Larry Guidi, Mayor
Ginny Lambert, Mayor Pro Tem
Pablo Catano, Councilmember
Gary Parsons, Councilmember
Daniel Juarez, Councilmember

Angie English, City Clerk
Thierry Lubenec, City Treasurer

# CITY OF HAWTHORNE

# CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY

# PARKING AUTHORITY AND HOUSING AUTHORITY

# REGULAR MEETINGS

# AGENDA FOR NOVEMBER 25, 2008 AT 6:00 P.M.

# COUNCIL CHAMBER AT CITY HALL

# 4455 W. 126th STREET, HAWTHORNE, CALIFORNIA

**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. HOWEVER, THE STATE OPEN MEETINGS LAW (GOVERNMENT CODE SECTION 54950 ET SEQ.) PROHIBITS THE CITY COUNCIL FROM PROVIDING A DETAILED RESPONSE OR ACTING UPON ANY ITEM NOT CONTAINED ON THE AGENDA POSTED 72 HOURS BEFORE A REGULAR MEETING AND 24 HOURS BEFORE A SPECIAL MEETING. 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 310-349-2915. THE COUNCIL FACILITIES HAVE BEEN EQUIPPED WITH DEVICES TO ASSIST PERSONS WITH DISABILITIES.**

# AGENDA

Call to order by Mayor Guidi.

Invocation. Pledge of Allegiance to the American Flag.

1.

Oral Communications.

2.

Elected Officials Reports/Recommendations. Appointments / Re-appointments / Removals to Commissions / Committees / Boards.

**Discussion/Action Items:**

- City assisting the Chamber of Commerce with the 2009 State of the City event (City Manager)
- ECHO Housing Project (Lambert)
- Citizens Patrol (Guidi)
- Financial Update (Guidi)
- Resolution opposing any tax increase from Sacramento (Guidi)
- Home Funds Update (Guidi)
- Enforcement on Curfew (Guidi)
- Enforcement on scavengers (Guidi)

3.

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

## CITY CLERK'S CONSENT CALENDAR

4.

Approval of City Council minutes for the regular meeting of October 14, 2008. Motion to approve minutes.

- View supporting documentation

5.

Approval of waiver of full readings of resolutions and ordinances on Tuesday, November 25, 2008's agenda. Motion to waive full readings.

6.

Excusing Absent Councilmembers. Motion to excuse Councilmembers who are absent from meetings.

7.

Public Hearing - Ordinance No. 1938, Zoning Code Amendment No. 2008ZA10 adding Section 17.06.150 [Fees] and amending Section 17.35.390 [Appeals to Planning Commission], Section 17.35.400 [Appeals to City Council], and Section 17.35.050 [Application for sign permit]. Planning Department's declaration publication filed. No written communications were received. Call for Planning Director presentation. Call for oral comments. Motion to close hearing. Motion to Introduce Ordinance No. 1938.

**ORDINANCE NO. 1938 (1st Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION UNDER CEQA AND AMENDING TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE, ADDING SECTION 17.06.150 FEES AND AMENDING SECTION 17.35.390 APPEALS TO PLANNING COMMISSION, SECTION 17.35.400 APPEALS TO CITY COUNCIL, AND SECTION 17.35.050 APPLICATION FOR SIGN PERMIT, AND MAKING FINDINGS IN SUPPORT THEREOF. Motion to Introduce.

- View supporting documentation

8.

Public Hearing on Ordinance No. 1939, Zoning Code Amendment No. 2008ZA11, (Landscaping Requirements) amending Chapters 17.04 [Definitions], 17.20 [Supplementary Use and Bulk Requirements for All Residential Zones], 17.25 [C-1 Freeway Commercial/Mixed Use Classification], 17.26 [C-2 Local Commercial Classification], 17.28 [C-3 General Commercial Classification], 17.30 [M-P Industrial Park Classification, 17.32 [M-1 Limited Industrial Classification], 17.34 [M-2 Heavy Industrial Classification], and 17.44 [Building Height]. Planning Department's declaration publication filed. No written communications were received. Call for Planning Director presentation. Call for oral comments. Motion to close hearing. Motion to Introduce Ordinance No. 1939.

**ORDINANCE NO. 1939 (1st Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA RELATED TO LANDSCAPING REQUIREMENTS, APPROVING A CATEGORICAL EXEMPTION UNDER CEQA AND APPROVING ZONING TEXT AMENDMENT NO. 2008ZA11, AMENDING TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE, AMENDING CHAPTERS 17.20 [SUPPLEMENTARY USE AND BULK REQUIREMENTS FOR ALL RESIDENTIAL ZONES], 17.21 [CONDOMINIUMS—PLANNED UNITS—COMMUNITY PROJECTS—STOCK COOPERATIVE PROJECTS], 17.24 [URBAN OPEN SPACE CLASSIFICATION], 17.25 [C-1 FREEWAY COMMERCIAL/MIXED USE CLASSIFICATION], 17.26 [C-2 LOCAL COMMERCIAL CLASSIFICATION], 17.28 [C-3 GENERAL COMMERCIAL CLASSIFICATION], 17.30 [M-P

INDUSTRIAL PARK CLASSIFICATION, 17.32 [M-1 LIMITED INDUSTRIAL CLASSIFICATION], 17.34 [M-2 HEAVY INDUSTRIAL CLASSIFICATION], 17.58 [OFF-STREET PARKING], 17.68 [APARTMENT CONVERSION PROJECTS], AND 17.86 [TRUCKING INTENSIVE OVERLAY ZONE). Motion to Introduce.

- View supporting documentation

9.

Public Hearing - Ordinance No. 1940, Change of Zone Application No. 2008CZ03, changing the zoning of properties located in Area C—11930-11982 Grevillea Avenue and 4433-4481 West 120th Street from C-3 (General Commercial) to R-3 (High-Density Residential); and Area D—a portion of 4467 Broadway from R-3 to C-3. Planning Department's declaration publication filed. No written communications were received. Call for Planning Director presentation. Call for oral comments. Motion to close hearing. Motion to Introduce Ordinance No. 1940.

**ORDINANCE NO. 1940 (1st Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING CHANGE OF ZONE APPLICATION NO. 2008CZ03, A CITY-INITIATED APPLICATION TO CHANGE THE ZONING OF PROPERTIES AT 11930-11982 GREVILLEA AVENUE, 4433-4481 WEST 120TH STREET, AND 4467 BROADWAY, IN THE CITY OF HAWTHORNE, AND MAKING FINDINGS IN SUPPORT THEREOF. Motion to Introduce.

- View supporting documentation

10.

Public Hearing on approval of Resolution No. 7217, General Plan Amendment No. 2008GP02, changing the land use designation from HDR (High-Density Residential) to GC (General Commercial) on the properties at 646 Grevillea Avenue; the lot directly south of that lot and directly north of 11930 Grevillea Avenue (no address)(Area A); and 4467 Broadway (Area B). Planning Department's declaration publication filed. No written communications were received. Call for Planning Director presentation. Call for oral comments. Motion to close hearing. Motion to approve Resolution No. 7217.

**RESOLUTION NO. 7217**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADOPTING AN AMENDMENT TO THE HAWTHORNE GENERAL PLAN (2008GP02) RELATED TO THE PROPERTIES AT 646 GREVILLEA AVENUE, THE LOT DIRECTLY SOUTH OF THAT LOT AND DIRECTLY NORTH OF 11930 GREVILLEA AVENUE (NO ADDRESS), AND 4467 BROADWAY, IN THE CITY OF HAWTHORNE, AND MAKING FINDINGS IN SUPPORT THEREOF. Motion to adopt.

- View supporting documentation

11.

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

- View supporting documentation

12.

Treasurer's Investment Report for quarter ended September 30th 2008. Receive and file the Treasurer's Investment Report.

- View supporting documentation

## RESOLUTIONS AND ORDINANCES

13.

**RESOLUTION NO. 7213**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPOINTING COUNCIL MEMBER DANIEL JUAREZ AS THE CITY'S REPRESENTATIVE ON THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS ["SBCCOG"] AND APPOINTING MAYOR PRO TEM GINNY LAMBERT AS ALTERNATE REPRESENTATIVE ON THE SBCCOG GOVERNING BOARD**.** Motion to adopt.

- View supporting documentation

14.

**RESOLUTION NO. 7219**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, DENYING AN ENTERTAINMENT PERMIT APPLICATION BY HUMMUS HOUSE LOCATED AT 12211 SOUTH HAWTHORNE BOULEVARD, CALIFORNIA. Motion to adopt.

- View supporting documentation

15.

**RESOLUTION NO. 7224**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACTS WITH AT&T TO PROVIDE PHONE AND DATA LINE SERVICES TO THE CITY OF HAWTHORNE THROUGH THE STATE OF CALIFORNIA-NEGOTIATED CONTRACT CALNET 2. Motion to adopt.

- View supporting documentation

16.

**RESOLUTION NO. 7225**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A RESOLUTION FOR EMPLOYER PICK UP TO IMPLEMENT THE PROVISIONS OF SECTION 414 (H)(2) INTERNAL REVENUE CODE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 20691. Motion to adopt.

- View supporting documentation

17.

**RESOLUTION NO. 7226**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LOS ANGELES AIR FORCE BASE PROJECT AND OTHER REDEVELOPMENT PROJECTS FOR EXPENDITURES FOR THE PURPOSES OF INCREASING, IMPROVING, AND PRESERVING AFFORDABLE HOUSING OUTSIDE THE PROJECT AREAS WILL BE OF BENEFIT TO THE PROJECTS. Motion to adopt.

- View supporting documentation

18.

**RESOLUTION NO. 7227**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE CITY OF HAWTHORNE TO ACCEPT THE DONATION OF THE INSTALLATION OF A SECURITY SYSTEM KNOWN AS THE SENSORFENCE (“SF”) ALONG THE NORTH AND EAST SIDE OF THE HAWTHORNE AIRPORT AND ALSO AUTHORIZING A RIGHT-OF-ENTRY AGREEMENT WITH SF AND DCX/CHOL ENTERPRISES, INC. Motion to adopt.

- View supporting documentation

19.

**ORDINANCE NO. 1942**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADDING SECTION 10.36.017 OF THE HAWTHORNE MUNICIPAL CODE RELATING TO “FEE FOR COLLECTION OF DELINQUENT PENALTY PAYMENTS” TO RECOVER ITS PARKING VIOLATION RELATED COLLECTION COSTS. Motion to Introduce.

- View supporting documentation

# CITY MANAGER'S CONSENT CALENDAR

20.

Acceptance of Right-of-Way of a portion of Lot 1, Tract No. 1543 as per map recorded in Book 18, Page 198 of maps in the office of the County Recorder of Los Angeles County

**RECOMMENDATION:** That the City Council Accept the Deed for Road Purposes and authorize the City Clerk to record Deed with the County Recorder.

- View supporting documentation

21.

2008 City –Wide Concrete Improvement (Project # 08-06)

**RECOMMENDATION:** That the City Council approve the Plans & Specifications and authorize the Director of Public Works to advertise the project for bids with a return date of December 23, 2008.

- View supporting documentation

22.

Weed Abatement Landscape and General Maintenance – 3 Year Contract (Project #08-08)

**RECOMMENDATION:** That the City Council approve the Plans & Specifications and authorize the Director of Public Works to advertise the project for bids with a return date of December 23, 2008.

- View supporting documentation

23.

Speed Humps construction on Yukon Avenue between 135$^{th}$ and 139$^{th}$ Street.

**RECOMMENDATION:** That the City Council approve installation of speed humps on Yukon Avenue between 135$^{th}$ and 139$^{th}$ Streets.

- View supporting documentation

24.

Praxair Inc.'s proposal to perform Enhanced Leak Detection testing as required by the State Water Resources Control Board.

**RECOMMENDATION:** That the City Council Approve Praxair's proposal to perform state mandated Enhanced Leak Detection testing service at the City Yard and City Hall.

- View supporting documentation

25.

Loan agreement for the amount of $100,000 from West Basin Municipal Water District to replace the entire current Jim Thorpe Park irrigation system.

**RECOMMENDATION:** That the City Council Approve the Agreement and authorize the City Manager to execute it on behalf of the City.

- View supporting documentation

26.

Amendment #1 to Contract Agreement between the City of Hawthorne and Mead & Hunt, Inc. for engineering services for the Runway Rehabilitation and Improvement project at the Hawthorne Municipal Airport.

**RECOMMENDATION:** That the City Council Approve the Contract Amendment #1 and authorize the City Manager to execute it on behalf of the City.

- View supporting documentation

27.

Progress Payment #5 and Final Acceptance due to Griffith Company of Brea, California for Hawthorne Municipal Airport Runway Reconstruction Project, Federal A.I.P. Project No. 3-06-0101-11 (Project #06-05)

**RECOMMENDATION:** That the City Council approved this 5th progress payment and final acceptance due To Griffith Company of Brea, California in the amount of $ 414,242.21.

- View supporting documentation

28.

Appoint/Ratify New Members to the South Bay Workforce Investment Board

**RECOMMENDATION:** That the City Council ratify the following appointees to the South Bay Workforce Investment Board (SBWIB): (1) Mr. Don Herman, Area Manager, with Shell Corporation; (2) Ms. Joelynn Young, Human Resource Manager, with Alcoa Fasteners; (3) Mr. Kim Craft and (4) Ms. Jane Templin, Labor Representatives with the International Brotherhood of Electrical Workers Local 11.

- View supporting documentation

29.

Approval of Workforce Investment Area Local Plan Modification for Program Year 2008-09

**RECOMMENDATION:** That the City Council approve the Workforce Investment Area Local Plan Modification for Program Year 2008-09.

- View supporting documentation

30.

Agreement between City of Inglewood and the City of Hawthorne for Parking Management Services for the City of Hawthorne.

**RECOMMENDATION:** That the City Council Approve Agreement between City of Inglewood and the City of Hawthorne for Parking Management Services for the City of Hawthorne and authorize the Mayor and/or the City Manager to execute contracts and any amendments thereto.

- View supporting documentation

31.

Staff is seeking city council's authorization to issue Purchase Order to purchase 6 Handheld Citation-issuing units.

**RECOMMENDATION:** That the City Council Authorize City Manager to issue the purchase order.

- View supporting documentation

## CITY ATTORNEY'S CONSENT CALENDAR

32.

El Segundo Plaza Associates ("ESPA") Claim for alleged breach of contract, inverse condemnation damages, promissory estoppel and attorney fees arising out of the City's denial of ESPA's request for a building permit to erect a billboard in a zone that does not permit such advertising structures.

**RECOMMENDATION:** That the City Council Deny this claim.

- View supporting documentation

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

## COMMUNITY REDEVELOPMENT AGENCY

33.

Approval of Community Redevelopment Agency minutes for the regular meeting of October 14, 2008. Motion to approve minutes.

- View supporting documentation

34.

Acquisition of 14115 Cordary Avenue

**RECOMMENDATION:** That the Agency members approve purchase agreement for 14115 Cordary Avenue for $1,480,000 using Redevelopment Agency Set Aside funds and authorize the Executive Director to execute Agreement and related documents.

- View supporting documentation

35.

**RESOLUTION NO. 397**

A RESOLUTION OF THE HAWTHORNE COMMUNITY REDEVELOPMENT AGENCY FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LOS ANGELES AIR FORCE BASE PROJECT AND OTHER REDEVELOPMENT PROJECTS FOR THE PURPOSE OF INCREASING, IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECTS IN PROJECT AREA NO. 2. Motion to adopt.

- View supporting documentation

36.

**RESOLUTION NO. 398**

A RESOLUTION OF THE HAWTHORNE COMMUNITY REDEVELOPMENT AGENCY RESTRICTING OCCUPANCY IN 11605 GALE AVENUE TO VERY LOW INCOME SENIOR HOUSEHOLDS. Motion to adopt.

- View supporting documentation

37.

**RESOLUTION NO. 399**

A RESOLUTION OF THE HAWTHORNE COMMUNITY REDEVELOPMENT AGENCY RESTRICTING OCCUPANCY IN 11529 GALE AVENUE TO VERY LOW INCOME HOUSEHOLDS. Motion to adopt.

- View supporting documentation

38.

Adjourn.

## PARKING AUTHORITY

39.

Approval of Parking Authority minutes for the regular meeting of October 14, 2008. Motion to approve minutes.

- View supporting documentation

40.

Adjourn.

## HOUSING AUTHORITY

41.

Approval of Housing Authority minutes for the regular meeting of October 14, 2008. Motion to approve minutes.

- View supporting documentation

42.

Adjourn.