

MINUTES
LAWNDALE CITY COUNCIL REGULAR MEETING
October 6, 2025

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:31 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Pat Kearney, Councilmember Bernadette Suarez, Councilmember Francisco M. Talavera, Councilmember Sirley Cuevas

Other Participants: City Manager Dr. Sean M. Moore, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, Deputy City Manager/Director of Human Resources Raylette Felton, Los Angeles County Sheriff's Department Captain Nicole Palomino, Los Angeles County Fire Department Battalion Chief Manny Carreon, Finance Director Hrant Manuelian, Community Services Director Jason Minter, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann

B. CEREMONIALS

Mayor Pro Tem Kearney led the flag salute. Retired Pastor Dwight Dudley provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Captain Palomino summarized the recent law enforcement activities and invited the community to attend the City's Halloween Haunt event on Friday, October 31, 2025, at the Civic Center Plaza.

2. Los Angeles County Fire Department Update

Battalion Chief Carreon summarized the recent fire department activities.

D. PRESENTATIONS

There was no presentation scheduled for this meeting.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Holly Osborne, Redondo Beach Resident, commented on the Metro C line (Green) Project and on the right-of-way (ROW) measurements.

Deena Sopko, Resident, thanked City Manager Dr. Moore for making the "Minute Moore" video segments, commented on recent street paving, thanked Public Works Department staff for addressing her concerns, and commented on additional community concerns.

Kaitlin Coulter, Library Manager, announced that the library will be closed on October 13, 2025, in observance of Indigenous Peoples' Day, the library now has a social media account and announced the library's upcoming events.

Andrea Morin Ramirez, Resident, commented on the City's code enforcement requirements, related permit costs, financial hardship among seniors and disabled residents in her household and requested assistance and understanding from the City in regard to her code enforcement case.

Randall Abram, Resident, commented on the upcoming Hispanic Heritage Fiesta being perceived as a City event, stated that the City Council previously voted to postpone the event, and asked about the use of the City logo and a Councilmember's title on event materials.

F. COMMENTS FROM COUNCIL

Councilmember Talavera thanked everyone that attended tonight's meeting, thanked Redondo Beach Resident Osborne for keeping him updated on the Metro C line (Green) Project, thanked Resident Sopko for sharing her concerns, thanked Library Manager Coulter for all that she does for the library, thanked Resident Andrea for sharing her concerns, and commented that the City is exploring ways to assist residents and homeowners who may struggle to meet code requirements, he commented that the City logo has been removed from the Hispanic Heritage Fiesta flyers, and that the event is not City-sponsored.

Councilmember Suarez thanked everyone for attending and sharing their concerns, thanked Redondo Beach Resident Osborne for providing updates about the Metro C line (Green) Project, asked if staff can follow-up on the fire hydrant at 149th Street and Condon Street, and on the ongoing street paving, thanked Library Manager Coulter for the updates, acknowledged Resident Andrea's concerns and suggested a third-party audit of the Planning and Code Enforcement processes, commented on City Council using their titles, City logo, following the City Council Policy, asked City Attorney Murphy to explain further, and asked whether a private event hosted by a City's Councilmember can be advertised on the City website.

City Attorney Murphy stated that City Council titles may be used but the City logo cannot and noted he would follow up regarding whether an event hosted by a City Councilmember can be advertised on the City's website.

Councilmember Cuevas thanked everyone that attended tonight's meeting.

Mayor Pro Tem Kearney thanked everyone for attending tonight's meeting and inquired whether houses are required to display their addresses.

City Manager Moore responded that residents are required to display their addresses.

Mayor Pullen-Miles thanked Resident Sopko for the positive remarks she made about staff, thanked Resident Andrea for sharing her concerns, and thanked Redondo Beach Resident Osborne for keeping the City Council updated on the Metro C line (Green) Project.

G. CONSENT CALENDAR

3. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**
Recommendation: that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

4. **Accounts Payable Register**
Recommendation: Staff recommends that City Council adopts Resolution No. CC-2510-047 authorizing the payment of certain claims and demands in the amount of \$1,607,988.23.

5. Minutes of the Lawndale City Council Regular Meeting – September 15, 2025

Recommendation: that the City Council approve the minutes.

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve the Consent Calendar. The motion passed by a vote of 5-0.

H. PUBLIC HEARING

6. Case 25-13 – A General Plan Amendment to Expand the City of Lawndale’s Sphere of Influence Planning Area So as to Include a Portion of El Camino Village/Alondra Park Planning Areas of Los Angeles County

Recommendation: that the City Council 1.) Conduct a public hearing, receive written and oral testimony, and approve the General Plan Amendment (Case 25-13) to expand the City's Sphere of Influence to include a portion of El Camino Village/Alondra Park Planning Areas of Los Angeles County; 2.) Find that potential impacts have been previously mitigated through the implementation of the policies of the General Plan as evaluated in the Final Environmental Impact Report (FEIR) (SCH2022120088) for the 2045 Lawndale General Plan 2045. Therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the previously adopted FEIR is the appropriate environmental documentation for the Project. The General Plan Amendment is in compliance with CEQA Section 15164 and does not trigger the requirement for preparation of a Subsequent EIR pursuant to 15162 of the CEQA Guidelines. Additionally, Section 15601(b)(3) of the CEQA Guidelines provides a common sense exemption for projects where it can be seen with certainty that there is no possibility of the project having significant impact on the environment; 3.) Adopt Resolution No. CC-2510-049, approving a General Plan Amendment; 4.) Direct the City Manager's Office to file an application with the Local Agency Formation Commission for the County of Los Angeles; and 5.) Authorize a budget amendment to increase Community Development Department's Legal Advertisements (279-410-530.500) account by \$20,000 to cover the application cost, fees, and submittal requirements.

Community Development Director Kann presented the staff report.

In response to Councilmember Cuevas’ question, City Manager Dr. Moore responded that the funding to be used is from the Community Development Department’s budget.

Mayor Pullen-Miles opened the public hearing at 7:08 p.m.

Randall Abram, Resident, asked about the long-term impact of additional residents on the City.

Andrew Blackney, Resident, asked how residents of El Camino Village are being notified about the project.

Mayor Pullen-Miles closed the public hearing at 7:12 p.m.

In response to Mayor Pro Tem Kearney’s question, City Manager Dr. Moore responded that El Camino Village was notified of the public hearing via a posting in the Daily Breeze and explained the map’s boundaries.

Discussion ensued among City Councilmembers and staff about Lawndale residents and El Camino Village residents voting, resident outreach, next steps and whether to annex the area.

A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to Conduct a public hearing, receive written and oral testimony, and approve the General Plan Amendment (Case 25-13) to expand the City's Sphere of Influence to include a portion of El Camino Village/Alondra Park Planning Areas of Los Angeles County, find that potential impacts have been previously mitigated through the implementation of the policies of the General Plan as evaluated in the Final Environmental Impact Report (FEIR) (SCH2022120088) for the 2045 Lawndale General Plan 2045. Therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the previously adopted FEIR is the appropriate environmental documentation for the Project. The General Plan Amendment is in compliance with CEQA Section 15164 and does not trigger the requirement for preparation of a Subsequent EIR pursuant to 15162 of the CEQA Guidelines. Additionally, Section 15601(b)(3) of the CEQA Guidelines provides a common sense exemption for projects where it can be seen with certainty that there is no possibility of the project having significant impact on the environment, adopt Resolution No. CC-2510-049, approving a General Plan Amendment, direct the City Manager's Office to file an application with the Local Agency Formation Commission for the County of Los Angeles and authorize a budget amendment to increase Community Development Department's Legal Advertisements (279-410-530.500) account by \$20,000 to cover the application cost, fees, and submittal requirements. The motion passed by a vote of 5-0.

I. ADMINISTRATION

7. Approval of Routine Records Destruction

Recommendation: that the City Council adopt Resolution No. CC-2510-048, approving the requests from the Administrative Services Department and the City Clerk's Department for authorization to destroy routine records as listed in the exhibit of Resolution CC-2510-048.

Assistant City Clerk Palomo presented the staff report

A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to adopt Resolution No. CC-2510-048, approving the requests from the Administrative Services Department and the City Clerk's Department for authorization to destroy routine records as listed in the exhibit of Resolution CC-2510-048. The motion passed by a vote of 5-0.

8. Property Accessed Clean Energy (PACE) Program

Recommendation: that the City Council 1.) Discuss the PACE Program and approve CC Resolution No. 2510-50 and CC Resolution No. 2510-51 related to California Statewide Communities Development Authority (CSCDA) Open PACE Programs; or 2.) Provide further direction to staff.

Community Development Director Khan presented the staff report.

Mayor Pullen-Miles opened public comments.

Eddie Garcia, Resident, asked what benefits the PACE program provides to homeowners.

Annette Owens, a resident, commented on the negative reputation and past cases associated with the PACE program that she found during her research.

Ryan Griffin, Chief Operating Officer, PACE Program, spoke on the history and current program's financial process.

Mayor Pullen-Miles closed public comments.

City Manager Dr. Moore explained the opportunities PACE provides for homeowners to make home improvements.

Councilmember Suarez stated that she brought the item forward to give homeowners an option to use the program, and commented on safeguards and laws that were put in place to protect participants.

Mayor Pro Tem Kearney commented on PACE program misconduct cases involving seniors and stated he will vote no on the proposal.

Gabe Hulbert, Government Affairs Associate, Home Run Financing, commented on the misconduct cases, tools and safeguards that have been put in place to protect participants.

City Councilmembers and staff discussed the timeline of legal matters, recent laws and safeguards enacted as late as 2022, creating an oversight committee for the program, reviewing past claims of misconduct, and factors that could lead a loan to go into foreclosure.

A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve CC Resolution No. 2510-50 and CC Resolution No. 2510-51 related to California Statewide Communities Development Authority (CSCDA) Open PACE Programs. The motion passed by a vote of 4-1 with Mayor Pro Tem Kearney voting no.

9. SB 79 Transit Oriented Development Bill

Recommendation: that the City Council 1.) Receive and file this update on SB 79; or 2.) Provide further direction to staff.

Community Development Director Khan presented the staff report.

Mayor Pullen-Miles opened public comments.

Andrew Blackney, Resident, shared a map and indicated that the blue area represents Lawndale's eligible area.

Mayor Pullen-Miles closed public comments.

By consensus, the City Council received and filed this update on SB 79.

10. Update on Illegal Fireworks Suppression Plan for 2025

Recommendation: that the City Council receive and file this staff report.

Municipal Services Director Reyes presented the staff report.

In response to Councilmember Cuevas's question, Municipal Services Director Reyes stated that citations are tracked annually, and no repeat offenders have been identified.

Mayor Pullen-Miles opened public comments.

Randall Abram, Resident, commented on illegal fireworks activity he observed during the July 4th holiday and that surrounding cities have banned safe and sane fireworks.

Mayor Pullen-Miles closed public comments.

In response to Councilmember Suarez's question, Municipal Services Director Reyes responded that deputies present their observations at citation hearings and City staff only attends the hearings.

In response to questions from the City Council, Los Angeles County Sheriff's Department (LASD) Lieutenant Osburn explained that body cam footage can be used at hearings by the deputy; however, a resident appealing their case must submit a public records request to obtain the body cam footage.

By consensus, the City Council received and filed this staff report.

11. Time Capsule Opening

Recommendation: that the City Council 1.) Approve a special meeting dedicated to the Time Capsule reveal; 2.) Select a date during the first week of December 2025 (recommended options in order of preference - Wednesday, December 3; Tuesday, December 2; or Tuesday, December 9); 3.) Review and approve the proposed list of items in Attachment C, with or without modifications, to be included in the future time capsule; 4.) Review and approve the wording purchase of a new plaque as presented in Attachment B or provide alternative wording; and 5.) Approve an event budget in an amount not to exceed \$6,000 and authorize the Director of Finance/City Treasurer to make the appropriate budget transfer; or 6.) Provide further direction to staff as desired.

Deputy City Manager/Director of Human Resources Felton presented the staff report.

By consensus, the City Council approved a special meeting dedicated to the Time Capsule reveal of Wednesday, December 3, 2025.

A motion was made by Councilmember Suarez and seconded by Mayor Pro Tem Kearney to approve an event budget in an amount not to exceed \$6,000 and authorize the Director of Finance/City Treasurer to make the appropriate budget transfer. The motion passed by a vote of 5-0.

By consensus, the City Council approved a square shape for the plaque and approved adding the elected City Clerk's name to the wording of a new plaque as presented in Attachment B.

Discussion ensued among City Councilmembers and staff about which items to include in the future time capsule.

By consensus, the City Council will review the list of items in Attachment C at a later date and provide feedback.

J. CITY MANAGER REPORT

City Manager Dr. Moore thanked the City Council and staff for their support and hard work on facility upgrades, announced that exterior renovations are underway, reminded residents to sign up for transportation to the Metro meeting about the Environmental Impact Report, and announced the launch of the City's new chatbot on the City's website.

K. ITEMS FROM CITY COUNCILMEMBERS

12. Report of Attendance at Meetings

Councilmember Talavera attended the Centinela Valley Union High School District (CVUHSD) 9th Annual Industry Partner Breakfast, Coffee With A Cop, a Senior Lunch and invited the community to attend the Hispanic Heritage Fiesta at Lawndale High School on October 11, 2025.

Councilmember Suarez attended a South Bay Cities Council of Governments (SBCCOG) Board of Directors meeting, requested an audit of City Departments to review the processes in place, requested to review the sign code policy and an agenda item to discuss hiring residents as staff.

Councilmember Cuevas attended the Neighborhood Watch meeting, SBCCOG Zoom meeting, and participated in the Lupus Family & Friends Walk.

Mayor Pro Tem Kearney attended the Independent Cities Association President's Installation Dinner, Lucille Smith Elementary School event, CVUHSD 9th Annual Industry Partner Breakfast, Lawndale High School State of the Seal Civic Engagement event, Lupus Family & Friends Walk, and Coffee With A Cop.

Mayor Pullen-Miles attended the Youth Explosion 2025 event, Lupus Family & Friends Walk, Senior Lunch, and the Independent Cities Association President's Installation Dinner.

L. CLOSED SESSION

13. Conference with Legal Counsel - Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in one case.

The City Council convened into closed session at 8:13 p.m.

The City Council reconvened from closed session at 8:31 p.m.

City Manager Dr. Moore announced that there was no reportable action taken.

M. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:32 p.m.



Robert Pullen-Miles, Mayor

ATTEST:



Erica Harbison, City Clerk
Approved: October 20, 2025