MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD FEBRUARY 27, 2007.

Mayor/Chairman Guidi called the City Council, Community Redevelopment Agency, Parking Authority, and Housing Authority meeting to order jointly and concurrently at 6:05 p.m. in the City Council Chambers of City Hall, 4455 West 126th Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Catano, Lambert, Velez, Mayor Guidi.
Absent: Councilmember Parsons (excused).

Pat Feldman from Olivet Lutheran Church gave the evening's invocation. Girl Scout Troop #746 led the Pledge of Allegiance.

Mayor Guidi presented a Certificate of Merit to Girl Scout Troop #746 for its service to the community as the Color Guard at the February 27, 2007 Hawthorne City Council meeting.

1.

Mayor Guidi recessed the City Council meeting to conduct a **closed session:** Conference with Labor Negotiators: Agency designated representatives: Louis Velez and Ginny Lambert. Unrepresented Employee: City Manager.

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 a closed session Conference with Labor Negotiators: Agency designated representatives: Louis Velez and Ginny Lambert. Unrepresented Employee: City Manager and it was stated that the Council gave some direction for a clarification, but otherwise, no action taken in the closed session. There will be action on item #2 which is the City Manager's contract. The amendment will be that (and it's simply for the purpose of clarification) on paragraph #4 to add a sentence as follows: There shall be no increase in compensation for the period of July 1, 2010 to July 1, 2011.

2.

Approve Employment Contract for the City Manager.

Councilmember Lambert moved, seconded by Councilmember Catano to approve the City Manager Employment Contract.

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

3.

Under Elected Officials Reports and Recommendations:

Councilmember **Velez** congratulated Mayor Guidi on the State of the City address. Thanked Chief Heffner for the check-point. Thanked Business License Director Lisa Miller, Chief Heffner, the City Manager and the City Attorney's office for assisting a local business owner who had concerns over a restaurant that was next to his business.

Councilmember **Catano** also thanked Ms. Miller for handling the problem that the local business owner had with a business next door. Congratulated the Mayor on the State of the City address.

Mayor **Guidi** thanked everybody for making the State of the City one of the best. Thanked the Bodger Park HOA for their meeting. Red Cloud, a former tagger in Hawthorne, is now a nationally known Christian rapper who shot a video in Hawthorne. Mayor Guidi and his granddaughter also appear in the video. Thanked Dr. Dennis Wilde for inviting him to a Kiwanis meeting on terrorism. Announced that part of the old Cockatoo sign will remain at the new hotel. Has received many compliments on the signs at the entrances to the city. Security upgrades will be done at Hollyglen Park. Eucalyptus Park still needs to be cleaned up. Two buildings on 142nd Street from Washington to Hawthorne Blvd need to be cleaned

up. Was able to speak in front of the Board of Realtors from the South Bay and announced that they are impressed with the way the city is going. Thanked the Herald Newspaper for printing the State of City article on the front page. Thanked Melissa from the Daily Breeze for the article on the two local Hawthorne girls who published the book "The Pink Project". Announced two new businesses that opened in the city – Raz and Yogi's Yogurt.

City Treasurer **Lubenec** attended the Cub Scout Pack #856 Blue and Gold Celebration.

4.

Under oral communications, **Ammar Kahf**, 13011 Doty Ave., thanked the Mayor, the City Council, the City Manager, the Police Chief and everybody who has helped his family and his complex to clean up the street. **Alex Monteiro** thanked Lisa Miller and the graffiti staff for removing the graffiti on Ramona and Broadway and Chief Heffner for having the police patrol the area by the alley. **Ronnie Manson** thanked Chief Heffner for the quick response of the police when Hawthorne United Methodist Church was tagged with graffiti. Reported that skateboarders are also trespassing on church property and asked that a fence be put up. **Samuel Randolph** introduced himself as the new retail service manager of the Kinecta Federal Credit Union located across the street inside Albertsons. **Francis Stiglich**, 11534 Gale Ave., feels that the new housing project where the hospital used to be is too congested and urged everyone in her neighborhood to protest it. Feels that those who loiter near the empty lot on Eucalyptus and those that steal from the recycling bins should be ticketed.

5.

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

6.

Mayor Guidi moved, seconded by Councilmember Lambert, that the reading of the City Council minutes of the regular meeting of February 13, 2007 be waived and that they be approved and adopted.

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

7.

Mayor Guidi moved, seconded by Councilmember Lambert, to waive full readings of resolutions and ordinances on February 27, 2007's agenda.

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

8.

Deputy City Clerk Monica Dicrisci announced that this was the time and place for the Public Hearing ON REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR CENTRAL PARK PROJECT, GENERAL PLAN AND LAND USE MAP AMENDMENT NO. 2005GP07, AMENDING GENERAL PLAN LAND USE MAP FROM GI (GENERAL INDUSTRIAL) TO FCMU (FREEWAY COMMERCIAL MIXED USE), CENTRAL PARK SPECIFIC PLAN NO. 2005SP01, ZONE TEXT AMENDMENT NO. 2005ZA26 (CENTRAL PARK SPECIFIC PLAN), CHANGE OF ZONE NO. 2005CZ04 AMENDING ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPSP (CENTRAL PARK SPECIFIC PLAN) AND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP, CITY COUNCIL ORDINANCE NO. 1726. Planning Department's declaration of publication filed. 27 written communications were received.

Under oral comments, Ike Mbelu, Bill Hassan, Sharon Pierce, Diana Said, Darlene Love, James Taylor and Francis Stiglich spoke in favor of this project.

Mayor Guidi ordered to close the public portion of the hearing. MOTION CARRIED.

RESOLUTION NO. 7080.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, CERTIFYING THE REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CENTRAL PARK SPECIFIC PLAN PROJECT (SCH # 2005121051), MAKING FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING PROGRAM.

Mayor Guidi moved, seconded by Councilmember Lambert that Resolution No. 7080 be approved and adopted.

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

9.

Deputy City Clerk, Monica Dicrisci announced that this was the time and place for the Public Hearing TO CONSIDER WHETHER OR NOT TO OVERRULE THE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION'S DECISION OF NOVEMBER 20, 2006 WHICH FOUND THE CENTRAL PARK PROJECT [AVIATION CASE NO. 2006-00003-(2)] TO BE INCONSISTENT WITH THE LOS ANGELES COUNTY AIRPORT LAND USE PLAN (CLUP). Planning Department's declaration of publication filed. No written communications were received.

Under oral comments, no one expressed the desire to address this topic.

Mayor Guidi ordered to close the public portion of the hearing. MOTION CARRIED.

RESOLUTION NO. 7102.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, OVERRULING THE LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) DETERMINATION OF INCONSISTENCY ON THE CENTRAL PARK SPECIFIC PLAN PROJECT (AVIATION CASE NO. 2006-00003-(2), PROJECT NO. R2006-02268), AND MAKING FINDINGS IN SUPPORT THEREOF.

Councilmember Lambert moved, seconded by Councilmember Velez that Resolution No. 7102 be approved and adopted.

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

10.

CENTRAL PARK PROJECT APPROVALS

RESOLUTION NO. 7081.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2005GP07, AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, TO CHANGE THE LAND USE DESIGNATION FROM GENERAL INDUSTRIAL (GI) TO FREEWAY COMMERCIAL MIXED USE (FCMU) FOR APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, RELATING TO THE CENTRAL PARK SPECIFIC PLAN PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF.

Mayor Guidi moved, seconded by Councilmember Velez that Resolution No. 7081 be approved and adopted.

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

RESOLUTION NO. 7082.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE CENTRAL PARK SPECIFIC PLAN (SPECIFIC PLAN NO. 2005SP01), AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, RELATING TO APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, AND MAKING FINDINGS IN SUPPORT THEREOF.

Mayor Guidi moved, seconded by Councilmember Lambert that Resolution No. 7082 be approved and adopted.

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

ORDINANCE NO. 1874. (1st Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING ZONE CODE AMENDMENT NO. 2005ZA26 AND CHANGE OF ZONE NO. 2005CZ04, APPLICATIONS BY THE LEE GROUP FOR VAN NESS 120 LLC, TO AMEND THE HAWTHORNE ZONING ORDINANCE TO REFER TO THE CENTRAL PARK SPECIFIC PLAN AS THE APPLICABLE LAND USE DOCUMENT FOR APPROXIMATELY 24 ACRES OF LAND BOUNDED BY WILKIE WAY ON THE WEST, 120TH STREET ON THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY ON THE SOUTH AND VAN NESS AVENUE ON THE EAST, TO AMEND THE ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPCSP (CENTRAL PARK SPECIFIC PLAN) FOR THE SAME PROPERTY, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance No. 1874 was introduced by title only by Councilmember Lambert.

ORDINANCE NO. 1873. (1st Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AN AMENDMENT AND PARTIAL TERMINATION OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP.

Ordinance No. 1873 was introduced by title only by Councilmember Velez.

11.

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.: 188642-188706 ; 367675-368527

Warrant Totals: $ 709,893.25 ; $ 3,888,537.48

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

Resolutions and Ordinances.

12.

RESOLUTION NO. 7103.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, SUPPORTING AB 391(LIEU) WHICH ENHANCES MUNICIPAL REPRESENTATION ON THE SCAQMD BOARD OF DIRECTORS. MOTION TO ADOPT.

Councilmember Velez moved, seconded by Mayor Guidi that Resolution No. 7103 be approved and adopted.

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

NOES: None. ABSENT: Councilmember Parsons.

The City Manager, Jag Pathirana, presented the following agenda and requested approval of the indicated recommendations:

13.

Approve to Authorize the City Manager to Authorize the Issuance of the Purchase Order for purchase of certain Equipment and/or Services – Purchase of Police Officer Training Equipment.

14.

Approve of Agreement with Los Angeles County, for the purchase of one tax defaulted property, APN 4047-016-005, 11704 Hawthorne boulevard. The property is to be purchased and used as a public parking lot.

15.

Approve Progress Payments No. 8 and No. 9 to Griffith Company, P. O. Box 2150 Santa Fe Springs, Ca 90670-0150 for Rosecrans/Aviation Intersection Widening Project in the amount of $849,916.70 funded from the Federal Demo, Prop C and SAFETEA-LU Funds Account #285-3400-000-4450.

16.

Approve Progress Payment No. 11 to Martinez Landscape Company, 14862 Ryan Street, Sylmar, Ca 91342, for Abatement of Weeds and General Maintenance in the amount of $6,300.00 from weed abatement account #225-4106-408-4546; $64,890.00 from account #410-4601-4730 ; total $71,890.00.

17.

Approve to implement and follow specific guidelines when residents express their desires to hold block parties.

Councilmember Lambert moved seconded by Councilmember Velez to approve this item with the amendment to close the street at 9:00 p.m. instead of 10 p.m.

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

NOES: None. ABSENT: Councilmember Parsons.

18.

Approve to Award contract to Dominguez General Construction Company for emergency sewer repair on various locations in the City of Hawthorne without giving notice for bids and approve the findings below:

1.) Sewer line and manhole base collapse has ocurred at 5 locations. An extensive delay will result if a formal bid solicitation process is begun.

2.) An emergency procurement is necessary to respond to these repairs because these collapsed mains will cause sewer backup and undermine the subgrade soil, supporting the pavement, leading to a street failure.

Mayor Guidi moved, seconded by Councilmember Velez that items 13, 14, 15, 16 and 18 of the City Manager's consent calendar be approved.

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

19.

Mayor Guidi adjourned the meeting at 7:25p.m.

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Monica Dicrisci
Deputy City Clerk