

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 10, 2009 AT 6:00 P.M.**  
**COUNCIL CHAMBER AT CITY HALL**  
**4455 W. 126<sup>th</sup> 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 owned residential units to include a “no smoking” provision in Lease agreement. (Juarez)
- City sponsorship of estate sale to benefit the Lions and Leos Clubs of Hawthorne (Lambert)

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 13, 2009 and for the regular meeting of October 27, 2009. Motion to approve minutes.

- View supporting documentation

5.

Approval of waiver of full readings of resolutions and ordinances on Tuesday, November 10, 2009’s agenda. Motion to waive full readings.

6.

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

- View supporting documentation

7.

Treasurer’s Investment Report for quarter ended September 30<sup>th</sup> 2009.

**RECOMMENDATION:** That the City Council receive and file the Treasurer’s Investment Report.

- View supporting documentation

# RESOLUTIONS

8.

## RESOLUTION NO. 7287

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY [APN 4055-021-901, APN 4048-004-915 AND APN 4055-008-901] AND ESCROW INSTRUCTIONS BY AND BETWEEN THE CITY OF HAWTHORNE (“SELLER”) AND CITY OF HAWTHORNE PROPERTY, LLC (“BUYER”). Motion to adopt.

- View supporting documentation

9.

## RESOLUTION NO. 7288

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A THROUGH-THE-FENCE AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND HAWTHORNE HANGAR OPERATIONS, LLC (“HHO”). Motion to adopt.

- View supporting documentation

10.

## RESOLUTION NO. 7290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ACKNOWLEDGING AND COMMENDING THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA ON THE OCCASION OF IT’S 50<sup>TH</sup> ANNIVERSARY. Motion to adopt.

- View supporting documentation

# PUBLIC HEARINGS

11.

Public Hearing on Resolution No. 7286, “A Resolution of the City Council of the City of Hawthorne, California Adopting and Establishing Application Processing Fees Pertaining to Conditional Use Permits for Nonconforming Parking in the C-2 Zone in compliance with Section 17.38.210 C of the HMC”.

Planning Department’s declaration publication filed. No written communications were received. Call for oral comments. Motion to close hearing. Motion to approve Resolution No. 7286.

## RESOLUTION NO. 7286

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADOPTING AND ESTABLISHING APPLICATION PROCESSING FEES FOR CONDITIONAL USE PERMITS FOR NONCONFORMING PARKING IN THE C-2 ZONE, IN COMPLIANCE WITH SECTION 17.38.210 C. (8) OF THE HAWTHORNE MUNICIPAL CODE. Motion to adopt.

- View supporting documentation

12.

Public Hearing on Resolution No. 7289, General Plan Amendment No. 2009GP03, changing the land use designation from GC (General Commercial) to MDR (Medium-Density Residential) and Ordinance No. 1961, Change of Zone No. 2009CZ02, changing the zoning from C-3 (General Commercial) to R-2 (Medium Density Residential) on the property located at 3937 W. 119<sup>th</sup> Place (APN 4048-012-072) in the City of Hawthorne.

Planning Department's declaration publication filed. No written communications were received. Call for oral comments. Motion to close hearing. Motion to approve Resolution No. 7289 and Motion to Introduce No. 1961.

#### **RESOLUTION NO. 7289**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADOPTING AN AMENDMENT TO THE HAWTHORNE GENERAL PLAN (2009GP03) RELATED TO THE PROPERTY AT 3937 W. 119<sup>TH</sup> PLACE (APN 4048-012-072) IN THE CITY OF HAWTHORNE AND MAKING FINDINGS IN SUPPORT THEREOF. Motion to adopt.

#### **ORDINANCE NO. 1961. (1<sup>ST</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING CHANGE OF ZONE APPLICATION NO. 2009CZ02, A REQUEST BY MR. IKE MBELU, ON BEHALF OF MR. ALI AWAD (PROPERTY OWNER), TO CHANGE THE ZONING OF THE PROPERTY LOCATED AT 3937 W. 119<sup>TH</sup> PLACE (APN 4048-012-072) IN THE CITY OF HAWTHORNE AND MAKING FINDINGS IN SUPPORT THEREOF. Motion to Introduce.

- View supporting documentation

13.

Public Hearing on Ordinance No. 1953 [2009ZA07], a City-initiated application to amend Hawthorne Municipal Code § 17.20.100 which will require single-family detached dwelling units to comply with the landscaping requirement of Chapter 17.20.

Planning Department's declaration publication filed. No written communications were received. Call for oral comments. Motion to close hearing. Motion to Introduce Ordinance No. 1953.

#### **ORDINANCE NO. 1953. (1<sup>ST</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING ZONE TEXT AMENDMENT NO. 2009ZA07 AND AMENDING HAWTHORNE MUNICIPAL CODE SECTION 17.20.100 AND APPROVING A CATEGORICAL EXEMPTION UNDER CEQA. Motion to Introduce.

- View supporting documentation

14.

Public Hearing on Ordinance No. 1959 Zoning Code Amendment No. 2009ZA04, an amendment to Title 17 (Zoning) of the Hawthorne Municipal Code, amending Chapter 17.06 Administration, Interpretation, Enforcement and deleting Sections 17.02.030 [Appeals], 17.02.040 [Call for review], 17.04.073 [Appeals], 17.40.115 [Call for review], 17.40.120 [New evidence requires rehearing], 17.40.130 [rehearing in lieu of appeal], 17.40.140 [Transmission of commission record], 17.40.190 [Appeals from administrative decision – Planning Commission Action], 17.40.200 [Appeals from administrative decision – Time limit for filing], 17.40.210 [Appeals from administrative decision – Hearing], 17.40.220 [Planning commission decision – Appeal to council], 17.41.070 [Notice of determination], and 17.41.080 [Appeal of determination].

Planning Department's declaration publication filed. No written communications were received. Call for oral comments. Motion to close hearing. Motion to Introduce No. 1959.

**ORDINANCE NO. 1959. (1<sup>ST</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING ZONING TEXT AMENDMENT NO. 2009ZA04, AMENDING HAWTHORNE MUNICIPAL CODE CHAPTER 17.06 ADMINISTRATION, INTERPRETATION, ENFORCEMENT AND DELETING THE FOLLOWING SECTIONS 17.02.030 [APPEALS], 17.02.040 [CALL FOR REVIEW], 17.04.073 [APPEALS], 17.40.115 [CALL FOR REVIEW], 17.40.120 [NEW EVIDENCE REQUIRES REHEARING], 17.40.130 [REHEARING IN LIEU OF APPEAL], 17.40.140 [TRANSMISSION OF COMMISSION RECORD], 17.40.190 [APPEALS FROM ADMINISTRATIVE DECISION – PLANNING COMMISSION ACTION], 17.40.200 [APPEALS FROM ADMINISTRATIVE DECISION – TIME LIMIT FOR FILING], 17.40.210 [APPEALS FROM ADMINISTRATIVE DECISION – HEARING], 17.40.220 [PLANNING COMMISSION DECISION – APPEAL TO COUNCIL], 17.41.070 [NOTICE OF DETERMINATION], AND 17.41.080 [APPEAL OF DETERMINATION]. For Introduction.

- View supporting documentation

15.

Public Hearing on Ordinance No. 1960 Zoning Code Amendment No. 2009ZA08, an amendment to Title 17 (Zoning) of the Hawthorne Municipal Code, amending Section 17.58.040 G [Off Street Parking, Development Design and Improvement Standards] pertaining to accessible handicapped stalls.

Planning Department's declaration publication filed. No written communications were received. Call for oral comments. Motion to close hearing. Motion to Introduce No. 1960.

**ORDINANCE NO. 1960. (1<sup>ST</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A NOTICE OF EXEMPTION UNDER CEQA AND ZONING CODE AMENDMENT 2009ZA08 AMENDING HAWTHORNE MUNICIPAL CODE SECTION 17.58.040 PERTAINING TO ACCESSIBLE HANDICAPPED PARKING STALLS. Motion to Introduce.

- [View supporting documentation](#)

## **ORDINANCES**

16.

### **ORDINANCE NO. 1949.** (2<sup>nd</sup> Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING CHAPTER 10.87 OF THE HAWTHORNE MUNICIPAL CODE TO PROHIBIT THE USE OR OCCUPANCY OF MOBILE LIVING UNITS FOR SLEEPING PURPOSES EXCEPT IN MOBILE HOME PARKS OR SIMILAR TRAILERS PARKS. Motion to adopt.

- [View supporting documentation](#)

17.

### **ORDINANCE NO. 1958.** (2<sup>nd</sup> Reading)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING CHAPTER 9.32 OF THE HAWTHORNE MUNICIPAL CODE RELATING TO REGULATION OF HANDBILL DISTRIBUTION. Motion to adopt.

- [View supporting documentation](#)

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

18.

Staff is seeking city council's authorization to issue Purchase Order to diesel retrofit 3 heavy duty vehicles for the Public Works Department.

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

- [View supporting documentation](#)

19.

Staff is seeking city council's authorization to issue Purchase Order to acquire a Lenco Bearcat Tactical Armored Vehicle for the Police Department.

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

- View supporting documentation

20.

Approval of Third Amendment to Covenant and Agreement to Hold Property as One Parcel – 4160 El Segundo Boulevard (2 parcels) and 12819 Jefferson Avenue

**RECOMMENDATION:** That the City Council Approve the Third Amendment Covenant and Agreement to Hold Property as One Parcel – 4160 El Segundo Boulevard (2 parcels) and 12819 Jefferson Avenue. Such approval includes authorizing the City Manager to sign the Third Amendment.

- View supporting documentation

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

## **COMMUNITY REDEVELOPMENT AGENCY**

21.

Approval of Community Redevelopment Agency minutes for the regular meeting of October 27, 2009. Motion to approve minutes.

- View supporting documentation

22.

Adjourn.

## **PARKING AUTHORITY**

23.

Approval of Parking Authority minutes for the regular meeting of October 27, 2009. Motion to approve minutes.

- View supporting documentation

24.

Adjourn.

## **HOUSING AUTHORITY**

25.

Approval of Housing Authority minutes for the regular meeting of October 27, 2009. Motion to approve minutes.

- View supporting documentation

26.

Adjourn.