered in with the old use that was a computer sales.

**Councilmember Catano:** Now stereo installation is part of the

**Helen Ramirez:** Yeah, the stereo installation is what triggered the conditional use permit. The discretionary approval that is before you. So, they can continue to be to sell stereos as a retail use but the installation is what triggered the conditional use permit.

**Councilmember Catano:** But they can do with five parking places.

**Helen Ramirez:** Yes, because it's grandfathered in.

**Councilmember Catano:** Yes, all right. My other concern is that I don't know how much stereos cost because I just, whatever I have in my truck, that's what I have. But to me, and I know maybe in a perfect world everything would be fine. I go have a brand new expensive stereo put on and it will work perfectly forever, but my other concern is that if I go buy a new stereo and I'm not saying that you guys are going to do bad work or whatever, but it could be the stereos, it could be anything. Now if I buy my stereo, an I'm you know of course I pay good money I'm going to be out there blasting it and if something goes wrong with it, I don't think I'm going to come and have you tell me to make an appointment. I'm going to come in and I want my stereo fixed now. That's my other concern, okay. Because, I mean, this is human nature. I don't think anybody would, would say well, I'll wait till an appointment. No, no, I want my stereo fixed right now, okay. So that's my other concern besides the traffic and let me tell you the other traffic not only when on the way but you know where the Laundromat is? What they do is they make a quick left. I know because I almost got into a head-on collision. They make a quick left and go like half a block to make it to the other, to make a right. I mean that's happened many times. So to me, I know that like you stated earlier that traffic you still see them going one way but to me it's adding more cars is going to make it worse. Not that it's gonna. Not that it's your fault that they're doing it, but I mean more traffic and it's going to happen because let me tell you. I live on 132<sup>nd</sup> but I go by there a lot and the Laundromat, it's always packed. I mean, they park sideways, double park, triple park you know, so that is my concern. Plus, the concern of the neighbors of noise and whatever so I will base my vote on that. Thank you.

**Councilmember Velez:** I think you guys covered all of my points.

**Gary Parsons:** Okay, I have a different point of view. I feel what's going on is we have convicted these people of a crime they haven't committed yet. It's like in that movie with Tom Cruise, Minority Report, where we think you can commit a crime, so go arrest you ahead of time. So I'm really concerned about due process here. They have conditions: the door must be closed, have to have appointments. There's a maximum sound level of condition there. I actually went over there to visit them and I expressed concern to the community. I've talked to people in Ramona about the traffic, the noise and we, I like to sit down with people and work things out. I think most people are reasonable. I really do. I think you get two reasonable people together and they'll come up with a solution that works for everybody. And I said, hey they're concerned about the wrong way-driving in the alley. They're concerned about going down 133<sup>rd</sup> Street and they said well, we're going to have the valet parking. We'll pick the car up, we'll take it around back. Once we're done, we'll put it on Hawthorne Boulevard either pointing south or in the medium. That's not a lot of work. To me that's a good service they're providing for their customer, the valet parking. And to me, that one condition alone, answers most of the concerns the residents have. And I believe they really want this business to work. That right now we're going to put them out of business. If we deny the permit, we're going to put them out of business, maybe bankrupt them before they've had a chance to commit a crime. Before they've had a chance to be a nuisance, okay. I just have a problem with that. Lack of due process. So I went over there. Talked about that. I said I'm concerned about the video store next door and they said if the video store has a concern, we'll put soundproofing on that one wall. Free of charge. We'll put it as a condition. So again, when I was discussing this concern to the community, they were working with me. They were saying we want to be a good business. We want to be compatible with the neighborhood. Give us a chance. Give us six months. And the thing about that is, one month, six months, six years, if they are a nuisance to the neighborhood, we have a hearing and we pull their permit and we put them out of business. This Council, this City, has the ability at any time, if they become a nuisance to the neighborhood, we have a hearing. Due process. If they are a nuisance, we pull the permit. We have that authority to pull the permit anytime we feel fit. So to me, I think they've addressed the concerns of the community. They're not going to drive down 131<sup>st</sup> Street. There's no reason to do that. If you're parked on Hawthorne Boulevard going south, you're not going to go down 133<sup>rd</sup> Street. If you blare your stereo, you're going down Hawthorne Boulevard. The concern about noise; I went over there, parked the car in their install stall, their stall and I cranked the stereo up full blast. We closed the door and went outside. You got more than five feet from their back door and you really couldn't hear the stereo and it was to the point that inside it was hurting my ears. Okay. So to me, once you get more than a few feet away from their door, you can't hear it. I know Louis, you're a kind of car buff, I think you know what I'm talking about. So, the sound is a big deal, but I believe they've addressed it. The door closed, you really can't hear anything. The airplanes are louder than the stereo. Traffic on Hawthorne Boulevard is louder. And again, you have the valet parking. I think it addresses

most of the concerns of Ramona. Good question, monitoring. It's a very good question. Those of you who know, I like fried chicken. Where's my favorite place to go? Louisiana Fried Chicken on 133<sup>rd</sup> and Hawthorne Boulevard. Great chicken by the way, my shameless plug. Occasionally, I have to do my laundry at the laundrymat there. I do park in the right place. And I rent videos from Alex Video. So I happen to spend a lot of time on Hawthorne Boulevard and 133<sup>rd</sup> St. My commitment to the community, to the owners is I'm going to keep an eye on them. If I see cars piling up, if I see they're not being a good corporate citizen, I'll be the first one to say, Mr. Mayor, let's get a hearing going, let's pull their CUP. They promised to be a good neighbor, they didn't. Again, the bottom line is, anytime in the future they don't abide by the conditions, we can pull their CUP. I don't want to convict them before they've committed a crime. I believe in giving them a chance. So, I would like to propose to my colleagues here, that basically let's add two conditions to their CUP, which I believe, Mr. City Attorney, we can do. Condition one is, they must have valet parking. I think that that answers the concern of the wrong way.

**Mayor Guidi:** Gary. Gary, number one, they have to talk to their insurance company. You've never owned a business, but their workman's comp will go up because now you're adding to it.

**Councilmember Parsons:** Well, don't give me that Larry. Let me finish. That's their issue, not ours. Now if they don't want to abide by the conditions, they should close up shop then. So I'm saying, to protect the neighborhoods, two conditions I want to add. Number one is, they have to have the valet parking. If their workman's comp goes up and they can't operate, they close shop then. If they can operate, great. Condition two, if Alex Video has any issues with the noise, they will put in the soundproofing at their charge, at their dime. Because, so two conditions now let me go on here. There's been concern about added traffic in the alley. What business won't put added traffic in the alley? Do we basically force that shop to stay vacant? I've heard a concern about jay walking from the center medium on Hawthorne Boulevard to the store. Are the police here? Good, no. I jaywalk to go to Alex Video. I park in the medium and I jaywalk to Alex Video. I jaywalk to go see the stereo store. So you're right. That's a problem. But that happens today with the businesses. If you put a retail establishment in there, it's a whole store. It would require 25 parking spots to code if it was fully retail, there's no install, full retail. So they could put a full retail in there would have worse traffic. See, right now half of the store is installation. They have one installer. They can do one car at a time. The employment thing I find ludicrous, Larry. I'm sorry. I just, it's funny. When I installed in my stereo installed, I was told to come back at a certain time. I had no problem with that. That was kind of a good use of my time. I didn't want to leave my car there when I needed it. So to me appointments are the way a lot of places operate and I don't have a problem with that. So to me, I believe the appointment system will work. I believe them doing the valet parking will address most of the concerns of going into Ramona. Blasting stereos, the wrong way drivers in the alley. But the bottom-line to my Council colleagues, and I have an uphill battle, I understand that, let's give this family a chance to prove they're good business owners. I'll monitor it. Hold me responsible. I go there a lot I said. My waistline is expanding because of the fried chicken. Again, they have a great Laundromat there and Alex Video I like dealing with Matt and Maria. But give them six months. My proposal, give them six months you feel they're a nuisance, we can hold a hearing and we can basically pull their permit and put them out of business. And you may tell me, Councilman Parsons, you were wrong. Look how bad a business they were. I feel confident they're going to prove me right. So I'm asking my colleagues to add those two conditions. Give them six months and if all the horrible, horrible things that I've heard tonight actually happen, we'll have no problem pulling their permit. No problem. But please, let's give this family and it is a family. It's a mother and father who want to turn this business over to their sons. Let's give them six months to prove what good corporate citizens they can be and if they prove otherwise, I'll be the one to call for the hearing to take away the permit, close them down.

**Councilmember Catano:** To the chair. I object or I have a problem with being accused of convicting some innocent person or whatever. My thought when you said that was that Councilman Parsons, I'm just curious and I'm just wondering if those people up there were from Hollyglen if you would be doing the same thing. I live in Ramona. Those are, you know, my neighbors. So I'm just curious as to if the Hollyglen community would want the stereo. Maybe you can find them a place close by over there.

**Councilmember Parsons:** Hawthorne Gateway

**Councilmember Catano:** That's my comment because I don't want to be accused of anything. I'm just doing what I feel is the best for the community, for the City and for the resident.

**Mayor Guidi:** Thank you. Do you have any comments?

**Councilmember Velez:** To the Chair. I sat in that audience time and time again when Mr. Morack would come up here and complain about the one way and complain about the Laundromat complain about the parking there complain about the dirty lot there. And, you know, the owners or the managers stood up

here also and said they were going to clean it, they were going to monitor everything, they were going to take care of everything and I just handed a note to Mr. Morack asking him a question. Has that lot been cleaned on a regular basis? And his answer is? Okay, so we've been or the Council has been promised a lot of things by other businesses including that Laundromat that's right next to you next to the chicken fried place that you love to go to and it's still the same problem. So, you've expressed a lot of concerns that people have brought to you and I'm assuming they're residents? And so, I don't know, when I got elected here I know it was to listen to the residents and so based on that, I've got my decision.

**Mayor Guidi:** Ms. Lambert.

**Councilmember Lambert:** I don't really have much more to add but I did want to compliment the owners because your store is beautiful. I was there twice. Unfortunately, I did experience when I went by the second time, by golly somebody was coming head on to me and I couldn't get out the driveway. You know, it is a problem and I just, I really am sorry that you went ahead with purchasing but is there a way you can conceive that the front of your store is so beautiful. You've done a wonderful job. Perhaps the valet would work if you had the back portion somewhere else because there is a reason for this to be a conditional use permit. It really means to me that the code doesn't call for you to be there. You know what I mean? And so it's really stepping over the bounds for us to put something in there. It's like trying to squeeze something into the wrong size hole. It just doesn't work and eventually I believe that you would run into more trouble. I asked the Mayor a moment ago because he's a car buff too, but I don't know from you if you're doing by appointment and you're open from 10 to 6, how many hours does it take you to do an installation? Just for the heck of it? Okay, so...okay. That is the longest. Am I out of line or something?

**City Attorney Shishido:** Mr. Mayor, I just need to make a statement. You made sort of a statement of law, so I think it's incumbent upon me to

**Councilmember Lambert:** Correct me if I'm wrong.

**City Attorney Shishido:** Yes, please because otherwise I don't want a basis for a challenge on that. Just so we're clear on it.

**Councilmember Lambert:** No, okay, conditional use permit.

**City Attorney Shishido:** Yes. You have within a particular zone, this is a C2 zone, permitted uses as of right. In other words, you have that kind of business and you don't even have to come in for any kind of discretionary approval. All you do is you go in and you get your building permits. If you require them, you get your occupancy permits.

**Councilmember Lambert:** Okay, is the permitted use listed?

**City Attorney Shishido:** What you're trying to say is that this particular use in auto accessory install business is not one of those uses. That's what you mean.

**Councilmember Lambert:** That's what my understanding was. Am I wrong?

**City Attorney Shishido:** No. What you mean is that for that kind of business, that is called a discretionary use subject to a special permit. We call it a conditional use permit because you can add conditions.

**Councilmember Lambert:** I'm glad you speak better than I do because that's what I was trying to say.

**City Attorney Shishido:** The purpose for the conditional use permit is to allow for certain uses in certain locations if that use is compatible with the area. So what you do is, you look at this particular business at that particular location and ask yourself does it fit? The code says that there are certain kinds of uses which we want that discretion. We don't want to allow you as a matter of right because of the nature of uses. The classic example of a conditional, a use requiring a conditional use permit is a gas station.

**Councilmember Lambert:** Thus my example of putting a round peg in a square hole or whatever whichever. You understand what I'm saying? It doesn't fit is what I'm trying to explain.

**City Attorney Shishido:** Yes. You're saying that this is not compatible.

**Mayor Guidi:** She has trouble speaking English sometimes.

**City Attorney Shishido:** No. No. But it's not, it's not that because you have to take this permit out that

therefore that’s not proper, no. The question is, is it proper for this site? And I think what you're saying is that you don't see the fit.

**Councilmember Lambert:** I don't see the fit.

**City Attorney Shishido:** There is not the compatibility.

**Councilmember Lambert:** I’m afraid it’s too small. I really, really, really believe with my heart that it’s just too small. I love the front of your store and truly I went there and I'm sorry I missed you twice, but I believe the Council colleagues have made some very, very good points and I like what you said as well. But I still feel that if you were going to use valet, you should use that entire store for your sales and find another place for installation. Okay.

**Mayor Guidi:** And I don't want you to leave here with that big drama about we’re trying to put you out of business and we’re anti business. We’re not. Excuse me, sir. Sir, sir, sir, sir you're interrupting this meeting. Excuse me. Well, that’s one Councilmember’s opinion that basically maybe doesn’t understand what the community wants or doesn’t understand what a permitted use is. Are you aware that Circuit City had to get a permit to install stereos? Are you aware Best Buys had to...okay, but. All right, sir, I'm not here to debate you, I'm here just to let you know that dramatics on this dais sometimes don't work. It affects and it sends the wrong message, so I want to clear this up very quickly. I'm going to make the motion to deny this permit.

**City Attorney Shishido:** Mr. Mayor, if I could. Just one comment on that issue. That’s another thing that’s sort of confusing. I think it needs to be cleared up so that we have a better record. The applicant is allowed to sell car stereos.

**Mayor Guidi:** Right, exactly.

**City Attorney Shishido:** As a retail establishment, that is a permitted use. He's allowed to do that now and is free to do so.

**Mayor Guidi:** Yeah, we know that.

**Councilmember Lambert:** That’s what I had said I would like them to do.

**City Attorney Shishido:** What he's doing is he wants to enlarge the business and do the stereo install. Sir, I understand the reasoning behind that. That’s more business, of course. Yes. But the point is, is that you're, we’re not putting you out of business because we’re not allowing you to do the install. In fact, you are free to continue with car stereo retail or any other retail of your liking. Of course, it seems like that’s your specialty, car stereo. And of course you want the install too. So , while it’s true you're denying the install you are free to go ahead and pursue car stereo retail or any other retail that fits within the zone.

Mayor Guidi moved, seconded by Councilmember Lambert to uphold the appeal and overturn the Planning Commission ruling.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
NOES: Councilmember Parsons. ABSTAIN: None.

7.

The City Treasurer submitted a financial statement regarding warrants.

Mayor Guidi moved, seconded by Councilmember Catano, that the following warrants, properly audited and signed, be paid.

Warrants Nos.: 180738-180846 ; 320136-321131

Warrant Totals: \$851,777.58 ; \$ 4,438,078.16

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

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

8.

Approve the Second Amendment to Agreement No. 98-447, Office Building Lease. The JTDD wishes to enter into a one (1) year lease extension commencing on February 1, 2004 and terminating on January 31, 2005. The total square footage has been decreased from 7,438 to 4,032 square feet.

9.

Approve seeking the City Council's authorization to execute a contract for audit services between the City of Hawthorne and SKS Professional Services, Inc doing business as MSW Consultants and Authorize the City Manager to execute the contract between the City of Hawthorne and MSW Consultants.

10.

Approve Agreement between the City and Hunter Kennedy & Associates, Inc for the Development and Implementation of a Citywide Used Oil Recycling Program for Fiscal Year 2004-2005 and Authorize the City Manager to execute it and any amendments thereto on behalf of the City.

11.

Approve Progress Payment No. 5 and Final Acceptance to Channel Islands Paving Inc., 355 N. Lantana Street # 685, Camarillo, Ca 93010 for Construction of the Skate Park Facility in the amount of \$44,567.00 from Account No. 726-4830-000-4477.

12.

Approve Progress Payment No. 1 to Martinez Landscape Co. Inc., 14862 Ryan Street, Sylmar, Ca 91342 for Abatement of Weeds and General Maintenance in the amount of \$1,050.00 from Street Fund Account # 225-4106-4051; \$55,000.00 from Prop. C. Account # 285-3400-000-4450.

13.

Approve Progress Payment No. 2 to LA Engineering, Inc. 4141 Temple City Boulevard, Rosemead, Ca 91770 for Eucalyptus Park Improvements in the amount of \$149,997.60 from Account #726-4830-000-4477.

14.

Approve Progress Payment No. 3 to LA Engineering, Inc 4141 Temple City Boulevard, Rosemead, Ca 91770 for Glasgow Park Improvements in the amount of \$170,821.40 from Proposition 12 per Capita funds, Account #100-6113-4223.

15.

Approve Progress Payment No. 17 to Pepper Construction, 17841 Mitchell, Irvine, Ca 92614, for Construction of the New Hawthorne Police Facility. This Payment of \$1,730,815.40 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.

16.

Approve to enter into an Agreement with Access Community Housing Inc as a Community Housing Development Organization (CHDO) to assist in the Leslie Zepeda Memorial Neighborhood Improvement Program. The Agreement is for \$1,200,000 of HOME funds.

Mayor Guidi moved seconded by Councilmember Catano, that items 8 through 17 of the City Manager's consent calendar be approved.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.

NOES: None. ABSTAIN: None.

17.

The City Attorney, Glen Shishido, recommended that the claim filed against the City of Hawthorne on behalf of Lawrence Walker alleging city negligence causing accident resulting in injury be denied in its/their entirety.

Mayor Guidi moved, seconded by Councilmember Catano, that the claim filed against the City of Hawthorne on behalf of Lawrence Walker alleging city negligence causing accident resulting in injury be denied in its/their entirety.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

18.

Mayor Guidi recessed the City Council meeting to reconvene meetings of the Community Redevelopment Agency, Parking Authority, and Housing Authority.

Mayor Guidi called the City Council meeting back to order following recess with all Councilmembers present.

**TABLED ITEM A**

Telecommunications Site Lease with Nextel to locate telecommunications facility at Holly Park.  
**RECOMMENDATION:** That the City Council Approve ground site lease with Nextel to locate telecommunications facility at Holly Park and authorize Mayor and/or City Manager to execute lease and any and all amendments thereto. The City Council further authorizes any minor modifications to agreement subject to City Manager and City Attorney approval as to form.

Councilmember Lambert moved, seconded by Councilmember Parsons, to remove tabled Item A from the table.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

Mayor Guidi moved, seconded by Councilmember Lambert to approve the Telecommunications Site Lease with Nextel to locate telecommunications facility at Holly Park.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

**TABLED ITEM B**

Funding Approval Agreement – Section 108 Loan Guarantee – Local Street Improvement Projects.  
**RECOMMENDATION:** That the City Council Approve Agreement with HUD for the Section 108 Loan Guarantee for the Local Street Reconstruction Project in the Eucalyptus and Moneta Gardens Neighborhoods, authorizing the City Manager to execute the Agreement and all related documents.

Councilmember Velez moved, seconded by Mayor Guidi, to remove tabled item B from the table.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

Mayor Guidi moved, seconded by Councilmember Catano, to approve the Funding Agreement – Section 8 Loan Guarantee – Local Street Improvement Projects.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Parsons, Velez, Mayor Guidi.  
NOES: None. ABSTAIN: None.

19.



The meeting was adjourned at 10:05 p.m. in memory of Richard LeMay, Joe LeMay, Wesley Jorgenson and Theodore Morales Chavez.

---

Daniel D. Juarez, CMC/AAE  
City Clerk