



**CITY OF LAWDALE**  
AGENDA OF THE LAWDALE  
CITY COUNCIL REGULAR MEETING

---

Monday, October 6, 2025, 6:30 PM  
Council Chambers  
14717 Burin Ave  
Lawndale, CA 90260

**Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that the speaker's name is correctly recorded in the meeting minutes and, where appropriate, to provide contact information for staff follow-up.**

**How to observe the Meeting:**

To maximize public safety while still maintaining transparency and public access, members of the public can now observe the meeting in person. Members of the public are still be able to view the meeting on YouTube “Lawndale CityTV”, the City Website, and Lawndale Community Cable Television on Spectrum and Frontier Channel 3.

Copies of this Agenda may be obtained prior to the meeting inside the Lawndale City Hall foyer or on the **City Website**. Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

***This Agenda is subject to revision up to 72 hours before the meeting.***

**A. CALL TO ORDER AND ROLL CALL**

**B. CEREMONIALS (Flag Salute and Inspiration)**

**C. PUBLIC SAFETY REPORT**

**1. Los Angeles County Sheriff's Department Update**

**2. Los Angeles County Fire Department Update**

**D. PRESENTATIONS**

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

**F. COMMENTS FROM COUNCIL**

**G. CONSENT CALENDAR**

Items 3 through 5 will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

**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.

## **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.

## **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.

### **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.

### **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.

### **10. Update on Illegal Fireworks Suppression Plan for 2025**

— Recommendation: that the City Council receive and file 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.

## **J. CITY MANAGER REPORT**

## **K. ITEMS FROM CITY COUNCILMEMBERS**

### **12. Report of Attendance at Meetings**

## **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.

## **M. ADJOURNMENT**

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, October 20, 2025, in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodation to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the agenda for the regular meeting of the City Council to be held on Monday, October 6, 2025, was posted no less than 72 hours prior to the meeting.

/s/ Yvette Palomo

Yvette Palomo, Assistant City Clerk

*Date Posted: October 2, 2025*



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Vanesa Alvarez, Administrative Assistant  
SUBJECT: **Los Angeles County Sheriff's Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Vanesa Alvarez, Administrative Assistant  
SUBJECT: **Los Angeles County Fire Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Vanesa Alvarez, Administrative Assistant

SUBJECT: **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

### RECOMMENDATION

Staff recommends that the City Council read by title only and waive further reading of all ordinances listed on the agenda.



## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Hrant Manuelian, Finance Director/City Treasurer  
SUBJECT: **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.

### Attachments

[A. CC-2510-047- AP Resolution - Oct. 6, 2025.pdf](#)

## **ATTACHMENT A**

**RESOLUTION NO. CC-2510-047**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWDALE, CALIFORNIA  
AUTHORIZING CERTAIN CLAIMS AND DEMANDS  
IN THE SUM OF \$1,607,988.23**

THE CITY COUNCIL OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY  
RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 208137 through 208215 for the aggregate total of \$1,607,988.23 are hereby authorized.

Effective Date: October 6<sup>th</sup>, 2025

Approved by:

\_\_\_\_\_  
Hrant Manuelian, Director of Finance

\_\_\_\_\_  
Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

State of California                    )  
County of Los Angeles                )       SS  
City of Lawndale                     )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2510-047 at a regular meeting of said Council held on the 6<sup>th</sup> day of October 2025, by the following roll call vote:

| Name                       | Voting |    | Present, Not Voting |                   | Absent |
|----------------------------|--------|----|---------------------|-------------------|--------|
|                            | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor |        |    |                     |                   |        |
| Pat Kearney, Mayor Pro Tem |        |    |                     |                   |        |
| Bernadette Suarez          |        |    |                     |                   |        |
| Sirley Cuevas              |        |    |                     |                   |        |
| Francisco M. Talavera      |        |    |                     |                   |        |

---

Erica Harbison, City Clerk



**City of Lawndale**  
**Summary of Audited Claims and Demands**

**Claims and Demands Paid By Check:**

|                     |           | Check Number |        | Aggregate Total     |
|---------------------|-----------|--------------|--------|---------------------|
| Check Date          | Beginning |              | Ending |                     |
| 9/11/2025           | 208137    |              | 208161 | 373,144.46          |
| 8/18/2025           | 208162    |              | 208183 | 135,786.78          |
| 9/25/2025           | 208184    |              | 208215 | 1,099,056.99        |
| <b>Total Checks</b> |           |              |        | <b>1,607,988.23</b> |

**Claims and Demands Paid By Electronic ACH Transfer:**

| Date                      | Name of Payee | Description | Amount      |
|---------------------------|---------------|-------------|-------------|
| <b>Total ACH Payments</b> |               |             | <b>0.00</b> |

|                                              |                     |
|----------------------------------------------|---------------------|
| <b>Total Audited Claims and Demands Paid</b> | <b>1,607,988.23</b> |
|----------------------------------------------|---------------------|

# Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 09/10/2025  
Time: 4:59 pm  
Page: 1

| Check Number                       | Check Date | Status  | Void/Stop Date | Vendor Number | Vendor Name                    | Check Description              | Amount     |
|------------------------------------|------------|---------|----------------|---------------|--------------------------------|--------------------------------|------------|
| <b>WELLS FARGO BANK N.A Checks</b> |            |         |                |               |                                |                                |            |
| 208137                             | 09/11/2025 | Printed |                | 8387          | AGUILAR DESIGN COMPANY         | 2025 FALL RECREATION CLASS     | 400.00     |
| 208138                             | 09/11/2025 | Printed |                | 7052          | AMALEA JOY FISHER, LLC         | INSTRUCTOR FEES -              | 795.00     |
| 208139                             | 09/11/2025 | Printed |                | 4185-WEST     | AMERICAN STRUCTURAL PEST       | CSD 3RD FLOOR KITCHEN MONTHLY  | 154.00     |
| 208140                             | 09/11/2025 | Printed |                | 2207          | ASAP SIGN & BANNER, LLC        | VINYL LETTERING CHANGE -       | 330.00     |
| 208141                             | 09/11/2025 | Printed |                | 7766          | BURKE, WILLIAMS &              | LEGAL SERVICES - JULY 2025     | 56,383.39  |
| 208142                             | 09/11/2025 | Printed |                | 6459          | CASC ENGINEERING & CONSULTING  | NPDES PERMIT COMPLIANCE SVCS - | 350.00     |
| 208143                             | 09/11/2025 | Printed |                | 7949          | CHAPALA DANCE ACADEMY LLC      | INSTRUCTOR FEES - MEXICAN      | 3,625.00   |
| 208144                             | 09/11/2025 | Printed |                | 8660          | DUMA INC                       | ICE MACHINE MAINTENANCE SVCS-  | 897.00     |
| 208145                             | 09/11/2025 | Printed |                | 6636          | FRONTIER COMMUNICATIONS        | PHONE CHARGE - W. GREEN PARK   | 179.45     |
| 208146                             | 09/11/2025 | Printed |                | 8359          | DANIEL JASON HEMMENS           | SAXOPHONE PERF. -              | 375.00     |
| 208147                             | 09/11/2025 | Printed |                | 7362          | LA UNIFORM & TAILORING INC     | UNIFORMS FOR MSD -             | 488.08     |
| 208148                             | 09/11/2025 | Printed |                | 0308          | LOS ANGELES COUNTY             | SPECIAL EVENT - FIREWORKS      | 10,799.51  |
| 208149                             | 09/11/2025 | Printed |                | 5560          | MITSUBISHI ELECTRIC US, INC    | ELEVATOR MAINTENANCE SERVICES  | 616.46     |
| 208150                             | 09/11/2025 | Printed |                | 6123          | PRUDENTIAL OVERALL SUPPLY      | WEEKLY COVERALL CHARGES        | 323.69     |
| 208151                             | 09/11/2025 | Printed |                | 6123          | PRUDENTIAL OVERALL SUPPLY      | POLO SHIRTS FOR PW STAFF       | 535.64     |
| 208152                             | 09/11/2025 | Printed |                | 6896          | SEQUEL CONTRACTORS INC         | 2023/24 ST. REHAB & 2024/25    | 231,706.90 |
| 208153                             | 09/11/2025 | Printed |                | 8661          | SOUTH BAY AUTO COLLISION INC   | VEHICLE REPAIR -2018 TOYOTA    | 3,810.95   |
| 208154                             | 09/11/2025 | Printed |                | 0439          | SOUTHERN CALIFORNIA EDISON CO. | UTILITIES ELECTRICITY          | 28,875.54  |
| 208155                             | 09/11/2025 | Printed |                | 0440          | SOUTHERN CALIFORNIA GAS CO.    | UTILITY GAS CHARGES            | 1,031.84   |
| 208156                             | 09/11/2025 | Printed |                | 6238          | SOUTHERN COMPUTER WAREHOUSE    | 10 COMPUTERS FOR CITYWIDE      | 10,773.76  |
| 208157                             | 09/11/2025 | Printed |                | 0444          | SPCA LA                        | ANIMAL SHELTERING SERVICES -   | 13,400.00  |
| 208158                             | 09/11/2025 | Printed |                | 3672-CDD      | U.S. BANK                      | CREDIT CARD PAYMENT            | 1,634.16   |
| 208159                             | 09/11/2025 | Printed |                | 3672-FIN      | U.S. BANK                      | CREDIT CARD PMT FY 25/26       | 168.70     |
| 208160                             | 09/11/2025 | Printed |                | 3373          | VERIZON WIRELESS               | DESK & CELL PHONE SERVICE/ SIM | 5,140.39   |
| 208161                             | 09/11/2025 | Printed |                | 8659          | LEON WIEBERS                   | SHOP LOCAL HOME IMPROV. REBATE | 350.00     |

Total Checks: 25

Checks Total (excluding void checks): 373,144.46

Total Payments: 25

Bank Total (excluding void checks): 373,144.46

Total Payments: 25

Grand Total (excluding void checks): 373,144.46

## Check Register Report

Date: 09/17/2025  
 Time: 5:32 pm  
 Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

| Check Number                       | Check Date | Status  | Void/Stop Date | Vendor Number             | Vendor Name                    | Check Description              | Amount                                                  |
|------------------------------------|------------|---------|----------------|---------------------------|--------------------------------|--------------------------------|---------------------------------------------------------|
| <b>WELLS FARGO BANK N.A Checks</b> |            |         |                |                           |                                |                                |                                                         |
| 208162                             | 09/18/2025 | Printed |                | 7660                      | ARAMSCO INC                    | CUSTODIAL SUPPLIES             | 934.58                                                  |
| 208163                             | 09/18/2025 | Printed |                | 7818                      | CHILL ENTERTAINMENT            | POP-UP SKATING RINK - ANGEL    | 2,999.50                                                |
| 208164                             | 09/18/2025 | Printed |                | 0190                      | COLONIAL LIFE & ACCIDENTS, INC | SEP. 2025-INS PRE-TAX/POST TAX | 3,295.06                                                |
| 208165                             | 09/18/2025 | Printed |                | 0216                      | DELTA DENTAL                   | SEP. 2025 DENTAL PREMIUM       | 2,556.88                                                |
| 208166                             | 09/18/2025 | Printed |                | 0389                      | DELTA DENTAL INSURANCE COMPANY | SEP. 2025 DENTAL PREMIUM       | 259.28                                                  |
| 208167                             | 09/18/2025 | Printed |                | 8316                      | DIAMOND ENVIRONMENTAL SERVICES | BARRICADES -                   | 750.00                                                  |
| 208168                             | 09/18/2025 | Printed |                | 5876                      | DUTHIE POWER SERVICES          | BACK-UP GENERATOR SEMI ANNUAL  | 401.50                                                  |
| 208169                             | 09/18/2025 | Printed |                | 1288                      | EWING IRRIGATION PRODUCTS INC  | IRRIGATION REPAIR PARTS -      | 1,418.99                                                |
| 208170                             | 09/18/2025 | Printed |                | 8662                      | DANIELLA FROMETA               | SECURITY DEPOSIT FEFUND        | 750.00                                                  |
| 208171                             | 09/18/2025 | Printed |                | 8150                      | HEALTH AND HUMAN RESOURCE      | SEP. 2025 EMPLOYEE ASSIST      | 74.52                                                   |
| 208172                             | 09/18/2025 | Printed |                | 7940                      | MARIPOSA LANDSCAPES, INC       | CITY PARKS IRRIGATION PROJ.-   | 38,607.90                                               |
| 208173                             | 09/18/2025 | Printed |                | 8286                      | MARVIN SERVICES INC            | OIL & FILTER CHANGE - VEH#531  | 116.29                                                  |
| 208174                             | 09/18/2025 | Printed |                | 8518                      | PACIFIC TIRE OF LAWNDAL        | 1 NEW TIRE & REPAIR -          | 945.00                                                  |
| 208175                             | 09/18/2025 | Printed |                | 6034                      | SOUTH COAST MECHANICAL LLC     | HVAC SERVICE- CITY HALL        | 511.42                                                  |
| 208176                             | 09/18/2025 | Printed |                | 0849                      | THE SAFEMART OF SO CAL INC     | NEW LOCK - RUDOLPH PARK        | 773.50                                                  |
| 208177                             | 09/18/2025 | Printed |                | 2002                      | THE STANDARD, UNIT 22          | LIFE,AD&D,LTD INSURANCE PREM - | 1,690.32                                                |
| 208178                             | 09/18/2025 | Printed |                | 8141                      | TRANSPORTATION CONCEPTS        | LAWNDAL BEAT FIXED ROUTE -     | 69,781.10                                               |
| 208179                             | 09/18/2025 | Printed |                | 8120                      | TUCKER TOURS, LLC              | TRAVEL CLUB - RILEY'S FARM     | 6,510.00                                                |
| 208180                             | 09/18/2025 | Printed |                | 3672-PWD                  | U.S. BANK                      | CREDIT CARD PAYMENT            | 1,693.99                                                |
| 208181                             | 09/18/2025 | Printed |                | 2883                      | UNDERGROUND SERVICE ALERT SC   | MONTHLY MAINT. FEE             | 150.80                                                  |
| 208182                             | 09/18/2025 | Printed |                | 0479                      | VISION SERVICE PLAN            | VISION PREMIUM SEP. 2025       | 1,385.04                                                |
| 208183                             | 09/18/2025 | Printed |                | 0480                      | VISTA PAINT                    | GRAFFITI SUPPLIES              | 181.11                                                  |
|                                    |            |         |                | <b>Total Checks: 22</b>   |                                |                                | <b>Checks Total (excluding void checks): 135,786.78</b> |
|                                    |            |         |                | <b>Total Payments: 22</b> |                                |                                | <b>Bank Total (excluding void checks): 135,786.78</b>   |
|                                    |            |         |                | <b>Total Payments: 22</b> |                                |                                | <b>Grand Total (excluding void checks): 135,786.78</b>  |

# Check Register Report

Date: 09/25/2025  
Time: 7:44 am  
Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

| Check Number                       | Check Date | Status  | Void/Stop Date | Vendor Number | Vendor Name                    | Check Description                     | Amount       |
|------------------------------------|------------|---------|----------------|---------------|--------------------------------|---------------------------------------|--------------|
| <b>WELLS FARGO BANK N.A Checks</b> |            |         |                |               |                                |                                       |              |
| 208184                             | 09/25/2025 | Printed |                | 8357          | 4LEAF INC.                     | CDD PERMIT TECHNICIAN SVCS -          | 10,080.00    |
| 208185                             | 09/25/2025 | Printed |                | 0112          | ALL CITY MANAGEMENT SVCS, INC  | SCHOOL CROSSING GUARD SERVICES        | 6,209.76     |
| 208186                             | 09/25/2025 | Printed |                | 0372C         | AT & T                         | PHONE CHARGES                         | 1,122.90     |
| 208187                             | 09/25/2025 | Printed |                | 8602          | CALMATE YOGA LLC               | INSTRUCTOR FEES - YOGA CLASSES        | 750.00       |
| 208188                             | 09/25/2025 | Printed |                | 8665          | CARTER SERVICES INC            | ICE MACHINE SERVICE DIAGNOSTIC        | 293.00       |
| 208189                             | 09/25/2025 | Printed |                | 8307          | DEVELOPERS GENERAL CONTRACTING | CITY HALL & PW IMPROV. PROJECT        | 189,264.72   |
| 208190                             | 09/25/2025 | Printed |                | 7809          | DUNCAN'S SOO BAHK DO LLC       | INSTRUCTOR FEES MARTIAL ARTS          | 3,100.00     |
| 208191                             | 09/25/2025 | Printed |                | 0441          | GOLDEN STATE WATER CO.         | WATER USAGE SERVICES                  | 34,164.47    |
| 208192                             | 09/25/2025 | Printed |                | 8592          | JCFC                           | FLAG - MSD & METAL EAGLE -            | 143.10       |
| 208193                             | 09/25/2025 | Printed |                | 7958          | JUST DANCE COMPANY, LLC        | DONATION FROM MAYOR                   | 500.00       |
| 208194                             | 09/25/2025 | Printed |                | 7362          | LA UNIFORM & TAILORING INC     | UNIFORMS FOR MSD - TANGIE             | 711.93       |
| 208195                             | 09/25/2025 | Printed |                | 7362          | LA UNIFORM & TAILORING INC     | HATS FOR PWD CREW                     | 462.06       |
| 208196                             | 09/25/2025 | Printed |                | 0308          | LOS ANGELES COUNTY             | PUBLIC SAFETY SERVICES -              | 661,420.15   |
| 208197                             | 09/25/2025 | Printed |                | 8664          | THINH LUONG                    | PLAN CHECK REFUND                     | 535.21       |
| 208198                             | 09/25/2025 | Printed |                | 7940          | MARIPOSA LANDSCAPES, INC       | LANDSCAPE MAINTENANCE SERVICES        | 37,089.07    |
| 208199                             | 09/25/2025 | Printed |                | 5560          | MITSUBISHI ELECTRIC US, INC    | ANNUAL TESTING 2 ELEVATORS            | 5,400.00     |
| 208200                             | 09/25/2025 | Printed |                | 7890          | ODP BUSINESS SOLUTIONS LLC     | OFFICE SUPPLIES                       | 722.02       |
| 208201                             | 09/25/2025 | Printed |                | 8518          | PACIFIC TIRE OF LAWNDAL        | 1 NEW TIRE- VEH#491 - PWD             | 280.00       |
| 208202                             | 09/25/2025 | Printed |                | 5216          | POWERSTRIDE BATTERY            | REPLACED 4 BATTERIES -                | 717.63       |
| 208203                             | 09/25/2025 | Printed |                | 8666          | ANGELA KELLY PRICE             | RENTAL FEE REFUND                     | 400.00       |
| 208204                             | 09/25/2025 | Printed |                | 7827          | SA ASSOCIATES                  | CONSTRUCTION INSPECTION SVCS -        | 26,740.75    |
| 208205                             | 09/25/2025 | Printed |                | 8207          | JESSE SAUCEDO                  | PARKING - COURT ATTENDANCE            | 20.00        |
| 208206                             | 09/25/2025 | Printed |                | 0615A         | SCA OF CA, LLC                 | STREET SWEEPING & DEBRIS              | 60,792.56    |
| 208207                             | 09/25/2025 | Printed |                | 8663          | SOUTH BAY SOCIAL NETWORK       | DONATION - COUNCILMEMBER              | 500.00       |
| 208208                             | 09/25/2025 | Printed |                | 0440          | SOUTHERN CALIFORNIA GAS CO.    | UTILITY GAS CHARGES                   | 101.30       |
| 208209                             | 09/25/2025 | Printed |                | 8177          | SOUTHWEST PATROL, INC.         | ARMED SECURITY SERVICES -             | 48,080.00    |
| 208210                             | 09/25/2025 | Printed |                | 1782          | FRANCISCO M TALAVERA           | MEALS/PARKING/MILEAGE REIMB.          | 222.10       |
| 208211                             | 09/25/2025 | Printed |                | 5319A         | THREE BROTHERS PARTY RENTALS   | TABLES/CHAIRS & TENTS -               | 870.00       |
| 208212                             | 09/25/2025 | Printed |                | 3672-CSD      | U.S. BANK                      | CREDIT CARD PAYMENT                   | 4,749.67     |
| 208213                             | 09/25/2025 | Printed |                | 3672-MSD      | U.S. BANK                      | CREDIT CARD PAYMENT                   | 2,339.64     |
| 208214                             | 09/25/2025 | Printed |                | 7768          | UNITED SITE SERVICES           | PROTABLE RESTROOM RENTAL              | 103.31       |
| 208215                             | 09/25/2025 | Printed |                | 0480          | VISTA PAINT                    | GRAFFITI SUPPLIES                     | 1,171.64     |
| Total Checks: 32                   |            |         |                |               |                                | Checks Total (excluding void checks): | 1,099,056.99 |
| Total Payments: 32                 |            |         |                |               |                                | Bank Total (excluding void checks):   | 1,099,056.99 |
| Total Payments: 32                 |            |         |                |               |                                | Grand Total (excluding void checks):  | 1,099,056.99 |

**Council Meeting 10/06/2025**  
**Details of US Bank Credit Card Charges & Petty Cash Expenses**

**Vendor# 3672-CDD**

| <b>Date</b>                                | <b>Vendor</b>       | <b>Description</b>                                       | <b>Amount</b>      |
|--------------------------------------------|---------------------|----------------------------------------------------------|--------------------|
| 7/22/2025                                  | Amazon              | New shredder for CDD                                     | 99.44              |
| 7/22/2025                                  | Amazon              | Box of 11"x17" paper                                     | 52.23              |
| 7/22/2025                                  | Amazon              | Tags for plan and staples                                | 26.87              |
| 7/23/2025                                  | Amazon              | Hole punchers, post its, scissors, correction tape       | 96.19              |
| 7/23/2025                                  | Amazon              | Architectural rulers                                     | 28.70              |
| 7/25/2025                                  | University Products | Line Co - archival paper                                 | 74.07              |
| 7/29/2025                                  | Amazon              | Folders, push pins, scotch tape                          | 39.79              |
| 8/11/2025                                  | Mail Boss           | Replacement key for outdoor mailbox                      | 13.26              |
| 8/12/2025                                  | Amazon              | Hole reinforcements, key tags, binder clips              | 27.58              |
| 8/12/2025                                  | Amazon              | Webcam and TV mount for new TV                           | 584.29             |
| 8/12/2025                                  | Amazon              | New TV for CDD conference room                           | 408.84             |
| 8/12/2025                                  | Amazon              | New stapler for copier area                              | 52.56              |
| 8/13/2025                                  | Amazon              | Mini Display Port to HDMI cables for plan check engineer | 22.06              |
| 8/13/2025                                  | Amazon              | Surface Dock for plan check engineer                     | 108.28             |
| <b>Check Date 9/11/2025; Check# 208158</b> |                     |                                                          | <b>\$ 1,634.16</b> |

**Vendor# 3672-FIN**

| <b>Date</b>                                | <b>Vendor</b>             | <b>Description</b>                                                                     | <b>Amount</b>    |
|--------------------------------------------|---------------------------|----------------------------------------------------------------------------------------|------------------|
| 8/1/2025                                   | Government Finance Office | GFOA Award Program Application fee ( \$1,060 -\$920 paid on 3/27/25 = \$140.00 balance | 140.00           |
| 7/23/2025                                  | Amazon.com                | 2 Ethernet Switches for PWD                                                            | 28.70            |
| 8/14/2025                                  | Amazon.com                | HDMI to VGA Adapter for project in 3rd floor CSD                                       | 8.83             |
| 8/19/2025                                  | Amazon.com                | HDMI to VGA Adapter for project in 3rd floor CSD - refund                              | (8.83)           |
| <b>Check Date 9/11/2025; Check# 208159</b> |                           |                                                                                        | <b>\$ 168.70</b> |

**Vendor# 3672-PWD**

| <b>Date</b> | <b>Vendor</b>               | <b>Description</b>                           | <b>Amount</b> |
|-------------|-----------------------------|----------------------------------------------|---------------|
| 7/22/2025   | The Home Depot              | 4FT LED tube light bulb for Community Center | 66.28         |
| 7/29/2025   | VIP Detail Services         | Car wash for vehicle # 518                   | 38.74         |
| 7/31/2025   | Arman's Janitorial Supplies | Soap dispensers for Jane Addams Park         | 214.62        |

|                                            |                     |                                                                         |                    |
|--------------------------------------------|---------------------|-------------------------------------------------------------------------|--------------------|
| 8/4/2025                                   | AC PRO              | HVAC filters for City Hall & MSD                                        | 181.15             |
| 8/6/2025                                   | Grainer             | Plumbing push rod assembly for Hopper Park restroom                     | 460.80             |
| 8/5/2025                                   | The Home Depot      | CSD                                                                     | 47.46              |
| 8/6/2025                                   | The Home Depot      | Rod threader zinc, rod coupling, lock washer, flat washer - Hopper Park | 27.18              |
| 8/7/2025                                   | The Home Depot      | Irrigation parts for City Hall sprinklers                               | 22.51              |
| 8/11/2025                                  | RSD- Gardena        | HVAC filters for The Community Center                                   | 267.51             |
| 8/13/2025                                  | VIP Detail Services | Car wash for vehicle # 515                                              | 34.74              |
| 8/12/2025                                  | The Home Depot      | Cascade pods, disinfecting wipes, Airwick, 9 volt Alkaline battery 12pk | 99.75              |
| 8/16/2025                                  | Amazon              | Office supplies                                                         | 9.55               |
| 8/19/2025                                  | The Home Depot      | Pinalen multi-cleaner                                                   | 13.24              |
| 8/21/2025                                  | PP JCFC             | A flag & pole for PW yard                                               | 171.27             |
| 8/20/2025                                  | The Home Depot      | Ballast for CSD light                                                   | 39.19              |
| <b>Check Date 9/18/2025; Check# 208180</b> |                     |                                                                         | <b>\$ 1,693.99</b> |

**Vendor# 3672-CSD**

| <b>Date</b> | <b>Vendor</b>        | <b>Description</b>                                             | <b>Amount</b> |
|-------------|----------------------|----------------------------------------------------------------|---------------|
| 7/22/2025   | Costco               | Senior Lunch Birthday Cakes for July Birthdays                 | 55.98         |
| 7/24/2025   | Amazon               | HDMI wall plates & smart light switch, Community center equip. | 65.57         |
| 7/25/2025   | Amazon               | August Special Lunch Décor                                     | 35.31         |
| 7/29/2025   | Smart and Final      | Office Coffee                                                  | 34.99         |
| 7/29/2025   | Smart and Final      | Senior Lunch Monthly Supplies                                  | 353.75        |
| 7/29/2025   | Dollar Tree          | Senior Luncheon - August Special Lunch Supplies                | 23.58         |
| 7/30/2025   | Video & Audio Center | Portable Sound System                                          | 384.53        |
| 7/31/2025   | Target               | Senior Luncheon Aug. Raffle Prizes                             | 172.31        |
| 7/31/2025   | Target               | Office Breakroom Cleaning Supplies                             | 9.15          |
| 8/5/2025    | Uline Ship Supplies  | Stainless Steel Trash Cans x4 for Senior Lunch Room            | 880.74        |
| 8/5/2025    | Amazon               | Microphones for Portable Sound System                          | 66.29         |
| 8/5/2025    | Smart and Final      | National Night Out Rec Supplies                                | 29.97         |
| 8/5/2025    | Smart and Final      | Senior lunch supplies - plastic bags, sugar                    | 41.13         |
| 8/5/2025    | LA Sign Factory      | National Night Out SCAC Banner for Booth                       | 82.88         |
| 8/5/2025    | LA Sign Factory      | National Night Out PRSSC Banner for Booth                      | 82.88         |
| 8/6/2025    | The Home Depot       | Duplicate Keys for William Green Park                          | 16.48         |
| 8/6/2025    | The Home Depot       | Duplicate Keys for Jane Addams Park                            | 16.48         |
| 8/9/2025    | Uline Ship Supplies  | Shelf Storage Racks for Community Center                       | 481.83        |
| 8/13/2025   | Amazon               | Coffee Cups for Senior Lunch Program                           | 201.28        |

|                                            |                     |                                                       |                    |
|--------------------------------------------|---------------------|-------------------------------------------------------|--------------------|
| 8/14/2025                                  | Manhattan Stitching | Staff Uniform Shirts                                  | 261.36             |
| 8/19/2025                                  | Flags Importer      | Flags for Hispanic Heritage Festival                  | 435.67             |
| 8/19/2025                                  | Costco              | Senior Lunch Birthday Cakes for August Birthdays      | 55.98              |
| 8/20/2025                                  | Flags Importer      | Custom Double-sided windless Banner x2 for Blues Fest | 519.53             |
| 8/21/2025                                  | LA Sign Factory     | Blues Festival Banners x5                             | 442.00             |
| <b>Check Date 9/25/2025; Check# 208212</b> |                     |                                                       | <b>\$ 4,749.67</b> |

**Vendor# 3672-MSD**

| <b>Date</b> | <b>Vendor</b>              | <b>Description</b>                                    | <b>Amount</b> |
|-------------|----------------------------|-------------------------------------------------------|---------------|
| 7/23/2025   | Lightning express car wash | Car Wash for MSD Fleet Veh 519 Emp 1160               | 11.00         |
| 7/23/2025   | Lightning express car wash | Car wash for msd fleet veh 529 emp 1168               | 9.00          |
| 7/23/2025   | Cabuto Test Only           | Smog Check Test for MSD fleet emp 1309                | 51.50         |
| 7/23/2025   | Amazon                     | Refund for Animal Control Dog Kennel                  | (224.35)      |
| 7/24/2025   | Lightning express car wash | Car wash for msd fleet veh 520 emp 1561               | 9.00          |
| 7/24/2025   | Lightning express car wash | Car wash for msd fleet veh 522 emp 1560               | 16.00         |
| 7/25/2025   | Amazon                     | Dog Kennel for Animal Control msd staff               | 316.50        |
| 7/23/2025   | Home Depot                 | Hose reel mobile cart, and hose trigger for msd staff | 55.21         |
| 7/27/2025   | Amazon                     | Dog Kennel for Animal Control msd staff               | 158.25        |
| 7/27/2025   | Amazon                     | Beautification giveaways for National Night out       | 249.87        |
| 7/24/2025   | Home Depot                 | Spray bottle for msd staff                            | 11.01         |
| 7/29/2025   | Amazon                     | Air duster cleaner                                    | 44.06         |
| 7/29/2025   | Amazon                     | Refund for Animal Control Dog Kennel                  | (316.50)      |
| 7/30/2025   | Amazon                     | Round table clothes for beautification and msd staff  | 189.79        |
| 7/31/2025   | Lightning express car wash | car wash for msd staff veh 522 emp 1560               | 16.00         |
| 8/1/2025    | Twin Cleaners              | Mcgruff costume cleaning for National night out       | 91.36         |
| 8/1/2025    | Amazon                     | Dog Kennel for Animal Control msd staff               | 331.50        |
| 8/4/2025    | Office Depot               | Letter size sticker paper for msd staff               | 26.44         |
| 8/5/2025    | Target                     | Gift card raffle prizes for National Night out        | 25.00         |
| 8/5/2025    | Lightning express car wash | car wash for msd staff veh 522 emp 1560               | 16.00         |
| 8/5/2025    | Costco                     | Soda, water, and chips for National Night out booth   | 61.74         |
| 8/5/2025    | Sprouts                    | Gift card raffle prizes for National Night out        | 25.00         |
| 8/5/2025    | Corner Burger              | Gift card raffle prizes for National Night out        | 40.00         |
| 8/7/2025    | Alondra Animal hospital    | Animal exam for injured animal                        | 185.02        |
| 8/12/2025   | Amazon                     | First aid kit, first aid kit supplies emergency prep  | 349.48        |
| 8/12/2025   | Amazon                     | Adjustable dog collars for animal control staff       | 32.02         |

|                                            |                            |                                         |                    |
|--------------------------------------------|----------------------------|-----------------------------------------|--------------------|
| 8/13/2025                                  | Animal Care Equipment      | Cat carrying cases                      | 303.81             |
| 8/13/2025                                  | Lightning express car wash | car wash for msd fleet veh 512 emp 1069 | 9.00               |
| 8/13/2025                                  | Lightning express car wash | car wash for msd fleet veh 520 emp 1561 | 9.00               |
| 8/13/2025                                  | Lightning express car wash | car wash for msd fleet veh 508 emp 1309 | 9.00               |
| 8/13/205                                   | Lightning express car wash | Car wash for msd fleet veh 529 emp 1168 | 9.00               |
| 8/15/2025                                  | Lightning express car wash | Car wash for msd fleet veh 522 emp 1560 | 16.00              |
| 8/19/2025                                  | O'Reilly                   | Wiper Blade fluid for msd vehicles      | 59.65              |
| 8/20/2025                                  | Hawthorne Quality Pet Care | Stray Kitten intake , injured           | 144.28             |
| <b>Check Date 9/25/2025; Check# 208213</b> |                            |                                         | <b>\$ 2,339.64</b> |

#### Petty Cash

\*No petty cash replenishment during this period.





## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Vanesa Alvarez, Administrative Assistant  
Yvette Palomo, Assistant City Clerk

SUBJECT: **Minutes of the Lawndale City Council Regular Meeting - September 15, 2025**

### RECOMMENDATION

Staff recommends that the City Council approve the minutes.

### **Attachments**

[Minutes 09-15-25 draft.pdf](#)

# ATTACHMENT A

**DRAFT MINUTES**  
**LAWNDALE CITY COUNCIL REGULAR MEETING**  
**PUBLIC FINANCING AUTHORITY REGULAR MEETING**  
**September 15, 2025**

**A. CALL TO ORDER AND ROLL CALL**

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. Harold E. Hofmann Community Center, 14700 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, Finance Director Hrant Manuelian, Community Services Director Jason Minter, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann, Municipal Services Director Michael Reyes

**B. CEREMONIALS**

Councilmember Cuevas led the flag salute. Pastor George Magdalany of HOPE Chapel Church 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 Neighborhood Watch meeting on September 17, 2025.

**2. Los Angeles County Fire Department Update**

Assistant Fire Chief Brian Kane was not present.

**D. PRESENTATIONS**

**3. Presentation of the Property Assessed Clean Energy (PACE) Financing Program by Home Run Financing**

Presentation of the PACE Financing Program by Gabe Hulbert, Government Affairs Associate; Rachel Hobbs, Senior Vice President, Government Affairs; and Nancy Ortiz, Compliance Manager, of Home Run Financing.

Government Affairs Associate Gabriel Hulbert, Senior Vice President of Government Affairs Rachel Hobbs, and Compliance Manager Nancy Ortiz gave a presentation.

In response to Councilmember Suarez's and Councilmember Cuevas's questions, the presenters responded that there is no cost to join the California Statewide Communities Development Authority (CSCDA), English and Spanish are supported and homeowners speaking other languages may use their own translator.

In response to questions from the City Council, Compliance Manager Ortiz and Associate Hulbert responded that all property owners on the title must sign the assessment contract, participate in financing, and be included in the required confirmation, closing calls, and the certificate of completion. Associate Hulbert stated that there is no legal risk to the City, CSCDA's Open PACE program includes three residential providers, homeowners may use their own contractors if the contractors complete the required vetting process, and price caps are enforced to prevent overcharging.

In response to Mayor Pullen-Miles's question, Associate Hulbert responded that while a lien could be placed and foreclosure is possible if a resident fails to pay after going through the program, such cases are rare due to strict underwriting and the oversight of the California Department of Financial Protection and Innovation, payments are collected through property taxes, and balances can be paid off from sale proceeds or may transfer to a new homeowner if agreed.

Councilmember Suarez requested that the item be agendized to consider joining the program.

**City Attorney Murphy stated that he will work with staff to bring the item back with a resolution to consider joining the program.**

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

Laura Shainian, Resident, commented on a traffic incident that occurred on her street and shared her recent experience contacting the Los Angeles County Sheriff's Department (LASD).

Patrick Fallon, Resident, commented on the Federal Communications Commission's (FCC) National Broadband Map data for Lawndale that he provided.

Holly Osborne, Redondo Beach Resident, commented on the community Metro event she attended and on the handouts she provided regarding Metro alternatives and measurements.

Kaitlin Coulter, Library Manager, announced that she has been appointed to the position permanently, announced the library's upcoming events, and noted that the library has a copy of Metro's Environmental Impact Report (EIR) available to the public

Amber Merida, Resident, commented on concerns of safety and access to community parks, suggested the City patrol parks and host community events, commented on programs like the Blues Festival and Little League activities, and commented on protecting William Green Park and other green spaces from the impacts of the Metro C-Line (Green) Project.

Light Philips, Resident, Founder and Chairwoman of non-profit organization Accessible Science Initiative, provided an overview of the organization, and requested support from the City to host workshops.

Juan Granados, Resident, commented in favor of the City establishing a police department.

Deena Sopko, Resident, thanked Mayor Pro Tem Kearney for meeting with her about her concerns, and commented on parkway maintenance, and neglected areas in front of properties.

Matthew Harbison, Resident, suggested that the City establish a bereavement program to support families of deceased residents.

Annette Owens, Resident, thanked everyone that attended the community meeting about the Metro C-Line (Green) Project and commented on a resident's negative experience with the PACE program.

**F. COMMENTS FROM COUNCIL**

Councilmember Talavera thanked everyone that attended tonight's meeting, commented on vehicles performing donuts in streets, commented on the importance of police response and follow-up, thanked Resident Fallon for the information about the FCC Broadband map, Residents Schrieber and Owens and Redondo Beach Resident Osborne for keeping him updated on the Metro C-Line (Green) Project, congratulated Library Manager Coulter for being appointed permanently. Councilmember Talavera commented that he would review the parks' service hours, thanked Resident Phillips for her presentation about the Accessible Science Initiative organization, Resident Granados for his report on creating a police department, commented in support of a resident bereavement fund, thanked Resident Sopko for bringing up the parkway maintenance, and suggested the City host workshops to provide guidance to residents on programs like PACE.

City Manager Dr. Moore stated that parkway maintenance is the responsibility of property owners.

Councilmember Suarez thanked everyone that attended tonight's meeting, requested that staff review fiber network options with the South Bay Cities Council of Governments (SBCCOG), commented on the need for reliable internet, and asked for the status of the approved mobile parks program, requested information on the parks operating hours, stated that school's parks are owned by the Lawndale Elementary School District who the City has a contract with to allow the public access to them, thanked Resident Phillips for her presentation about the Accessible Science Initiative organization. Councilmember Suarez commented in support of the City establishing a police department, suggested the City clean unkept parkways after repeated notices to residents and then bill property owners for the service.

Community Services Director Minter responded that staffing for the mobile recreation program is in progress, and that it has been challenging opening the school parks to the public due to the school's after-school programs.

City Manager Dr. Moore commented that staff can look into options to address parkway maintenance.

City Attorney Murphy explained that an administrative abatement process could possibly be used to address parkway maintenance.

Councilmember Cuevas thanked everyone that attended tonight's meeting.

Mayor Pro Tem Kearney thanked everyone that attended tonight's meeting, commented on past internet provider limitations in the area, congratulated the Library Manager on her permanent appointment, and noted concerns raised about William Green Park potentially being impacted by the Metro C-Line (Green) Project, suggested that Resident Phillips contact the Library Manager and Community Services Director Minter about hosting workshops, asked who administrative citations for unkept driveways would be sent if they are renters, thanked Resident Owens for her comments on the PACE program, and apologized for not attending the Clean-up day event.

City Manager Dr. Moore commented that their review of the Metro Project's final EIR did not show direct impact to William Green Park but noted potential issues such as dust and construction noise.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting, thanked Resident Fallon for the information about the FCC Broadband map, Redondo Beach Resident Osborne for providing him with Metro updates, Resident Merida for raising park safety and park closure issues, and Resident Phillips for her presentation about the Accessible Science Initiative organization. Mayor Pullen-Miles thanked Resident Granados for his suggestion of implementing a police department, Resident Harbison for suggesting a bereavement fund, and Resident Owens, Resident Schreiber and Redondo Beach Resident Osborne for participating in the community meeting about the Metro C-Line (Green) Project.

#### **G. CONSENT CALENDAR**

4. **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.
5. **Accounts Payable Register**  
Recommendation: that City Council adopts Resolution No. CC-2509-041 authorizing the payment of certain claims and demands in the amount of \$1,250,281.85.
6. **Minutes of the Lawndale City Council Regular Meeting – August 18, 2025**  
Recommendation: that the City Council approve the minutes.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Talavera to approve the Consent Calendar. The motion passed by a vote of 5-0, with Councilmember Cuevas abstaining on Consent Calendar item No. 6.**

#### **H. CONSENT CALENDAR**

LAWNDALE PUBLIC FINANCING AUTHORITY

7. **Minutes of the Lawndale Public Financing Authority, September 16, 2024**  
Recommendation: that the Board of the Lawndale Public Financing Authority approve the minutes.

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

#### **I. PUBLIC HEARING**

8. **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 approve withdrawing from this agenda the public hearing for Case 25-13, a General Plan Amendment to expand the City of Lawndale's Sphere of Influence Planning Area to include portions of the El Camino Village and Alondra Park Planning Areas of Los Angeles County.

**City Manager Dr. Moore withdrew this item due to a noticing requirement and will bring it back at a later date.**

**J. ADMINISTRATION**

LAWNDALE PUBLIC FINANCING AUTHORITY

**9. Annual Accounting of Lawndale Public Financing Authority Financial Activities**

Recommendation: that the Board of the Lawndale Public Financing Authority receive and file the annual accounting of financial activities.

Finance Director Manuelian presented the staff report and a presentation.

**By consensus, the City Council received and filed the annual accounting of financial activities.**

**K. ADMINISTRATION**

CITY COUNCIL

**10. Amendments to the Salary and Benefits Resolution for Central Management Employees and City-wide Salary and Pay Schedule for FY 2025-2026**

Recommendation: that the City Council approve 1.) Resolution No. CC-2509-043, amending the Schedule of Salary and Benefits Resolution for Central Management Employees; 2.) Resolution No. CC-2509-044, amending the Citywide Salary and Pay Schedule for Fiscal Year 2025-2026; and 3.) The budget amendment to the various payroll accounts for a total of \$86,067.

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

**A motion was made by Councilmember Cuevas and seconded by Mayor Pro Tem Kearney to approve Resolution No. CC-2509-043, amending the Schedule of Salary and Benefits Resolution for Central Management Employees, Resolution No. CC-2509-044, amending the Citywide Salary and Pay Schedule for Fiscal Year 2025-2026, and the budget amendment to the various payroll accounts for a total of \$86,067. The motion passed by a vote of 5-0.**

**11. Measure M Funding Agreement for the Redondo Beach Blvd Active Transportation Project**

Recommendation: that the City Council approve the new funding agreement, #C1 104, naming the City of Redondo Beach as the lead agency for the Redondo Beach Boulevard Active Transportation Project.

Public Works Director Rodriguez presented the staff report.

Mayor Pullen-Miles opened public comments.

Christopher Kuhns, South Bay Bicycle Coalition President, provided an update on the Coalition's advocacy for completing the Bike Master Plan.

Adrew Blackeny, Resident, commented in favor and provided an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Grace Peng, Redondo Beach Resident, Climate Scientist and Natural Resources Director for the League of Women Voters Los Angeles County and the beach cities, commented in favor of safer bike routes, equitable access to education and reducing traffic, parking, and infrastructure costs.

Ryan, Resident, commented in favor of the Redondo Beach Boulevard Active Transportation Project.

Annette Owens, Resident, commented in favor of the Redondo Beach Boulevard Active Transportation Project.

Liam Walsh, South Bay Bicycle Coalition Plus Volunteer, submitted an electronic public comment in support of the Redondo Beach Blvd Active Transportation Project.

Brianna Egan, Redondo Beach Resident, submitted an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Mark Li, Torrance Resident, submitted an electronic public comment in support of the Redondo Beach Boulevard Active Transportation Project.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff regarding Lawndale's General Plan and Bike Master Plan currently providing for Class II bike lanes, noting that upgrades to safer, protected lanes could be considered during the design phase and emphasizing coordination with neighboring cities to ensure seamless bike routes.

**A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve the new funding agreement, #CI 104, naming the City of Redondo Beach as the lead agency for the Redondo Beach Boulevard Active Transportation Project. The motion passed by a vote of 5-0.**

**12. Metro Final Environmental Impact Report Public Comment Outreach**

Recommendation: that the City Council 1.) Consider sending out the mailer to property owners/tenants at the southwest quadrant of the City and authorize Community Development staff to initiate this task and approve a budget amendment of \$3,000 from the City's General Fund to cover costs associated with sending out the mailer as outlined in this staff report; or 2.) Provide further direction to staff.

Community Development Director Kann presented the staff report.

Mayor Pro Tem Kearney commented in opposition to spending additional funds on flyers, suggesting the \$3,000 could be better used to challenge the EIR.

Discussion ensued among City Councilmembers and staff about expanding outreach citywide to inform all residents of potential impacts, allocating approximately \$10,000 for mailers, and using simple, visually engaging flyers with QR codes to enhance public engagement.

Mayor Pullen-Miles opened public comments.

Rhonda Hofmann Gorman, Resident, commented in favor of informing both residents and property owners, and using mailers and social media.

Annette Owens, Resident, commented in support of using simple, visually engaging flyers with QR codes.

Mayor Pullen-Miles closed public comments.



Discussion ensued among City Councilmembers and staff about citywide outreach, allocating \$10,000 for staff time, design, and mailing cards to all residents, property owners and businesses.

**A motion was made by Councilmember Cuevas and seconded by Councilmember Talavera to approve sending out the mailer citywide to property owners and tenants, authorize Community Development staff to initiate this task and approve a budget amendment not to exceed \$10,000 from the City's General Fund to cover costs associated with sending out the mailer as outlined in this staff report with any additional costs to be brought back for approval. The motion passed with a vote of 4-1 with Mayor Pro Tem Kearney voting no.**

**13. Traffic Management Plan Budget**

Recommendation: that the City Council approve the budget amendment for \$80,000 to Account #207-310-700.296 (Prop C. - Traffic Management Plan).

Finance Director Manuelian presented the staff report.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Suarez to approve the budget amendment for \$80,000 to Account #207-310-700.296 (Prop C. - Traffic Management Plan). The motion passed by a vote of 5-0.**

**14. Approve a Contract Services Agreement for the Youth Development Center and Skatepark Design Phase II BN-2507-07**

Recommendation: that the City Council approve a Contract Services Agreement with BOA Architecture, Inc., for the Lawndale Youth Development Center and Skatepark Design Phase II project (BN# 2507-07) with an expenditure amount not-to-exceed \$475,000 (Attachment E).

Community Services Director Minter presented the staff report.

In response to Councilmember Cuevas's question, Community Services Director Minter responded that BOA Architecture was selected based on a review committee scoring process and that no local Lawndale businesses submitted proposals.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve a Contract Services Agreement with BOA Architecture, Inc., for the Lawndale Youth Development Center and Skatepark Design Phase II project (BN# 2507-07) with an expenditure amount not-to-exceed \$475,000 (Attachment E). The motion passed by a vote of 5-0.**

**15. Adoption of Policy 106-25 to Guide and Regulate Mayor and Councilmember Use of Discretionary Funds**

Recommendation: that the City Council adopt City Council Policy 106-25, Mayor and Councilmember Use of Discretionary Funds, and adopt Resolution No. CC-2509-046 establishing a Use of Discretionary Funds Policy.

City Attorney Murphy presented the staff report.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to adopt City Council Policy 106-25, Mayor and Councilmember Use of Discretionary Funds, and adopt Resolution No. CC-2509-046 establishing a Use of Discretionary Funds Policy. The motion passed by a vote of 5-0.**

**L. CITY MANAGER REPORT**

City Manager Dr. Moore provided an update on the Final EIR released by Metro

**M. ITEMS FROM CITY COUNCILMEMBERS**

**16. Good Neighbor Program**

Requested by Councilmember Suarez.

Recommendation: that the City Council select one of the following options: A.) Approve annual funding of \$2,500 to use for cleanup efforts by the Lawndale Beautification Committee and volunteers to assist elderly, disabled and other in need residents with cleaning up properties with property maintenance issues; B.) Approve a different amount of funding for the Lawndale Beautification Committee to use towards cleaning up properties belonging to the elderly, disabled, and other in need residents; or C.) Give direction to Staff on another option for staff to consider regarding cleanup programs for the Lawndale Beautification Committee to pursue.

Municipal Services Director Reyes presented the staff report.

Discussion ensued among City Councilmembers and staff regarding a past program, with the current proposal aimed at assisting needy, elderly, or disabled residents with property maintenance, addressing liability concerns, eligibility guidelines and an application process.

Mayor Pullen-Miles opened public comments.

Joshua Gorman, Beautification Committee Member, commented on concerns about volunteer recruitment, liability, and maintaining neutrality when selecting participants.

Mayor Pullen-Miles closed public comments.

Discussion ensued among City Councilmembers and staff about a program to assist elderly or disabled residents with property maintenance, excluding city officials and their families, using waivers to limit liability, coordinating services with the Public Works Department and Republic Services, establishing guidelines and limits on service frequency, and consideration of an initial budget of \$5,000 and allowing the Beautification Committee to provide input on program criteria.

**A motion was made by Councilmember Suarez and seconded by Councilmember Cuevas to approve annual funding of \$5,000 to use for cleanup efforts by the Lawndale Beautification Committee and volunteers to assist elderly, disabled and other in need residents with cleaning up properties with property maintenance issues. The motion passed by a vote of 5-0.**

**17. Report of Attendance at Meetings**

Councilmember Talavera commented on a recent freedom of speech incident, offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann. Councilmember Talavera attended a Senior Lunch, City of Hawthorne State of the City Address, California Contract Cities Association (CCCA) 2025 Fall Educational Summit, South Bay Social Network event, United For The Raza Car Show, the City's 12<sup>th</sup> Annual Blues Festival, South Bay Environmental Justice Alliance community meeting, Senior Jazz themed lunch, announced that it is the start of National Hispanic Heritage Month and invited the community to a Hispanic Heritage Festival on October 11, 2025, at Lawndale High School.

Councilmember Suarez commented on a recent freedom of speech incident, offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann. Councilmember Suarez attended a SBCCOG meeting, CCCA 2025 Fall Educational Summit, and funeral services for Doris Hofmann.

Councilmember Cuevas thanked staff, the Beautification Committee, and participating students for Clean-Up Day, apologized for missing it due to a scheduling conflict, suggested alternating cleanup days between the north and south sides of Lawndale, attended the City's 12<sup>th</sup> Annual Blues Festival and thanked staff for organizing it, attended South Bay Environmental Justice Alliance community meeting, and encouraged residents to continue with community outreach regarding the Metro C-Line (Green) Project, and offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann.

Mayor Pro Tem Kearney attended the House of Yahweh Ribbon Cutting Ceremony, Lawndale High School football game, his 55<sup>th</sup> year High School Reunion, Igbo Day Festival, Liability Trust and Oversight Commission meeting, Los Angeles County West Vector Control District meeting, the City's 12<sup>th</sup> Annual Blues Festival, South Bay Environmental Justice Alliance community meeting, funeral services for Doris Hofmann, and he closed his comments by remembering the victims of the September 11, 2021 terrorist attacks.

Mayor Pullen-Miles attended the City's 12<sup>th</sup> Annual Blues Festival, thanked staff for putting on the event, a Labor Day Parade, Hawthorne State of the City Address, House of Yahweh Ribbon Cutting Ceremony, South Bay Environmental Justice Alliance community meeting, and offered condolences to Rhonda Hofmann Gorman and family on the passing of Doris Hofmann.

#### **N. CLOSED SESSION**

**18. Conference with Legal Counsel - Existing Litigation**

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).

**19. Public Employee Performance Evaluation - City Attorney**

The City Council will hold a closed session, pursuant to Government Code section 54957(b), to conduct an employee evaluation concerning the City Attorney.

City Attorney Murphy read the aforementioned Closed Session matters by title only.

The City Council convened into closed session at 9:08 p.m.

The City Council reconvened from closed session at 9:52 p.m.

City Attorney Murphy announced that there was no reportable action for Closed Session Item No. N.18. Conference with Legal Counsel - Existing Litigation and Closed Session Item No. N.19. Public Employee Performance Evaluation - City Attorney.

#### **O. ADJOURNMENT**

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:54 p.m. in memory of Doris Jean Hofmann, wife of former Mayor Harold E. Hofmann, and mother of former City Clerk and Councilmember Rhonda Hofmann Gorman. She was given the title "First Lady Emeritus" by the Lawndale City Council in recognition of her support of the community.

---

Robert Pullen-Miles, Mayor

ATTEST:

---

Erica Harbison, City Clerk  
Approved: October 6, 2025

DRAFT



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDAL, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Peter Kann, Community Development Director

SUBJECT: **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**

### BACKGROUND

On December 18, 2023, continued from December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City’s General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR). The City Council approved Case No. 23-19 via two City Council Resolutions (Exhibit G):

- A. Resolution No. CC-2312-49 Approved and Certified the Final Environmental Impact Report (SCH #202212088); and
- B. Resolution No. CC-2312-048 approved the General Plan 2045 comprehensive update.

The purpose of a California General Plan is to provide a comprehensive, long-term policy that guides a city's growth or development, addressing housing needs, land use, and environmental protection to create a framework for future growth and ensure consistent community development over time. The council's approval of the City's General Plan and the Final Environmental Impact Report provides land use policies until 2045, where it may be updated again pursuant to state law.

Staff is seeking the City Council's approval of City Council Resolution No. CC-2510-049 for a General Plan Amendment to expand the City of Lawndale’s Sphere of Influence (SOI) Planning Area to include a portion of El Camino Village/Alondra Park geographic area. A General Plan Amendment is a process by which a City can make changes to its existing General Plan, which is a comprehensive, long-term blueprint for the development of the city. The primary purpose is to update the plan to reflect current needs, unforeseen circumstances, or to accommodate new development proposals.

Below is a summary of the General Plan Amendment.

1. This is a request for an SOI change to LAFCO that is being reflected in our General Plan.
2. The land is currently occupied by a community college and a large County (regional) park.
3. Neither the community college district nor the County have shown any indication of changing their use.
4. The land use designation is being designated with similar designations to what is already there.
5. The rest of the SOI outside the City is built-out residential.
6. This action simply increases the SOI.

On March 17, 2025 at a regularly scheduled City Council Meeting, the City Council discussed the City’s SOI expansion, received public comments, and directed staff to initiate a General Plan Amendment to expand the existing Sphere of Influence map identified in the City’s General Plan 2045 Land Use Element.

The SOI area is bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east, and Manhattan Beach Boulevard to the north. Attachment E shows the City's existing Planning Area, SOI, and the proposed SOI expansion area.

As a matter of information, this general plan amendment is requesting an expansion of the City's existing SOI to encompass El Camino College and Alondra Park which has a Los Angeles County land use designation of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public). Most of the remaining land uses within El Camino Village are residential and commercial uses which are already within the City's SOI. According to the 2020 United States Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompasses Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres, and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village.

On May 14, 2025, the Planning Commission, at a duly noticed public hearing, adopted Planning Commission Resolution 25-06 recommending that the City Council approve the General Plan Amendment described in Case 25-13. Copies of the Planning Commission staff report, resolution, attachments, and California Environmental Quality Act (CEQA) determination is attached within this agenda item. Since the May 14, 2025 Planning Commission meeting, staff worked towards compliance with Senate Bill 18 (Tribal Consultation), which required a minimum 90 day period before the City Council could take any action on the General Plan Amendment.

The General Plan 2045 Comprehensive Update provided land use and environmental analysis within a majority of the existing conditions and projected land use growth of the urban developed areas within the El Camino Village/Alondra Park Planning Area. The proposed General Plan Amendment to expand the SOI area is consistent with the City's General Plan 2045/certified Final Environmental Impact Report (FEIR). Additionally, the General Plan Amendment will not add any additional or new adverse environmental effect. The geographic area, El Camino Village/Alondra Park, is an urbanized area of unincorporated Los Angeles County known as Alondra Park and El Camino College with land use designations of OS-PR and P respectively where municipal services are provided by the County of Los Angeles. The OS-PR and P land use designations are restrictive land use designations and land use goals and policies that promote restrictive limited growth within the parcels.

The geographic area that planning staff is proposing to expand the SOI includes the following parcels:

| PROPERTY OWNER                       | ASSESSORS PARCEL NUMBER | ADDRESS                  | LOT SIZE    | Use     |
|--------------------------------------|-------------------------|--------------------------|-------------|---------|
| LA County Park                       | 4074-027-908            | 16400 Prairie Avenue     | 202.9 Acres | Park    |
| El Camino Community College District | 4074-027-907            | 16007 Crenshaw Boulevard | 17.32 Acres | College |
| El Camino Community College District | 4074-027-909            | 16007 Crenshaw Boulevard | 80.9 Acres  | College |

Provided below are definition of terms that provide an overview of General Plan Planning Area, SOI, and the role of the Local Agency Formation Commission (LAFCO).

## Definition

**General Plan Planning Area** - The Planning Area is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within a City's incorporated area, as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

**Sphere of Influence (SOI)** - is the probable physical boundary and service area of a local agency, as adopted by a LAFCO. A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

**Local Agency Formation Commission** - An independent regulatory body, established in 1963 by the California Legislature responsible for overseeing local government boundaries, coordinating special districts formations, and conducting studies of municipal services in each of California's 58 counties.

## STAFF REVIEW

The existing land uses within the SOI expansion is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles. The SOI areas encompass three large parcels covering 301.92 acres, which are currently developed as Alondra Park, El Camino College, and Alondra Park Golf Course

The project consists of a General Plan Map Amendment to include the El Camino Village/Alondra Park unincorporated area as part of the City of Lawndale's Sphere of Influence Planning Area. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard, located outside of Lawndale's city boundaries and under the land use jurisdiction of Los Angeles County.

The SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15064 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment

## **ENVIRONMENTAL REVIEW**

Pursuant to the CEQA, Planning staff prepared an Addendum to the City's General Plan 2045 EIR (SCH #202212088) for the proposed Project in accordance with CEQA. The Addendum Evaluation details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The Addendum substantiates and supports the City's determination that the SOI expansion is within the scope of the General Plan EIR, does not require substantial action under CEQA Guidelines Section 15162, and adequately analyzes potential environmental impacts in conjunction with the EIR. The proposed Project is only the expansion of a boundary line and will not create any significant impacts to an existing area that is already developed and governed by Los Angeles County,

The City Council hereby finds, as demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 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. 1) This is a request for an SOI change to LAFCO that is being reflected in our General Plan 2) The land is currently occupied by a community college and a large County (regional) park 3) Neither the community college district nor the County have shown any indication of changing their use 4) The land is being designated with similar designations to what is already there 5) The rest of the SOI outside the City is built-out residential 6) This action simply increases the SOI to cover built-out land uses as a means to better consolidate a future potential annexation.

## **PUBLIC REVIEW**

Notices of public hearing were posted in three (3) public places and published in the *Daily Breeze* on September 25, 2025.

## **LEGAL REVIEW**

The City Attorney's office has reviewed the attached resolution as to form.

## **FUNDING**

The associated cost required to finalize the General Plan Amendment was not budgeted within the Community Development Department. The remaining task to cover LAFCO application cost (\$7,000), cost of a land surveyor to write a legal description (\$5,000-\$10,000), and filing of Environmental filing fee (approximately \$4,300) with the County. Staff is requesting the Council's approval for a budget amendment for an additional \$20,000 to the Community Development Department's Legal Advertisement account (279-410-530.500).

## **RECOMMENDATION**

It is recommended 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 (SCH2022120088) for the 2045 Lawndale General Plan 2045. Therefore, in accordance with Section 15164 of the 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.



**Attachments**

[A. City Council Resolution \\_ Sphere of Influence.pdf](#)

[B. PC Resolution 25-06.pdf](#)

[C. Addendum No. 1 to FEIR.pdf](#)

[D. Land Use Element.pdf](#)

[E. Discussion of the City's Sphere of Influence Expansion.pdf](#)

[F. Sphere of Influence Maps.pdf](#)

[G. Proof \\_ Daily Breeze- Update.pdf](#)

[H. City Council Resolutions](#)

# ATTACHMENT A

**CITY COUNCIL RESOLUTION NO. 2510-049**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAWNDALE, CALIFORNIA, APPROVING A GENERAL  
PLAN AMENDMENT FOR CASE NO. 25-13: A GENERAL  
PLAN AMENDMENT TO EXPAND THE CITY OF  
LAWNDALE'S SPHERE OF INFLUENCE TO INCLUDE A  
PORTION OF EL CAMINO VILLAGE/ALONDRA PARK  
PLANNING AREA, UNINCORPORATED URBAN AREAS OF  
LOS ANGELES COUNTY AND AN ADDENDUM NO. 1 TO  
THE GENERAL PLAN ENVIRONMENTAL IMPACT  
REPORT (SCH #2022120088)**

**WHEREAS**, Lawndale Municipal Code Section 17.040.060 General Plan – Approval and Amendment states that the preparation, adoption, and amendment of the general plan shall be in manner as provided in Section 65350 et seq of the California Government Code; and

**WHEREAS**, on March 17, 2025 at a regularly scheduled Council Meeting, the City Council discussed the City's Sphere of Influence expansion, received public comments, and directed staff to initiate a General Plan Amendment to expand the existing Sphere of Influence map identified in the City's General Plan 2045 Land Use Element; and

**WHEREAS**, the City of Lawndale's General Plan 2045 identifies a General Plan Planning Area, which is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation; and

**WHEREAS**, the City of Lawndale's General Plan Planning Area includes all territory required by State Law, to include all territory within the City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears a relation to its planning"; and

**WHEREAS**, Figure Land Use-2 (LU-2) in the City's General Plan 2045 Planning Area depicts the City's existing Planning Areas and Sphere of Influence (SOI); and

**WHEREAS**, the geographic location of the Unincorporated Community of El Camino Village/Alondra Park considered under the SOI expansion are bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north Specifically, the SOI expansion encompass approximately 302 acres of land within three Assessor Parcel Numbers 4074-027-907 4074-027-908, and 4074-027-909; and;

**WHEREAS**, the existing land uses within the SOI expansion is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with County of Los Angeles land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles; and

**WHEREAS**, the proposed SOI expansion is contiguous to the City's existing Planning Areas and SOI; and

**WHEREAS**, the City of Lawndale ("City") has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023 via Resolution No. CC-2312-048 and CC-2312-049;

**WHEREAS**, the City's Planning Commission is responsible for reviewing and recommending action for amendments to the City of Lawndale's General Plan. Any recommendation by the Planning Commission requires environmental review pursuant to the California Environmental Quality Act; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices

**WHEREAS**, on December 18, 2023, City Council certified the General Plan Update FEIR via Resolution CC-2312-048, a Resolution of the City Council of the City of Lawndale, adopting a Finding of Fact and a Statement of Overriding Considerations pursuant to CEQA; and

**WHEREAS**, the requested Amendment to the City's General Plan consist only for the expansion of the City's SOI areas to encompass three large parcels covering 301.92 acres, which are currently developed as Alonda Park, El Camino College, and Alondra Park Golf Course; and

**WHEREAS**, the requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15064 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and

**WHEREAS**, the City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.,*

**WHEREAS**, as demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant

impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission recommends that the City Council approve the CEQA Addendum to the Lawndale General Plan 2045 with a Certified EIR (SCH #202212088) pursuant to CEQA Guidelines Section 15164, Project Consistent with a Community Plan, General Plan, or Zoning. The proposed Project is only the expansion of a boundary line and will not create nor generate any significant impacts to an existing area that is already developed and governed by Los Angeles County; and

**WHEREAS**, the Planning Commission has considered all information concerning the Project, Case No. 25-13, General Plan Amendment to expand the City of Lawndale Sphere of Influence to include a portion of El Camino Village/Alondra Park Planning Area, unincorporated urban areas of Los Angeles County as identified in the General Plan Land Use Map and staff report; and

**WHEREAS**, Case No. 25-13 was properly noticed on April 25, 2025, 20 days prior to the public hearing, and set for public hearing before the Planning Commission on May 14, 2025, and

**WHEREAS**, evidence was heard and presented from all persons interested in effecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal; and

**WHEREAS**, on May 14, 2025, the Planning Commission adopted PC Resolution 25-06 recommending that the City Council approve Case No. 25-13: A General Plan Amendment to expand the City's Sphere of Influence; and

**TRIBAL CONSULTATION (SB 18) FINDING,**

Pursuant to California Government Code Section 65352.3 ("SB18"), a local government is required to contact the propriate tribes identified by the Native American Heritage Commission ("NAHC") each time it considers a proposal to adopt or amend the General Plan. If requested by any tribe, the local government must consult for the purpose of the preserving or mitigating impacts to cultural resources. The tribal contacts were provided notice on May 26, 2025. California Government Code Section 65352.3 requires notification 90 days prior to Council action and the Council's consideration of the General Plan Amendment will not be heard until after the 90-day period expires. Although this General Plan Amendment is for the Expansion of the City's Sphere of Influence and not expected to cause any impacts any cultural resources, City staff will implement all applicable mitigation measures identified in the certified EIR (SCH 2022120088); and

**WHEREAS**, the City Council, after notice duly given as required by law, held a public hearing on October 4, 2025, in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider staff recommendations on this matter; and

**WHEREAS**, evidence was heard and presented from all persons interested, and the City Council has reviewed, analyzed and studied the General Plan Amendment.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council hereby finds that it has been presented with the Addendum No. 1 to the FEIR which it has reviewed and considered, and further finds that the Addendum No. 1 to FEIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council finds that the Addendum No. 1 reflects the independent judgment and analysis of the City. The City Council declares that the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines. Therefore, the City Council certifies Addendum No. 1 to the FEIR based on the entirety of the record of proceedings.

**SECTION 3. General Plan Amendments.** The City Council hereby approve the General Plan Amendment for the expansion of the City of Lawndale's Sphere of Influence located in the unincorporated Community of El Camino Village/Alondra Park, bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north contained in the amendments to the General Plan Land Use Map (Exhibit "A"), attached hereto and incorporated herein as Exhibits.

**SECTION 4.** Based upon the entire record before it, including the Addendum No. 1 to FEIR, Findings of Fact, and all written and oral evidence presented, the City Council approves the proposed General Plan Amendment.

**PASSED, APPROVED AND ADOPTED THIS 6<sup>th</sup> DAY OF OCTOBER 2025.**

---

Robert Pullen-Miles, Mayor

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2510-049 at a regular meeting of said Council held on the Council held on the 6<sup>th</sup> day of October 2025, by the following roll call vote:

| Name                       | Voting |    | Present, Not Voting |                   | Absent |
|----------------------------|--------|----|---------------------|-------------------|--------|
|                            | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor |        |    |                     |                   |        |
| Pat Kearney, Mayor Pro Tem |        |    |                     |                   |        |
| Bernadette Suarez          |        |    |                     |                   |        |
| Francisco M. Talavera      |        |    |                     |                   |        |
| Sirley Cuevas              |        |    |                     |                   |        |

---

Erica Harbison, City Clerk

APPROVED AS TO FORM:

---

Gregory M. Murphy, City Attorney

**Attachment B**  
**PC Resolution No 25-06**



## **RESOLUTION NO. 25-06**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CASE NO. 25-13: A GENERAL PLAN AMENDMENT TO EXPAND THE CITY OF LAWNDALE'S SPHERE OF INFLUENCE TO INCLUDE A PORTION OF EL CAMINO VILLAGE/ALONDRA PARK PLANNING AREA, UNINCORPORATED URBAN AREAS OF LOS ANGELES COUNTY AND AN ADDENDUM NO. 1 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2022120088)**

**WHEREAS**, on March 17, 2025 at a regularly scheduled Council Meeting, the City Council discussed the City's Sphere of Influence expansion, received public comments, and directed staff to initiate a General Plan Amendment to expand the existing Sphere of Influence map identified in the City's General Plan 2045 Land Use Element; and

**WHEREAS**, the City of Lawndale's General Plan 2045 identifies a General Plan Planning Area, which is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation; and

**WHEREAS**, the City of Lawndale's General Plan Planning Area includes all territory required by State Law, to include all territory within the City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears a relation to its planning"; and

**WHEREAS**, Figure Land Use-2 (LU-2) in the City's General Plan 2045 Planning Area depicts the City's existing Planning Areas and Sphere of Influence (SOI); and

**WHEREAS**, the geographic location of the Unincorporated Community of El Camino Village/Alondra Park considered under the SOI expansion are bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north Specifically, the SOI expansion encompass approximately 302 acres of land within three Assessor Parcel Numbers 4074-027-907 4074-027-908, and 4074-027-909; and;

**WHEREAS**, the existing land uses within the SOI expansion is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with County of Los Angeles land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles; and

**WHEREAS**, the proposed SOI expansion is contiguous to the City's existing Planning Areas and SOI; and

**WHEREAS**, the City of Lawndale (“City”) has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023 via Resolution No. CC-2312-048 and CC-2312-049;

**WHEREAS**, the City’s Planning Commission is responsible for reviewing and recommending action for amendments to the City of Lawndale’s General Plan. Any recommendation by the Planning Commission requires environmental review pursuant to the California Environmental Quality Act; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR (“Final EIR”), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices

**WHEREAS**, on December 18, 2023, City Council certified the General Plan Update FEIR via Resolution CC-2312-048, a Resolution of the City Council of the City of Lawndale, adopting a Finding of Fact and a Statement of Overriding Considerations pursuant to CEQA; and

**WHEREAS**, the requested Amendment to the City’s General Plan consist only for the expansion of the City’s SOI areas to encompass three large parcels covering 301.92 acres, which are currently developed as Alonda Park, El Camino College, and Alondra Park Golf Course; and

**WHEREAS**, the requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and

**WHEREAS**, the City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.,*

**WHEREAS**, as demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission recommends that the City Council approve the CEQA Addendum to the Lawndale General Plan 2045 with a Certified EIR (SCH #202212088) pursuant to CEQA Guidelines Section 15164, Project Consistent with a Community Plan, General Plan, or Zoning. The proposed Project is only the expansion of a boundary line and will not create nor generate any significant impacts to an existing area that is already developed and governed by Los Angeles County; and

**WHEREAS**, the Planning Commission has considered all information concerning the Project, Case No. 25-13, General Plan Amendment to expand the City of Lawndale Sphere of Influence to include a portion of El Camino Village/Alondra Park Planning Area, unincorporated urban areas of Los Angeles County as identified in the General Plan Land Use Map and staff report; and

**WHEREAS**, Case No. 25-13 was properly noticed on April 25, 2025, 20 days prior to the public hearing, and set for public hearing before the Planning Commission on May 14, 2025, and

**WHEREAS**, evidence was heard and presented from all persons interested in effecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The Planning Commission hereby finds that it has been presented with the Addendum No. 1 to the FEIR which it has reviewed and considered, and further finds that the Addendum No. 1 to FEIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the Addendum No. 1 reflects the independent judgment and analysis of the City. The Planning Commission declares that the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines. Therefore, the Planning Commission recommends the City Council certifies Addendum No. 1 to the FEIR based on the entirety of the record of proceedings.

**SECTION 3. General Plan Amendments.** That the Planning Commission recommends the City Council approve the General Plan Amendment for the expansion of the City of Lawndale's Sphere of Influence located in the unincorporated Community of El Camino Village/Alondra Park, bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north contained in the amendments to the General Plan Land Use Map (Exhibit "A"), attached hereto and incorporated herein as Exhibits.

**SECTION 4.** Based upon the entire record before it, including the Addendum No. 1 to FEIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed General Plan Amendment.

**PASSED, APPROVED AND ADOPTED THIS 14<sup>th</sup> DAY OF May 2025.**



Ni Kal S. Price, Acting Chairperson  
Lawndale Planning Commission

ATTEST:

State of California                    )  
County of Los Angeles            )       SS  
City of Lawndale                    )

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-06** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **14<sup>th</sup> day of May 2025** by the following roll call vote:

**AYES:**        **Lin, Martinez, Price**  
**NOES:**  
**ABSENT:**   **Sitka, Urrutia**  
**ABSTAIN:**



Peter Kann,  
Community Development Director

# ATTACHMENT C

**Addendum #1 to the Final Environmental Impact Report**  
**for Lawndale General Plan Update**  
**Prepared by the City of Lawndale**  
**April 25, 2025**

**Introduction**

This document is an Addendum to the City of Lawndale General Plan Update (SCH: 2022120088), which was certified by the City of Lawndale on December 2023. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes a City of Lawndale's Sphere of Influence (SOI)'s boundary expansion to include a portion of unincorporated urban areas of Los Angeles County and demonstrate that all of the potential environmental associated with the proposed SOI expansion are within the envelop of impacts already evaluated within the General Plan Update Final EIR.

**CEQA Authority for Addendum**

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- 1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- 2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- 3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the General Plan Amendment to expand the City’s Sphere of Influence would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the Sphere of Influence are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

**Overview of General Plan Amendment**

This General Plan Amendment is for the expansion the City of Lawndale’s Sphere of Influence (SOI) Planning Area, identified in the City’s existing General Plan to include a portion of El Camino Village/Alondra Park geographic area.

According to the 2020 US Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompass Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres, and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village.

The geographic area that planning staff is proposing to expand the SOI includes the following parcels:

| PROPERTY OWNER | ASSESSORS PARCEL NUMBER | ADDRESS | LOT SIZE | Use |
|----------------|-------------------------|---------|----------|-----|
|                |                         |         |          |     |

|                                            |              |                          |             |         |
|--------------------------------------------|--------------|--------------------------|-------------|---------|
| LA County Park                             | 4074-027-908 | 16400 Prairie Avenue     | 202.9 Acres | Park    |
| El Camino<br>Community<br>College District | 4074-027-907 | 16007 Crenshaw Boulevard | 17.32 Acres | College |
| El Camino<br>Community<br>College District | 4074-027-909 | 16007 Crenshaw Boulevard | 80.9 Acres  | College |

#### City of Lawndale's Existing and Proposed Sphere of Influence

The SOI area is bounded with the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north as shown on the Sphere of Influence map below.





## General Plan Update and FEIR

On December 18, 2023, continued from December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR). The City Council approved Case No. 23-19 via two City Council Resolutions:

- A. Resolution No. CC-2312-49 Approved and Certified the Final Environmental Impact Report (SCH #202212088); and
- B. Resolution No. CC-2312-048 approved the General Plan 2045 comprehensive update.

### **Addendum #1 to the Final Environmental Impact Report for the Lawndale General Plan Update Land Use Element – Sphere of Influence Planning Area**

- The requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and
- The City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:
  - *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- As demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

The General Plan 2045 Comprehensive Update provided land use and environmental analysis within a majority of the existing conditions and projected land use growth of the urban developed areas within the El Camino Village/Alondra Park Planning Area. The proposed GPA to expand the

SOI area is consistent with the General Plan 2045/certified FEIR. Additionally, the GPA will not add any additional or new adverse environmental effect. The geographic area, El Camino Village/Alondra Park, is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles. The OS-PR and P land use designations are restrictive land use designations and land use goals and policies that promote restrictive limited growth within the parcels.

### **Analysis of Sphere of Influence Expansion/General Plan Amendment**

As further set forth in previously referenced City Council Resolutions and pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., the City of Lawndale City Council certified a Final Environmental Impact Report that addressed the environmental impacts of the Lawndale General Plan Update, including the Draft EIR, identified potentially significant environmental effects, some of which could feasibly be mitigated or avoided.

The General Plan Amendment includes only minor technical changes or additions related to the Sphere of Influence expansion, and none of the conditions described in CEQA Guidelines section 15162 requiring the preparation of a subsequent EIR have occurred as documented herein. The General Plan Amendment would not cause significant environmental impact due to a conflict in land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and would conform to the City General Plan and all impacts will be within the range of those identified in the Final EIR.

# ATTACHMENT D



### Introduction to Land Use

The Land Use Element is a guide to land use planning in Lawndale and provides a framework for the economic, environmental, and infrastructure issues examined in the other General Plan elements. The Land Use Element, which includes the Land Use Map (Figure LU-1), identifies how and where land will be used in the future—for housing, commercial and industrial uses, public facilities, parks, open space, and transportation. The Land Use Element identifies the range of allowed uses and development densities and intensities permitted by the Land Use Plan. Overall, this element is designed to:

- Preserve and protect the City's existing residential neighborhoods,
- Direct future growth to key opportunity areas along the City's primary transportation corridors,
- Support quality expanded housing and employment opportunities, and
- Promote a strong sense of place and identity in Lawndale.

### Organization of Element

The Land Use Element goals and policies address each of the following topics as they relate to Lawndale:

- Land Use Mix
- Managed Growth
- Land Use Compatibility
- Community Character and Design



## Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lawndale's unique small-town character while promoting opportunities for expanded housing opportunities, economic development, and local job growth. Ensuring that Lawndale has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time; the Economic Development Element provides important complementary policy direction to support the City's land use priorities.

State law requires the Land Use Element to address the following, to the extent they are locally relevant:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding (the Lawndale General Plan addresses this topic within the context of its Public Safety Element).

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

## Planning Area Boundaries

### *City Limits*

The *City Limits* include all area within the City's corporate boundary, over which the City exercises land use authority and provides public services.

### *Sphere Of Influence*

A *Sphere of Influence* (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

### *Planning Area*

The *Planning Area* is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lawndale's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure LU-2, includes the entire city limits (approximately 917 acres) as well as the City of Lawndale's SOI (approximately 229 acres); the entire Planning Area is approximately 1,146 acres.



### ***Specific Plan Area***

A city will often have neighborhoods or areas that are unique and/or important in ways that require special consideration. A specific plan is a major planning document that includes land use and development policies specific to an area. For Lawndale, the Hawthorne Boulevard Specific Plan (HBSP) regulates and guides the development of the Hawthorne Boulevard corridor and the north side of both Artesia Boulevard and Redondo Beach Boulevard. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the area. The Specific Plan was originally adopted in June 1999 and has undergone various amendments since its adoption. A key action item of this Land Use Element is to update the HBSP to implement the goals and policies included in the City's updated General Plan.

The purpose of the HBSP is to help facilitate the successful redevelopment of the Specific Plan area into a thriving mixed-use activity center featuring high-quality multifamily housing choices, dynamic commercial options, and inviting public spaces. The Specific Plan is important to the City and its residents because it emphasizes economic growth along Hawthorne Boulevard and other significant transportation corridors, and accounts for the unique conditions along these corridors when providing detailed development guidance.

The boundaries of the HBSP are depicted on Figure LU-3.

## **Land Use Designations**

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

### ***Land Use Classification System***

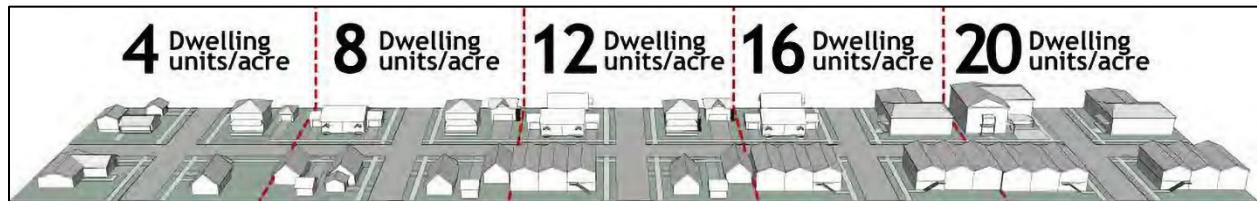
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes nine land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes three land use designations and an overlay designation that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Commercial and Industrial) as well as designations that serve the public good, including Public Facilities and Open Space. Finally, the Hawthorne Boulevard Specific Plan designation indicates that the Hawthorne Boulevard Specific Plan guides future land use and zoning decisions for that area of the City.



### **Density**

Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



### **Buildout Potential**

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of allowable development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for Lawndale and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

The overall future development in Lawndale is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.





### **Residential Land Use Designations**

#### **Low Density Residential (LDR); 0 – 8.9 du/ac**

The Low Density Residential land use designation provides for the development of single-family dwellings. This designation allows a density of 0–8.9 du/ac.

#### **Medium Density Residential (MDR); 9.0 – 17.4 du/ac**

The Medium Density Residential land use designation allows for a range of housing types including single-family detached and attached units and duplexes, condominiums, and townhouses. This designation allows a density of 9.0–17.4 du/ac.

#### **High Density Residential (HDR); 17.5 – 33 du/ac**

The High Density Residential land use designation provides for a variety of small-lot single-family dwelling units and multi-family dwelling units including: courtyard homes, patio homes, duplex, condominiums, townhouses, apartments, and manufactured homes. This designation allows a density of 17.5–33 du/ac.

#### **Housing Opportunity Overlay (HOO); 20.0 – 100 du/ac**

The Housing Opportunity Overlay, which applies to select sites outside of the Hawthorne Boulevard Specific Plan, provides opportunity for the development of high density housing in single-use and mixed-use formats at a density of 20.0–100.0 du/ac. New residential development at HOO sites, including residential development as part of a mixed-use project, must meet a minimum residential density of at least 20.0 du/ac, regardless of the underlying land use designation. For new nonresidential development, all standards related to the underlying land use designation shall continue to apply.

### **Non-Residential Land Use Designations**

#### **Commercial (C)**

The Commercial land use designation provides for a variety of retail and service-oriented business activities, restaurants, services and office uses to meet the daily needs of residents. There is no minimum or maximum building intensity.

#### **Industrial (I)**

The Industrial designation permits light manufacturing, assembly, packaging, fabrication and processing of materials into finishing products rather than the conversion of raw materials. The industrial activity shall be conducted primarily within structures and outside storage areas and assembly activity should be limited. There is no minimum or maximum building intensity.

#### **Open Space (OS)**

The Open Space designation includes public parks, parks that are part of school sites, public and private outdoor recreational facilities, and landscaped open space areas.

#### **Public Facilities (PF)**

The Public Facilities designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. There is no minimum or maximum building intensity.



## **Hawthorne Boulevard Specific Plan**

### ***Hawthorne Boulevard Specific Plan (HBSP); Densities and Intensities Vary***

The Hawthorne Boulevard Specific Plan designation provides detailed policies, standards, and criteria for the area's development. Land uses within the Specific Plan area are detailed in the Specific Plan document. The Specific Plan serves as the land use and zoning map for the Specific Plan area. Any future amendments to the land uses identified in the Specific Plan will not require a revision to the General Plan (General Plan Amendment).

**Table LU-1 General Plan Land Use 2045 Potential Buildout Summary**

| Land Use Designation                                | Acres <sup>1</sup> | Allowed Density and/or Building Intensity | Assumed Density and/or Building Intensity <sup>2</sup> | Units         | Population    | Non-Residential Square Feet | Jobs         |
|-----------------------------------------------------|--------------------|-------------------------------------------|--------------------------------------------------------|---------------|---------------|-----------------------------|--------------|
| <b>RESIDENTIAL LAND USES</b>                        |                    |                                           |                                                        |               |               |                             |              |
| Low Density Residential                             | 49                 | 0-8.9 du/ac                               | 8.5 du/ac                                              | 420           | 1,537         | -                           | -            |
| Medium Density Residential                          | 460                | 9-17.4 du/ac                              | 12 du/ac                                               | 5,534         | 18,404        | -                           | -            |
| High Density Residential                            | 115                | 17.5-33 du/ac                             | 30 du/ac                                               | 3,464         | 9,418         | -                           | -            |
| Housing Opportunity Overlay <sup>3</sup>            |                    | 20-100 du/ac                              | 50 du/ac                                               |               |               | -                           | -            |
| <i>Residential Subtotal</i>                         |                    | -                                         | -                                                      |               |               | -                           | -            |
| <b>NON-RESIDENTIAL LAND USES</b>                    |                    |                                           |                                                        |               |               |                             |              |
| Commercial                                          | 38                 | No max                                    | 0.5                                                    | 311           | 706           | 4,904,877                   | 1,673        |
| Industrial                                          | 21                 | No max                                    | 0.5                                                    | -             | -             | 459,130                     | 612          |
| Public Facilities                                   | 172                | No max                                    | 0.15                                                   | -             | -             | 1,124,243                   | 1,124        |
| Open Space                                          | 14                 | -                                         | -                                                      | 27            | 62            | -                           | -            |
| <i>Non-Residential Subtotal</i>                     |                    | -                                         | -                                                      |               |               |                             |              |
| <b>SPECIFIC PLAN LAND USES</b>                      |                    |                                           |                                                        |               |               |                             |              |
| Hawthorne Boulevard Specific Plan Area <sup>4</sup> | 95                 | Varies                                    | 24-75 du/ac and 0.6                                    | 3,931         | 11,017        | 2,484,823                   | 4,970        |
| <i>Specific Plan Subtotal</i>                       | 95                 | -                                         | -                                                      | 3,931         | 11,017        | 2,484,823                   | 4,970        |
| <b>Totals</b>                                       | <b>1,195</b>       | -                                         | -                                                      | <b>15,405</b> | <b>47,430</b> | <b>5,351,026</b>            | <b>9,208</b> |

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/building intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. While no minimum or maximum building intensities apply to land uses within Lawndale, an assumed building intensity) is used in Table LU-1 to establish potential buildout totals. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Acreage and the development potential of the Housing Opportunity Overlay is not included in the total acreage; figures associated with development of these areas are included within the underlying base designations. The assumed density for all sites designated with the HOO is 50 du/ac, regardless of the underlying base designation.
4. Parcels within the Hawthorne Boulevard Specific Plan that are identified in the City's 2021-2029 Housing Element as Housing Overlay 150 sites shall have a maximum density of 150 du/ac. The buildout estimate for the Hawthorne Boulevard Specific Plan uses an assumed density of 75 du/ac for sites in the Specific Plan area identified in the City's Housing Sites Inventory. All other sites where residential uses are allowed have an assumed density of 24 du/ac.



## GOAL LU-1 LAND USE MIX

A community with a fiscally sustainable mix of land uses that meets the diverse needs of Lawndale residents, offers a variety of housing, employment opportunities, and supports the provision of public services.

Every community requires a mixture of land uses: residential land to provide housing; commercial and industrial land to provide goods and services, tax revenue, employment opportunities; public and institutional land to provide public services and infrastructure; and parks and open space for the enjoyment of all. A desirable community provides a balance of land uses that responds to and anticipates its residents' current and future needs.

### LU-1 Policies

- LU-1.1 **Sustainable Land Use Pattern.** Provide an appropriate land use plan that promotes efficient development; fosters and enhances community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map (LU-1).
- LU-1.2 **Balance Jobs and Housing.** Balance levels of employment and housing within the community to provide more opportunities for Lawndale residents to work locally, reduce commute times, and improve air quality.
- LU-1.3 **Diversity of Residential Options.** Strive to maintain a reasonable balance between rental and ownership housing opportunities across all residential types, including single family detached homes and senior housing, by maintaining a range of allowable land use densities.
- LU-1.4 **Commercial Corridors.** Encourage development of well-maintained, functional, and appropriate commercial, retail, and employment opportunities in stand-alone and mixed-use formats, particularly along Hawthorne Boulevard, major arterials, and at major intersections where there is maximum visibility and access.
- LU-1.5 **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.
- LU-1.6 **Uses to Meet Daily Needs.** Encourage uses that meet daily needs, such as grocery stores, local-serving restaurants, and other businesses and activities, within walking distance of residences to reduce the frequency and length of vehicle trips.
- LU-1.7 **Public Gathering Spaces.** Support the provision of attractive outdoor public gathering places such as plazas, green space, and squares to strengthen social engagement and provide visual relief throughout the City.



## **LU-1 Actions**

- LU-1a Create consistency between the City's Zoning Code and Zoning Map and General Plan.
- LU-1b Update the Hawthorne Boulevard Specific Plan as appropriate to ensure consistency with this Land Use Element, designations shown on Figure LU-1, and the City's adopted 2021-2029 Housing Element.
- LU-1c Review the Zoning Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.
- LU-1d As part of development review process, ensure that developments fall within the minimum and maximum density requirements stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.
- LU-1e Initiate a coordinated process to regularly review and adjust population assumptions and forecasts in conjunction with the Department of Finance, Southern California Association of Governments (SCAG), and the County of Los Angeles in order to adequately plan for growth, including jobs-housing balance projections.



## GOAL LU-2      MANAGED GROWTH

A City that manages and directs growth to strategic locations so that the community and its neighborhoods are protected and enhanced.

Population growth in Lawndale and the Los Angeles metropolitan region is expected to continue, accompanied by a variety of new development that has the potential to impact community character. While recognizing that change is inevitable, the community can strategically plan and guide future development to specific locations most suitable for redevelopment to support the provision of new residential and employment opportunities, while protecting and enhancing the existing character of Lawndale and its neighborhoods.

### LU-2 Policies

- LU-2.1 **Existing Land Use Pattern.** Strive to maintain the basic pattern of existing land uses, preserving residential neighborhoods, while providing for enhancement of mixed-use corridors to accommodate desirable redevelopment plans and improve economic sustainability.
- LU-2.2 **Focused Areas for New Development.** Encourage new development to be focused within the Hawthorne Boulevard Specific Plan area and within the City's Housing Opportunity Overlay sites to preserve the character of the community's existing single-family uses, promote active transportation options, and create vibrant mixed-use activity nodes.
- LU-2.3 **Hawthorne Boulevard Specific Plan.** Facilitate the redevelopment of Hawthorne Boulevard through implementation of the Hawthorne Boulevard Specific Plan which encourages a mixture of quality multi-family housing development, local- and destination-type commercial uses, eateries, and civic uses such as cultural and performing art facilities in innovative development formats.
- LU-2.4 **Developable Parcels.** Encourage the consolidation of small lots into larger developable parcels (at least 0.50 acres), particularly in the Hawthorne Boulevard Specific Plan area, to create new opportunities for financially viable development that supports the City's desired land use mix.
- LU-2.5 **Homeownership Opportunities.** Encourage the development of for-sale housing to expand local homeownership opportunities.
- LU-2.6 **Regional Growth.** Notify adjacent jurisdictions and agencies of proposed land use actions within the Planning Area that may affect them and take appropriate action to consider and respond to their concerns.
- LU-2.7 **Unincorporated Areas.** Respect the history of the unincorporated neighborhoods in Lawndale's planning area and continue to provide land use direction for those areas in accordance with applicable local, regional, and State regulations.



## LU-2 Actions

- LU-2a Prepare a General Plan Status Report annually as required by California Government Code. This includes reviewing the General Plan Land Use planning objectives and General Plan Land Use Map to ensure they continue to support the community's long-term land use vision and amend the text and map as necessary to maintain a modern land use planning perspective.
- LU-2b Conduct outreach to commercial center owners to discuss strategies, benefits, and opportunities for lot consolidation, parcel assemblage, and parking/reciprocal access agreements.
- LU-2c Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations, especially in the Hawthorne Boulevard Specific Plan area and Housing Opportunity Overlay sites.
- LU-2d Investigate possible incentives for new pedestrian-friendly anchor development at important road intersections to attract retail clientele and increase foot traffic.
- LU-2e Implement the Hawthorne Boulevard Specific Plan to guide future development in this area. This includes reviewing and revising the implementation strategies identified in the Specific Plan as part of the Specific Plan's comprehensive update, and prioritizing the most critical actions for funding and staff resources.



## GOAL LU-3 LAND USE COMPATIBILITY

A community where new development is sensitively integrated with existing development, including residential neighborhoods, and minimizes impacts on surrounding land uses.

Lawndale is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, office, and industrial uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community and neighborhoods.

### LU-3 Policies

- LU-3.1 **Surrounding Uses.** Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.
- LU-3.2 **Use Configuration.** Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU-3.3 **Code Compliance.** Require land use compatibility through adherence to the policies, standards, and regulations in the Municipal Code, Zoning Code, and other regulations or administrative procedures that manage the form and relationship of projects and uses.
- LU-3.4 **Residential Uses.** Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including transportation facilities.
- LU-3.5 **Scale and Massing.** Require that the scale and massing of new development provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjacent lower density neighborhoods.
- LU-3.6 **Mixed-Use Design Integration.** Require that residential and nonresidential portions of mixed-use buildings and sites be integrated through site and building design to ensure compatibility among uses.
- LU-3.7 **Development Buffers.** Require new uses to provide buffers between existing uses where potential adverse impacts could occur, such as decorative walls, setbacks and landscaping, restricted vehicular access, parking enclosures, and lighting control.
- LU-3.8 **Telecommunications Facilities.** To the extent legally possible, regulate and ensure that telecommunications facilities such as cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of Lawndale.
- LU-3.9 **Interagency Cooperation.** Establish and maintain an ongoing liaison with Caltrans, LA Metro, utility companies, adjacent cities, and other major government and private agencies to help minimize the traffic, noise, and visual impacts of their facilities and operations.



### LU-3 Actions

- LU-3a Prepare and adopt Objective Design Standards applicable to all new multi-family residential and mixed-use development.
- LU-3b Ensure all projects are reviewed and processed per the California Environmental Quality Act (CEQA) Guidelines.
- LU-3c Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development and neighborhoods.
- LU-3d Review the Zoning Code, and amend it, if necessary, to create standards addressing appropriate treatments to buffer nonresidential uses from residential and other sensitive uses.
- LU-3e Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-3f Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall:
- Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails.
  - Require new development to underground all utility lines needed to serve the development.





## GOAL LU-4 COMMUNITY CHARACTER AND DESIGN

A visually attractive community that helps create a unique sense of place.

As a built-out, primarily residential community, Lawndale respects existing neighborhoods that comprise the community character. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's identity and quality of life. Comprehensive policies, standards, and guidelines that encourage thoughtful community design and foster a sense of place should be implemented.

### LU-4 Policies

- LU-4.1 **Local Identity.** Enhance Lawndale's local identity, distinct from its South Bay neighbors, through implementation of attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas.
- LU-4.2 **Standards and Guidelines.** Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects consistent with the City's desired aesthetic.
- LU-4.3 **Site Planning.** Require that new development use site planning techniques (e.g., the placement of proposed structures, building materials, landscaping, access ways) that consider the physical characteristics of its site and surrounding land uses, maximize access to sunlight and natural airflow between buildings, and optimize energy efficiency.
- LU-4.4 **Pedestrian-Scale Amenities.** Support the installation of pedestrian-scale amenities throughout the City that contribute to a high-quality living environment, such as street furniture, fountains, pedestrian-scaled signs and lighting, murals or public art, landscaping, and sidewalk improvements.
- LU-4.5 **Gathering Places.** Encourage the integration of on-site plazas or gathering spaces in new multi-family and mixed-use developments, and explore ways to creatively integrate outdoor dining, seating, or other activity-generating features into project design.
- LU-4.6 **Older Neighborhoods and Businesses.** Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.
- LU-4.7 **Landscaping.** Encourage, to the maximum extent feasible, project and streetscape landscaping be designed to include drought tolerant, native California plant species and the use of a drip, micro-spray or other low-flow irrigation systems.
- LU-4.8 **Arts in Public Places.** Promote art in public places to provide a diverse and culturally rich environment for Lawndale's residents and visitors.
- LU-4.9 **Undergrounding of Utilities.** Encourage and assist, where possible, with the undergrounding of utility lines consistent with City regulations established in the Municipal Code.



## LU-4 Actions

- LU-4a Create a master streetscape plan addressing landscaping, signage, lighting, gateway design, and special design features along enhanced corridors and at key entryways to the City. The plan should identify selected features and amenities that will create separate identities in different parts of the City.
- LU-4b Meet with Caltrans to stay informed regarding ongoing freeway improvements and to develop a strategy to create enhanced landscaping at the City's interchanges.
- LU-4c Create a process to consider community-generated requests in the formulation of the annual Capital Improvement Program budgeting process.
- LU-4d Research and evaluate the possibility of creating a façade improvement program to encourage property owners to improve upon and reinvest in their businesses.
- LU-4e Continue to implement the City's existing development standards, or create new standards if appropriate, to regulate new construction and revisions to existing buildings. New standards shall be created for higher density stand-alone residential projects and mixed-use projects to promote quality infill developments.
- LU-4f Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along community corridors, with a focus on Hawthorne Boulevard.
- LU-4g Work with local nurseries to make trees more easily available.
- LU-4h Continue to implement the City's Art in Public Spaces ordinance, collect impact fees, and install art as appropriate.
- LU-4i Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible.

Figure LU-1.  
Land Use Map





*This page intentionally left blank.*

# CITY OF LAWSDALE GENERAL PLAN

## Figure LU-2. Planning Area

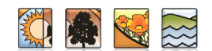
### LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated Area



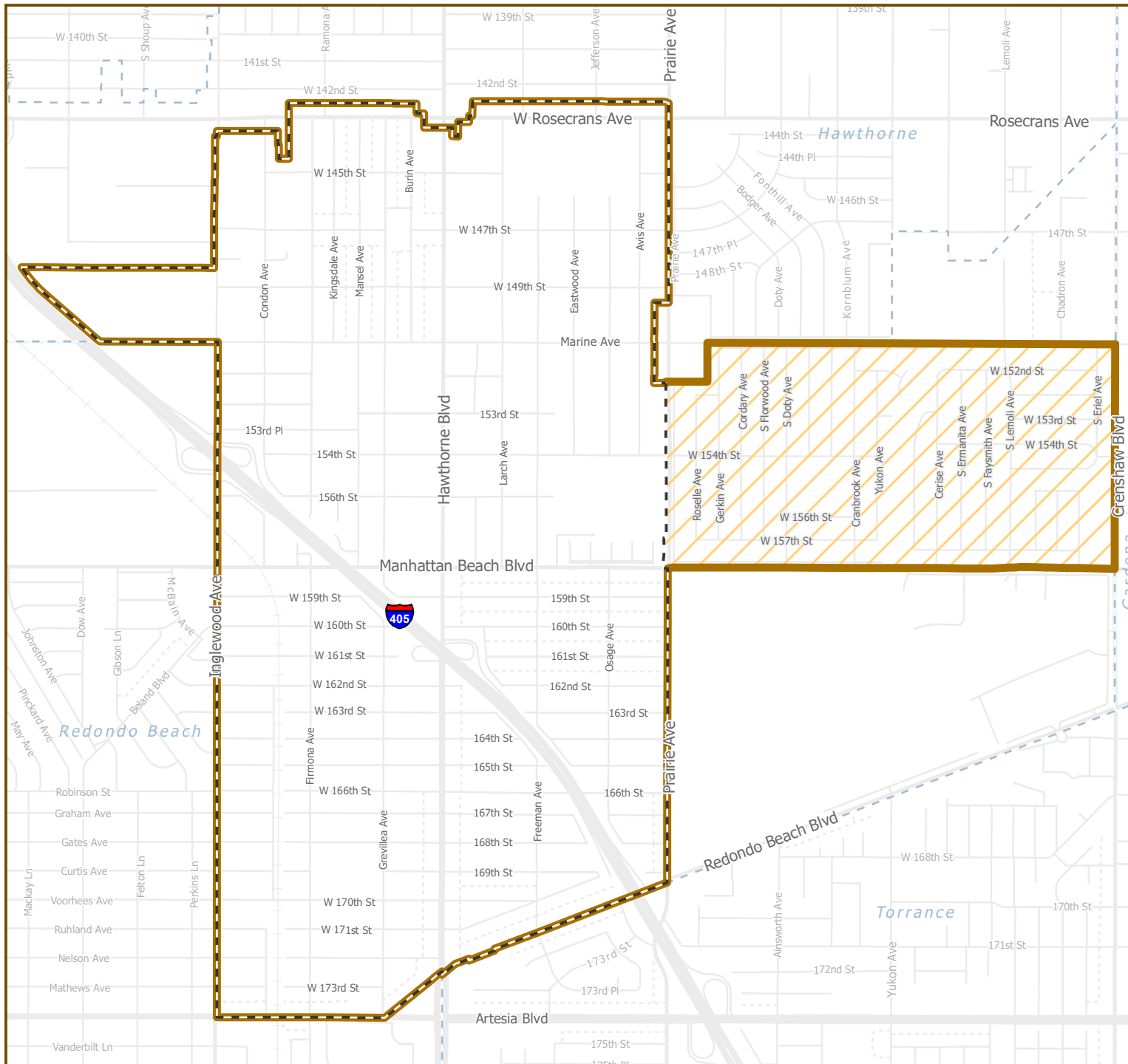
Sources: City of Lawndale; Los Angeles County.  
Date: November 18, 2022.

**City of Lawndale**  
*The heart of the Southbay*



2020 GENERAL PLAN &  
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group  
A Land Use Planning, Design, and Development Firm





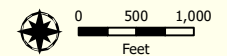
*This page intentionally left blank.*

# CITY OF LAWDALE GENERAL PLAN

## Figure LU-3. Hawthorne Boulevard Specific Plan Map

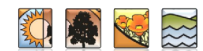
### LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated
-  Hawthorne Boulevard Specific Plan Boundary



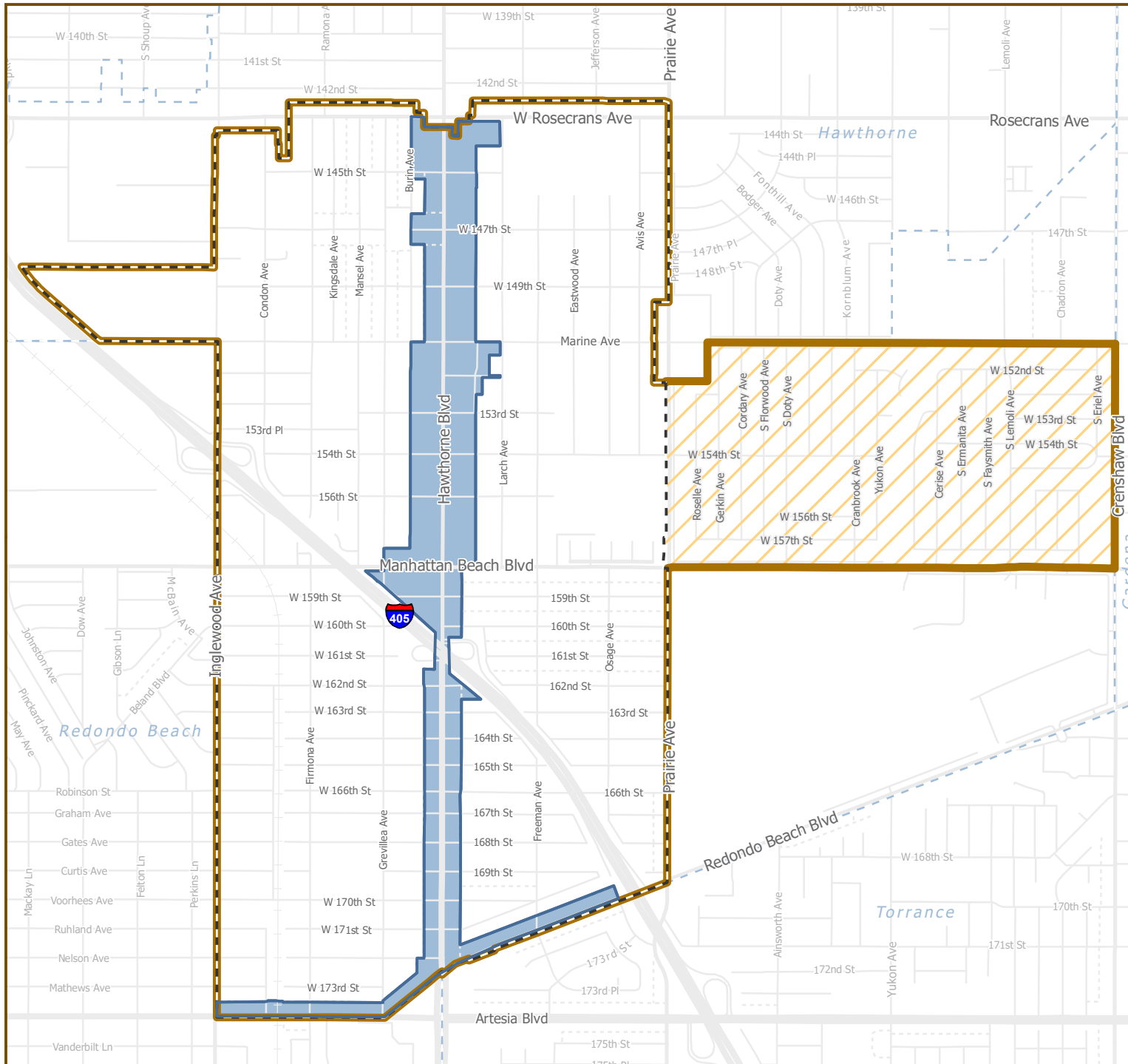
Sources: City of Lawndale; Los Angeles County.  
Date: June 20, 2023.

**City of Lawndale**  
*The heart of the Southbay*



2020 GENERAL PLAN &  
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group  
A Land Use Planning, Design, and Development Firm





*This page intentionally left blank.*



# ATTACHMENT E



## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: March 17, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Peter Kann, Community Development Director  
SUBJECT: **Discussion of the City's Sphere of Influence Expansion**

### BACKGROUND

Community Development staff is requesting the City Council's direction regarding the City's existing Sphere of Influence (SOI) for El Camino Village/Alondra Park, an unincorporated community where municipal services are provided by the County of Los Angeles. According to the 2020 US Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompass Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village. The geographical location of the City's SOI and the County's land use policy for El Camino Village is provided as reference in Attachment 1. Alondra Park and El Camino College are not currently within the City's SOI.

Provided below are definition of terms that provide an overview about General Plan Planning Area, SOI, and the role of the Local Agency Formation Commission.

### **Definition**

**General Plan Planning Area** - The Planning Area is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within a City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

**Sphere of Influence (SOI)** - is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

**Local Agency Formation Commission** - An independent regulatory body, established in 1963 by the California Legislature responsible for overseeing local government boundaries, coordinating special districts formations, and conducting studies of municipal services in each of California's 58 counties.

### STAFF REVIEW

Attachment 2 depicts neighboring cities' SOI Map which were produced by LAFCO. Recently, the City of Torrance initiated a Annexation Study for the potential annexation of El Camino Village which encompass residential areas currently within the City's SOI. The study analyzed potential impacts to the City of Torrance on a variety of subject such as revenue and expenditure fiscal analysis, demand for fire services and their required response times, cost of Torrance Police Department substation renovations, and added open space to Torrance's park inventory. The staff report and the annexation study is attached as Attachment 3. Torrance's exploration of annexation came to the City Manager's attention when he attended a South Bay Cities Council of Government (SBCCOG) meeting. Torrance's City Manager Office has reached out to City staff to meet, discuss, and answer questions about the annexation study. This meeting is scheduled for April 1, 2025 and subsequently staff will provide an update to the Council.

If directed by the City Council, staff would initiate contact with LAFCO staff to better understand the process for potential amendment to the City's SOI. Subsequently, Community Development staff will provide an update to the Council on LAFCO's process and procedural requirements. Since the City's existing SOI is identified within the General Plan 2045, one of the recommended action is for staff to present an agenda item to the City's Planning Commission for input to consider an application for a General Plan Amendment to amend the City's SOI to include El Camino College and Alondra Park.

### LEGAL REVIEW

The City Attorney has reviewed this staff report and approves it.

### FISCAL IMPACT

None.

### RECOMMENDATION

It is recommended that the City Council:

1. Direct staff to:
  - Initiate and introduce a General Plan Amendment to be submitted to the Planning Commission for a recommendation for consideration by the City Council to amend and expand the City's Sphere of Influence;
  - Initiate and submit a SOI Amendment application to LAFCO; or
2. Provide further direction to staff.

### Attachments

[Attachment 1 - Sphere of Influence.pdf](#)

[Attachment 2 LAFCO Maps.pdf](#)

[Attachment 3 - Torrance Documents.pdf](#)

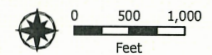
# ATTACHMENT 1

**CITY OF LAWDALE  
GENERAL PLAN**

**Figure LU-2.  
Planning Area**

**LEGEND**

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated Area



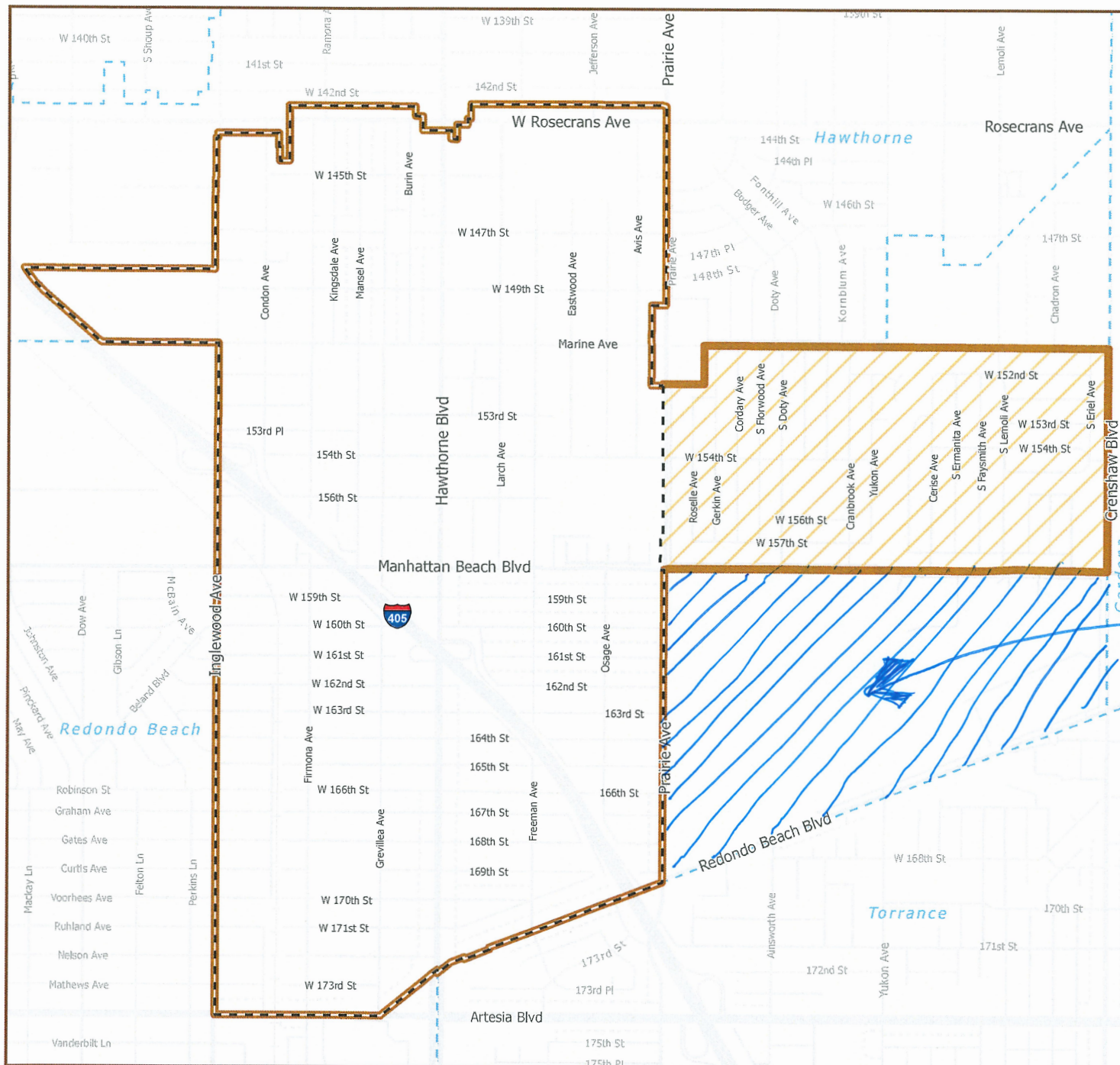
Sources: City of Lawndale, Los Angeles County,  
Date: November 18, 2022.

**City of Lawndale**  
*The heart of the Southbay*



2020 GENERAL PLAN &  
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group  
A Land Use Planning, Design, and Performance Firm





Los Angeles County

**South Bay Area Plan:  
Proposed Land Use Policy**

*Alondra Park / El Camino Village and  
Hawthorne Island*

**Proposed Land Use Policy Changes**

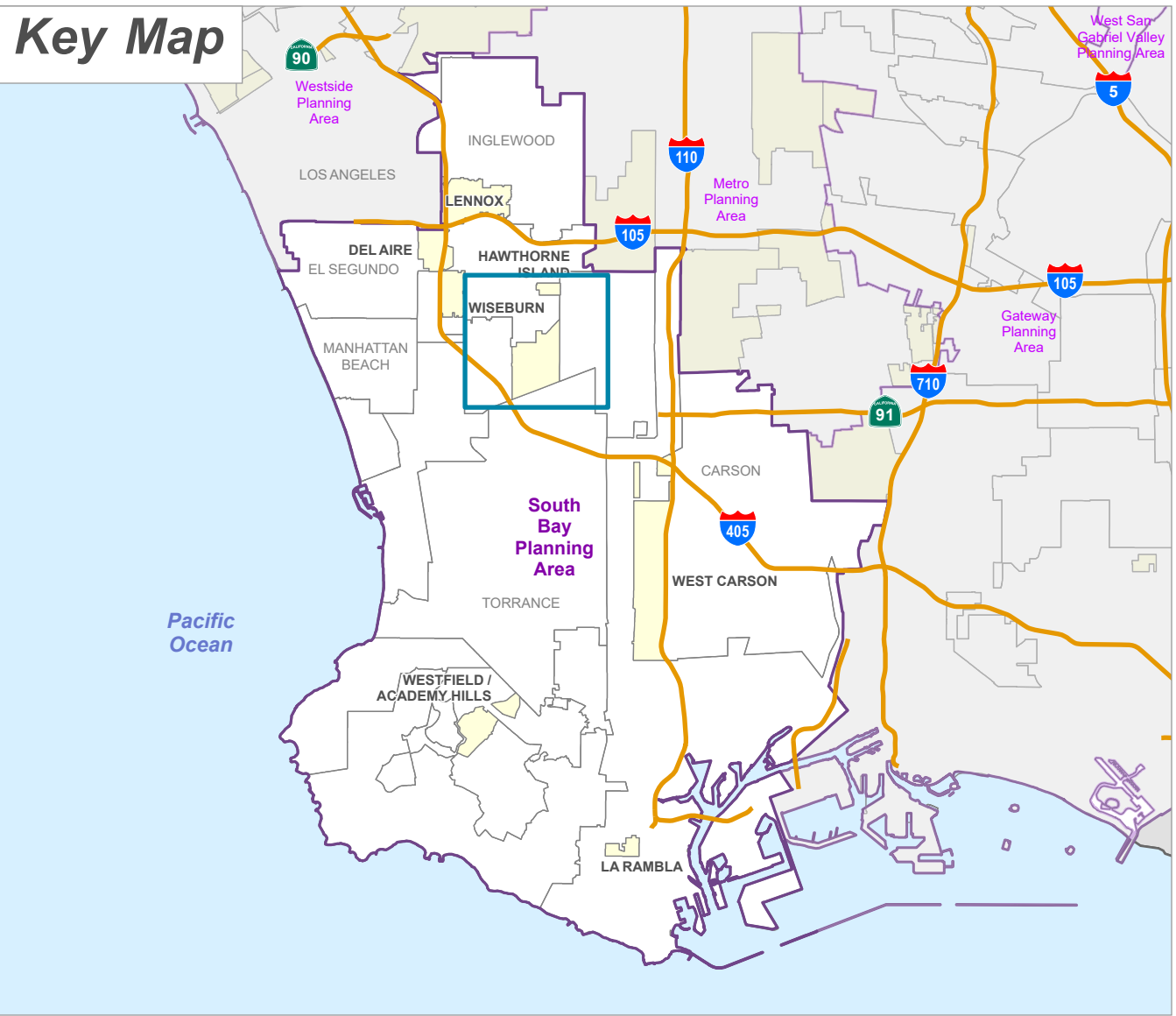
- H18 - Residential 18
- MU - Mixed Use

**Land Use Policy (No Change)**

- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

**Base Layers**

- Freeway
- Parcels



LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

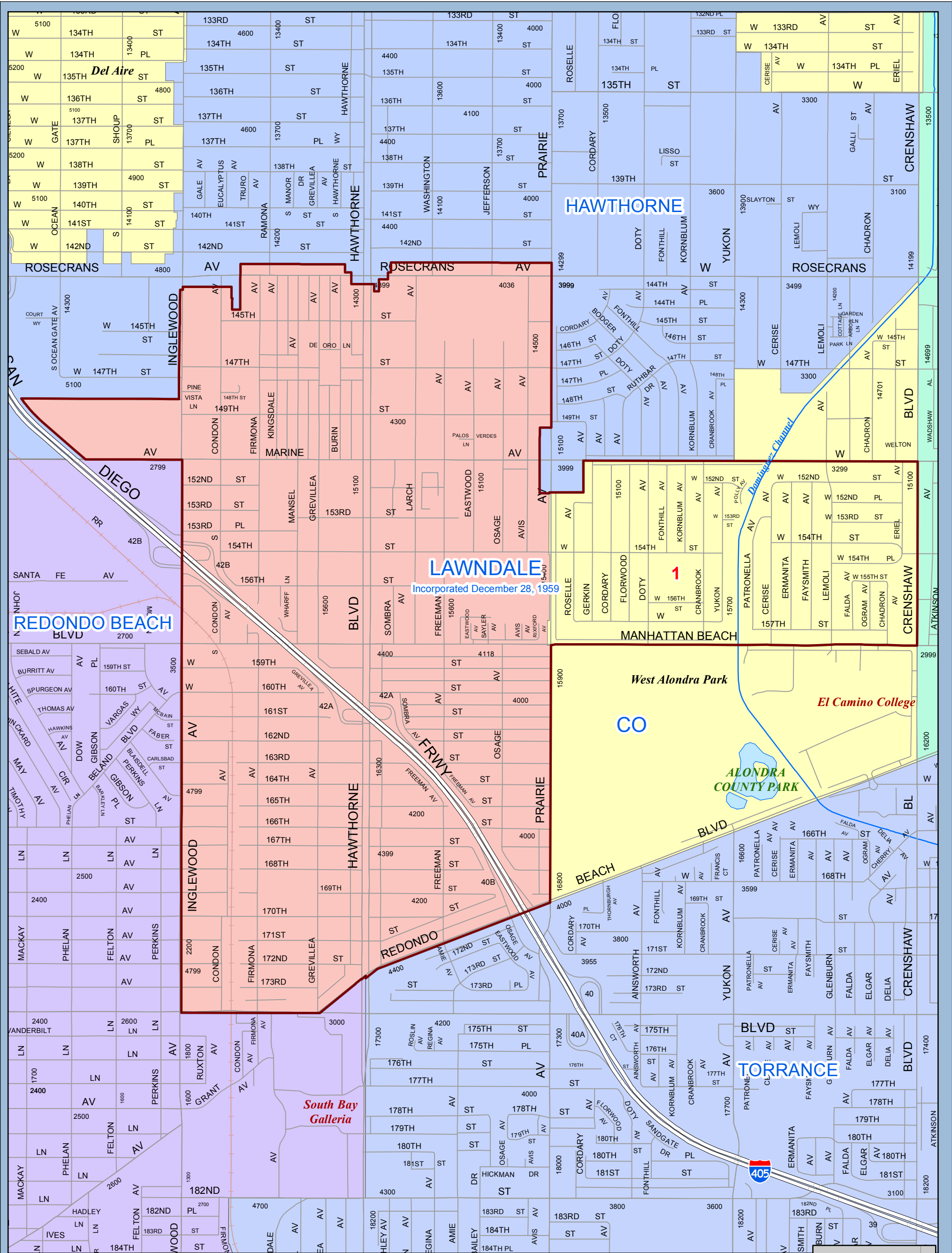
Feet  
0 500 1,000



Prepared by DRP GIS Section / February 2024



## ATTACHMENT 2



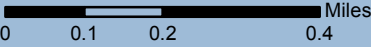
Legend

- City of Lawndale
- Lawndale Sphere of Influence (SOI)
- Joint SOI, Area E(1)  
Gardena, Hawthorne. and Lawndale  
Established 11-28-84
- Gardena and Hawthorne  
Removed 09-28-05

Lawndale Sphere of Influence

| Sphere of Influence History |                |
|-----------------------------|----------------|
| Action                      | Effective Date |
| Established                 | 11-14-73       |
| Revised                     | 09-28-84       |
| Reconfirmed                 | 11-14-12       |

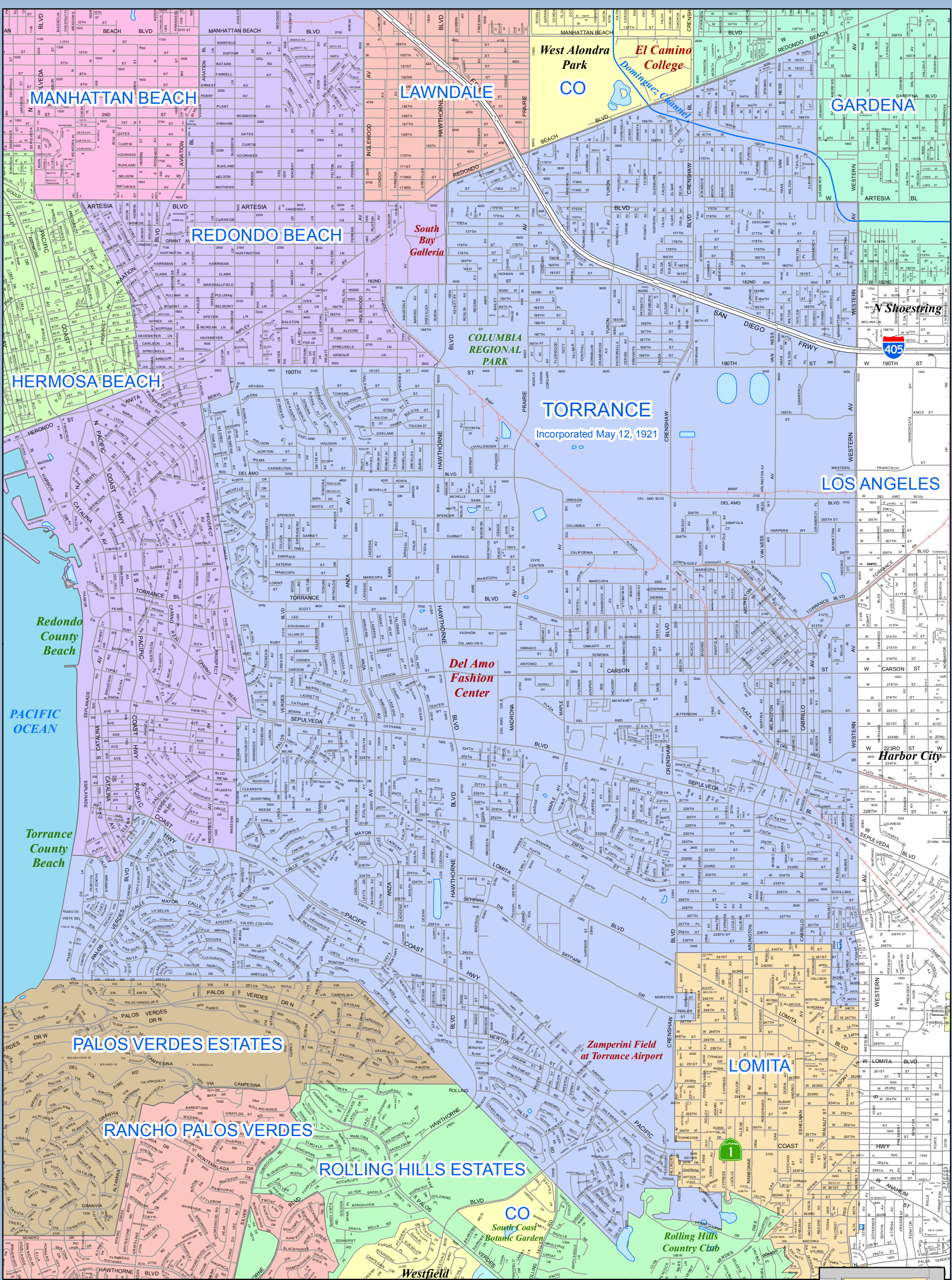
1 in = 0.2 miles



Revised: November 14, 2012

C:\GIS\MXD\Cities\Lawndale





Legend

- City of Torrance
- Torrance Sphere of Influence (SOI), Coterminous

| Sphere of Influence History |                |
|-----------------------------|----------------|
| Action                      | Effective Date |
| Established                 | 04-25-84       |
| Reconfirmed                 | 09-28-05       |
| Reconfirmed                 | 10-10-12       |

1 in = 0.6 miles

0 0.2 0.4 0.8 Miles

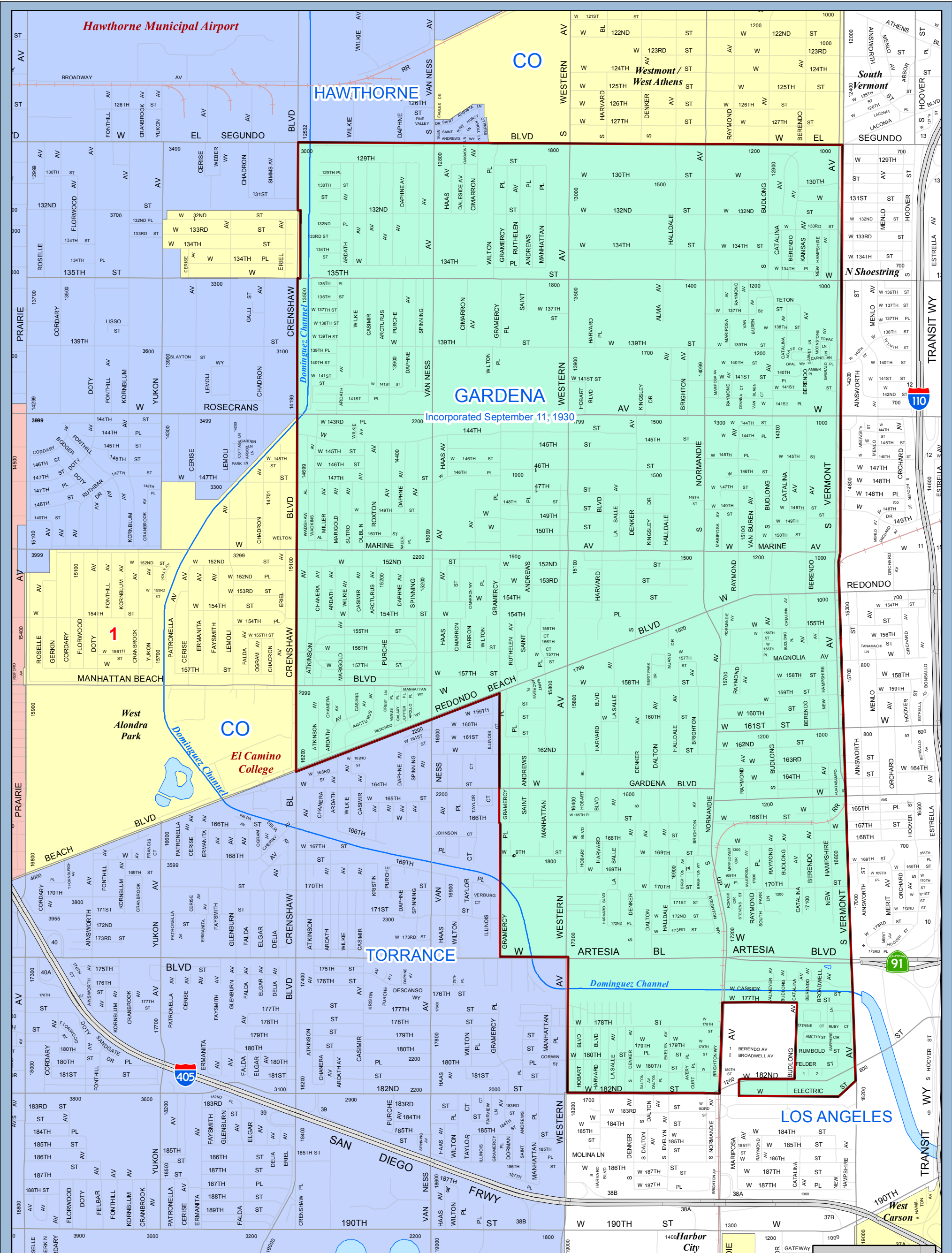


Revised: November 19, 2014



C:\GIS\MXD\Cities\Torrance





Legend

Gardena Sphere of Influence (SOI), Coterminous

City of Gardena

Area E(1), Joint SOI Hawthorne, Lawndale, and Gardena Established 11-28-84  
Joint SOI Gardena and Hawthorne Removed 09-28-05

Gardena Sphere of Influence

Sphere of Influence History

| Action      | Effective Date |
|-------------|----------------|
| Established | 11-14-73       |
| Reconfirmed | 09-28-05       |
| Reconfirmed | 03-12-14       |

1 in = 0.3 miles

0 0.125 0.25 0.5 Miles

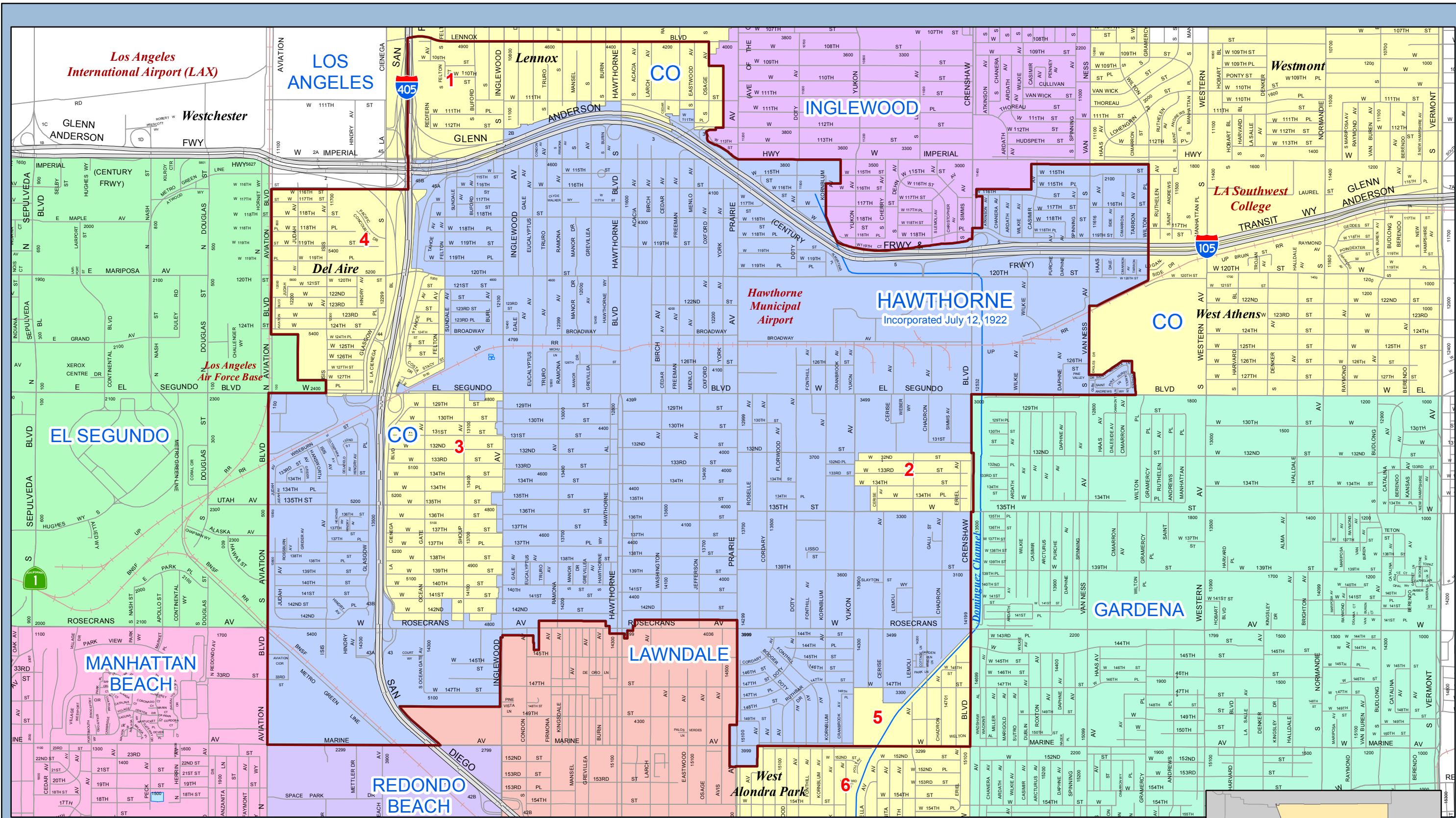


Revised: March 12, 2014



C:\GIS\MXD\Cities\Gardena





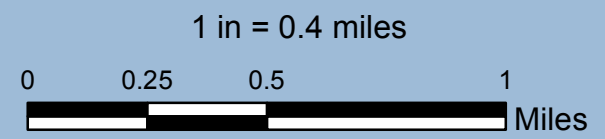
### Legend

- Hawthorne Sphere of Influence (SOI)**
- City of Hawthorne**
- 1** Study V, Area 1(C) Established 11-14-73
- 2** Study V, Area 3 Established 11-14-73

- 3** Study V, Area 6 Established 11-14-73
- 4** Study V, Area 7 Established 11-14-73
- 5** Areas 1 & 2 Established 04-25-84
- 6** Area E(1) Joint SOI Gardena, Lawndale, and Hawthorne Established 11-28-84
- Joining SOI Gardena and Hawthorne Removed 09-28-05

| Sphere of Influence History |                |  |
|-----------------------------|----------------|--|
| Action                      | Effective Date |  |
| Established                 | 11-14-73       |  |
| Reconfirmed                 | 09-28-05       |  |
| Reconfirmed                 | 08-12-15       |  |

# Hawthorne Sphere of Influence



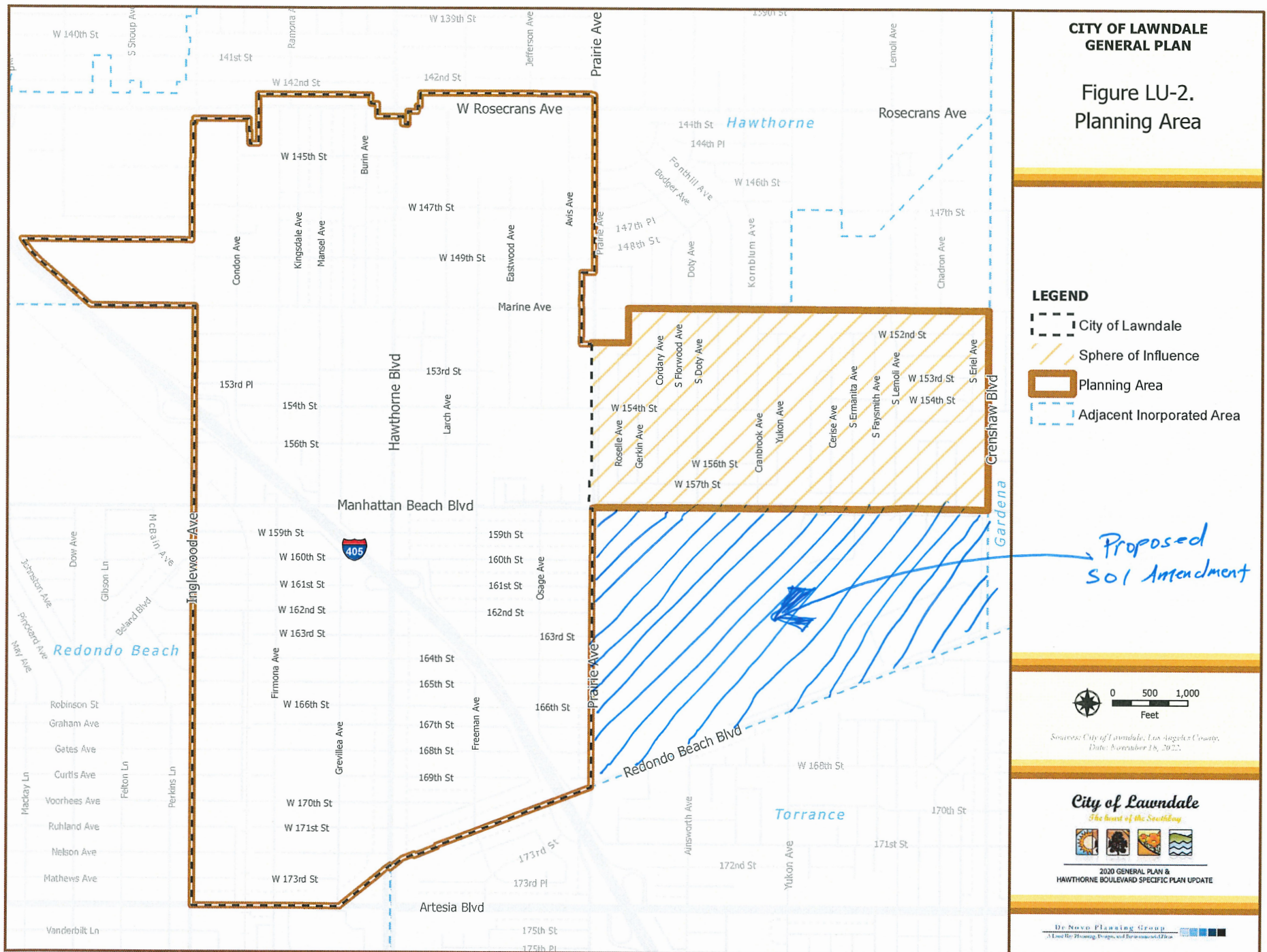
# ATTACHMENT F

Figure LU-1.  
Land Use Map





Figure LU-2.  
Planning Area





Los Angeles County

**South Bay Area Plan:  
Proposed Land Use Policy**

*Alondra Park / El Camino Village and  
Hawthorne Island*

**Proposed Land Use Policy Changes**

- H18 - Residential 18
- MU - Mixed Use

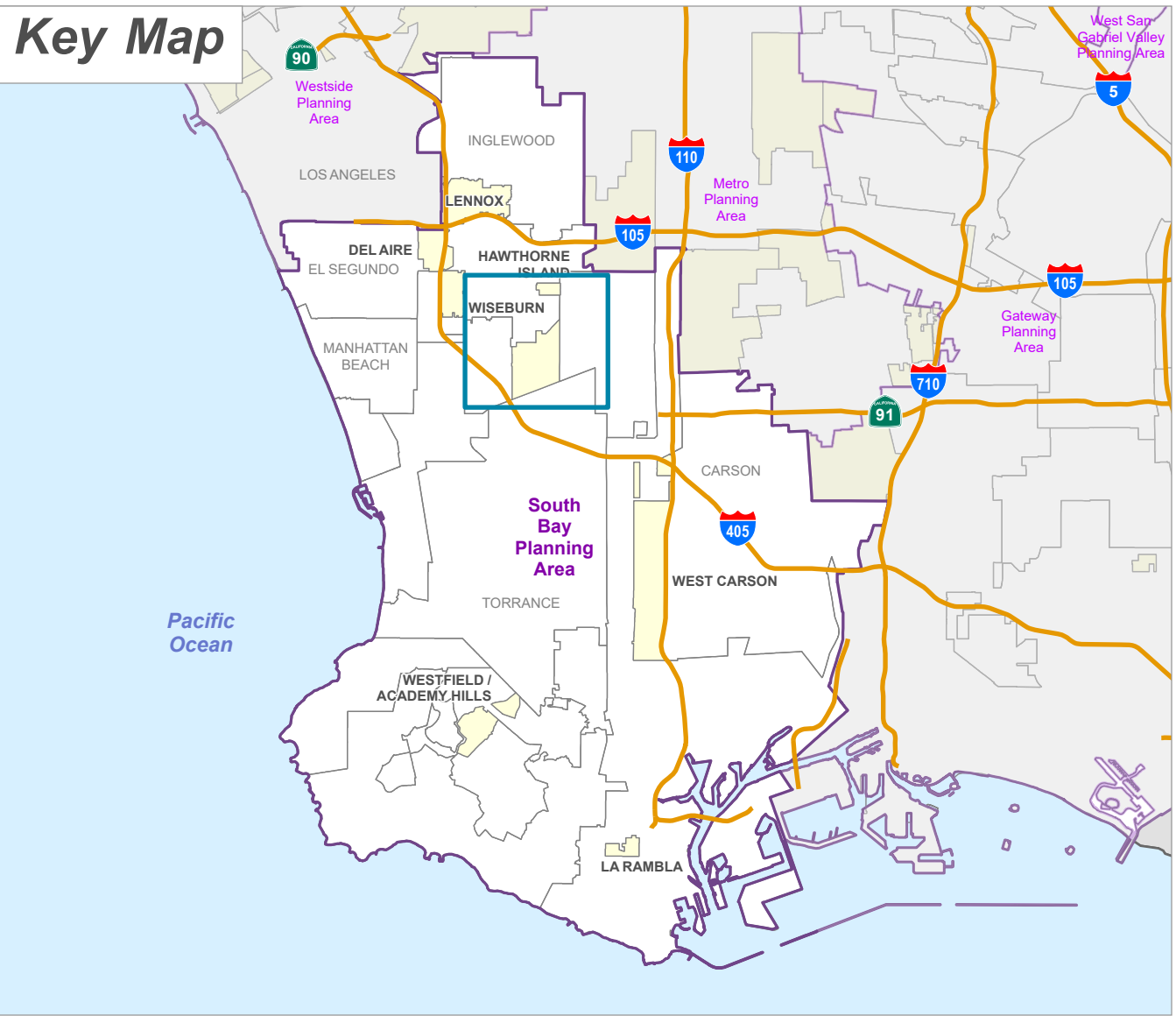
**Land Use Policy (No Change)**

- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

**Base Layers**

- Freeway
- Parcels

**Key Map**



LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Feet  
0 500 1,000



Prepared by DRP GIS Section / February 2024



# ATTACHMENT G



Notice is hereby given that at 6:30 p.m. on Wednesday, May 14, 2025, the Planning Commission of the City of Lawndale will hold a public hearing in the City of Lawndale City Council Chambers located at 14717 Burlin Avenue, Lawndale, California, to review the following proposals:

**CASE NO. 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 geographic area.**

**Location:** UnIncorporated Community of El Camino Village/Alondra Park bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north.

**General Description of Proposal:** The project consists of a General Plan Map Amendment to include the El Camino Village/Alondra Park unIncorporated area as part of the City of Lawndale's Sphere of Influence Planning Area. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard, located outside of Lawndale's city boundaries and under the land use jurisdiction of Los Angeles County. The Planning Commission recommends that the Lawndale City Council find the proposed EIR Addendum consistent with General Plan 2045. Since the proposed Project is consistent with the goals and policies identified in the General Plan 2045 and analyzed in the General Plan FEIR (State Clearinghouse No. 2022120088), expansion of the City's Sphere of Influence would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR. Any grounds for opposing this Project must be made at the time of the hearing or made through written correspondence. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised in the hearing.

Those wishing to comment on this item may do so in person at the public hearing or by submitting written comments to [pkann@lawndalecity.org](mailto:pkann@lawndalecity.org) by 5:30 p.m. on April 9, 2025. You may contact Peter Kann, Community Development Director, for further information regarding this matter at (310) 973-3231.

**Daily Breeze**  
**Published: 4/25/25**

# ATTACHMENT H

**RESOLUTION NO. CC-2312-048**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWDALE, CALIFORNIA  
ADOPTING THE CITY'S GENREAL PLAN 2045.**

**WHEREAS**, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

**WHEREAS**, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

**WHEREAS**, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

**WHEREAS**, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

**WHEREAS**, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

**WHEREAS**, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

**WHEREAS**, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

**WHEREAS**, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6<sup>th</sup> Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

**WHEREAS**, the City Council has certified the Final Environmental Impact Report for the Project, and

**WHEREAS**, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

**WHEREAS**, the public hearing was continued by City Council to December 18, 2023; and

**WHEREAS**, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

**WHEREAS**, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023

  
Robert Pullen-Miles, Mayor

ATTEST:

State of California                    )  
County of Los Angeles            )     SS  
City of Lawndale                    )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   | x      |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem | x      |    |                     |                   |        |
| Pat Kearney                  | x      |    |                     |                   |        |
| Bernadette Suarez            | x      |    |                     |                   |        |
| Rhonda Hofmann-Gorman        | x      |    |                     |                   |        |

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney



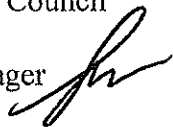


# CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: December 18, 2023, continued from December 4, 2023

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Jared Chavez, Community Development Manager 

SUBJECT: **Case No. 23-19, Consideration, and Adoption of a Comprehensive Update to the City's General Plan (2045) and Adoption of an Associated Environmental Impact Report (EIR).**

## SUMMARY

On December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR).

The Council heard the item and opened it to the public for comments. The council then requested additional time to review the document and requested the item be continued to the following City Council hearing on December 18, 2023. A public notice of public hearing continuance was posted outside City hall on the bulletin board.

## BACKGROUND

The City is proposing a comprehensive update to the General Plan (2045). As part of the project the City is proposing the adoption of the General Plan Environmental Impact Report (EIR). The update includes the recently updated Housing Element as well as a new element, Environmental Justice, as required by State Law. The City is also currently working on updating the Hawthorne Boulevard Specific Plan and the City's zoning ordinance to be consistent with the General Plan, these updates are expected to be completed and brought forth for City Council review and adoption in early 2024.

The General Plan is a document that serves as the City's guide to achieve the community's vision for the future. The City's General Plan was adopted by City Council on December 17, 1991. The General plan has had minor amendments and a few major updates but not a comprehensive update since adoption in 1991. The most recent update to the General Plan was completed in 2016, which focused on the Safety Element. The City's General Plan is composed of 7 mandatory and 2 optional elements: Land Use, Open Space, Conservation, Housing, Noise, Safety, Economic Development, and Air Quality. As part of the comprehensive update, the elements are being updated and reconfigured to be clearer and easier to read, while still meeting legal requirements.

The Council is aware that the City recently updated the Housing Element of the General Plan. The State requires that the Housing Element be regularly updated for each upcoming housing cycle, identifying sites that may be suitable for housing development. This was the sixth Regional Housing Needs

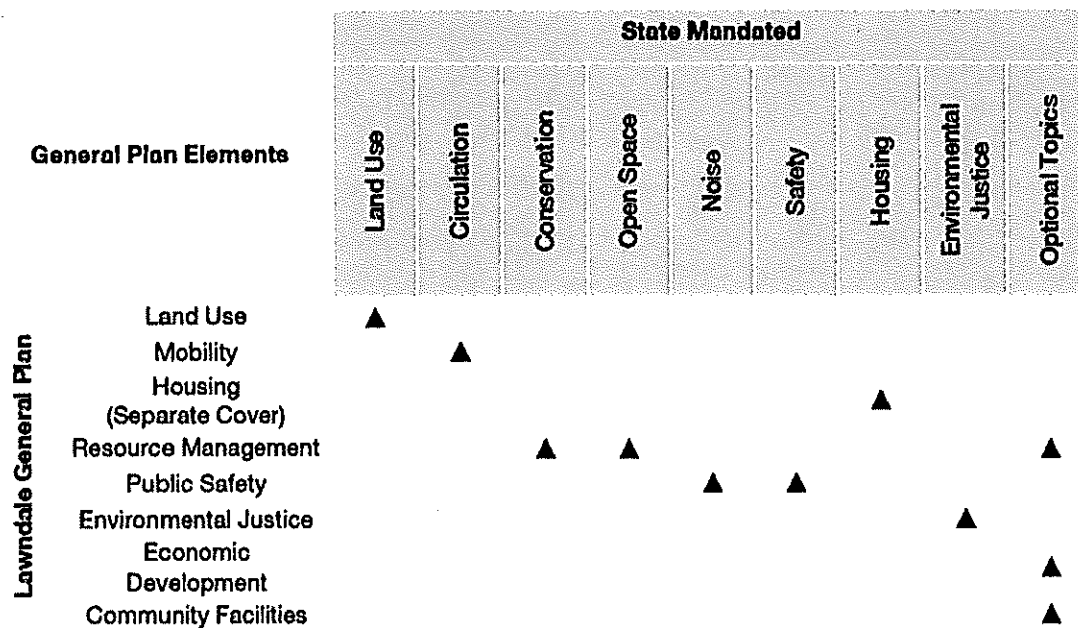
Assessment cycle update for our Housing Element (2021-2029) . The Housing element (2021-2029) was adopted by City Council on February 7, 2022 and certified by the HCD in October of 2022. Therefore the housing portions of the comprehensive update should already be familiar to you.

### ANALYSIS:

The attached comprehensive update to the Lawndale General Plan (2045) will incorporate new local, state, and federal requirements as well as updating the goals and objectives to meet the current needs of the community. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the General Plan Update. The Update includes a set of goals, policies and actions, organized into elements as well as a revised Land Use Map.

The General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

**Relationship Between General Plan Elements and State Requirements**



### **General Plan Objectives**

The General Plan maintained its goals and objectives consistent with the previous General Plan's objectives as requested by the community. The General Plan objectives include:

- Reflect the current goals and vision expressed by City residents, businesses, decision makers, and other stakeholders;
- Address issues and concerns identified by City residents, businesses, decision-makers, and other stakeholders;

- Protect Lawndale’s existing residences, character, and sense of community;
- Proactively plan for and accommodate local and regional growth in a responsible manner;
- Encourage mixed-use development patterns along major corridors that promote vibrant commercial and residential areas;
- Allow for a range of high-quality housing options;
- Attract and retain businesses and industries that provide jobs for local residents;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

### **Community Outreach**

Staff conducted 10 public outreach workshops beginning on February 2021. The community was informed about the General Plan and the proposal to complete a comprehensive update. Each workshop included an overview of the General Plan, its history, why it’s important and activities and questions to solicit input from the residents. The City also conducted a number of surveys and polls asking questions both in English and Spanish. The City received a total of 99 responses to the survey.

The community commented on the concerns regarding the existing uses in the City and about issues that are important for the community. The City received several comments about keeping the small town feel of the City intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed-use projects within Hawthorne Boulevard are desired to enhance the City and its image; request for affordable housing incentives; improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the City; incentives to attract quality businesses; attract more small-scale businesses; add more green space/community space in commercial development to create places for people to gather; add walkable streets and courtyards in other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up the fact that there are a lot of uses, such as automotive uses, within the City which are underutilized sites for housing.

### **Hawthorne Boulevard Specific Plan and Zoning Ordinance**

The city is currently undertaking a comprehensive update to its Hawthorne Boulevard Specific Plan (HBSP) and Zoning Ordinance. The General Plan includes a program to ensure that the ongoing updates

reflect the development potential identified through implementation of the two new overlay zones, and that the General Plan and Specific Plan are consistent with the Housing Element.

The city will need to adopt two new housing overlays with different maximum density standards to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevard Specific Plan (“HBSP”) area. The other overlay will be outside the HBSP area.

The new development standards for the overlay will be part of the zoning ordinance and HBSP update to be presented and adopted later in 2024.

### **General Plan EIR (Environmental Impact Report)**

A Draft Environmental Impact Report was prepared by the City’s consultant De Novo Planning Group, as required by the California Environmental Quality Act (CEQA) Sections 15126, 15175 and 15176 of the CEQA Guidelines. The EIR was prepared concurrently with the General Plan policy document to facilitate the development of the General Plan that is largely self-mitigating.

The City circulated a Notice of Preparation (NOP) of an EIR for the proposed project on December 6, 2022 to January 5, 2023. A scoping meeting was held on December 15, 2022. The Notice of Availability was posted for public review and the Draft EIR was available for public review from August 15 to October 2, 2023. Comments were received and responded to on the Final EIR (attached).

### **PUBLIC REVIEW**

A notice was published in the *Daily Breeze* on November 16, 2023. Additionally, notices were posted on the message board outside City of Lawndale’s City Hall pursuant to Government Code Section 65091 (a)(5)(B).

### **PLANNING COMMISSION REVIEW**

At a public hearing held on November 15, 2023, the Planning Commission held a special hearing, reviewed the draft and approved Resolution 23-07 and 23-08 recommending that the City Council Approve and Certify the Final Environmental Impact Report, and Approve the General Plan 2045 comprehensive update.

### **LEGAL REVIEW**

The City Attorney has reviewed Resolutions No. CC-2312-48 & CC-2312-049 and has approved them as to form.

### **RECOMMENDATION**

It is recommended that the City Council do the following;

- A. Hold a public hearing; and
- B. Approve Resolution No. CC-2312-49 Approving and Certifying the Final Environmental Impact Report; and
- C. Adopt Resolution No. CC-2312-048 approving the General Plan 2045 comprehensive update.

Attachments

- A. Resolution CC-2312-049 FEIR and CEQA findings
- B. Resolution CC-2312-048 General Plan
- C. Planning Commission Resolutions
- D. General Plan
- E. Final Environmental Impact Report (EIR)
- F. Draft Environmental Impact Report ( EIR)
- G. Draft EIR Appendices

## **Attachment A**

### **Resolution No. CC-2312-049 FEIR and CEQA findings of significance**



**RESOLUTION NO. CC-2312-048**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNSDALE, CALIFORNIA  
ADOPTING FINDINGS OF FACT AND A  
STATEMENT OF OVERRIDING  
CONSIDERATIONS PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA), CERTIFYING THE GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT  
REPORT (SCH #202212088).**

**WHEREAS**, the City of Lawnsdale (the "City") proposes the Lawnsdale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

**WHEREAS**, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

**WHEREAS**, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawnsdale is the lead agency for the proposed Project; and

**WHEREAS**, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

**WHEREAS**, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawnsdale General Plan 2045)

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

**WHEREAS**, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

**WHEREAS**, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

**WHEREAS**, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is

sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached exhibit.

**WHEREAS**, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

**WHEREAS** alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

**WHEREAS**, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

**WHEREAS**, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023

---

Robert Pullen-Miles, Mayor

ATTEST:

State of California                 )  
County of Los Angeles         )       SS  
City of Lawndale                 )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   |        |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem |        |    |                     |                   |        |
| Pat Kearney                  |        |    |                     |                   |        |
| Bernadette Suarez            |        |    |                     |                   |        |
| Rhonda Hofmann-Gorman        |        |    |                     |                   |        |

\_\_\_\_\_  
Erica Harbison, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Greg Murphy, City Attorney

## **Attachment B**

**Resolution No. CC-2312-048 Adopting of General Plan**



**RESOLUTION NO. CC-2312-048**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNDAL, CALIFORNIA  
ADOPTING THE CITY'S GENREAL PLAN 2045.**

**WHEREAS**, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

**WHEREAS**, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

**WHEREAS**, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

**WHEREAS**, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

**WHEREAS**, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

**WHEREAS**, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

**WHEREAS**, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

**WHEREAS**, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6<sup>th</sup> Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

**WHEREAS**, the City Council has certified the Final Environmental Impact Report for the Project, and

**WHEREAS**, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

**WHEREAS**, the public hearing was continued by City Council to December 18, 2023; and

**WHEREAS**, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

**WHEREAS**, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023

\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

State of California                    )  
County of Los Angeles            )       SS  
City of Lawndale                    )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   |        |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem |        |    |                     |                   |        |
| Pat Kearney                  |        |    |                     |                   |        |
| Bernadette Suarez            |        |    |                     |                   |        |
| Rhonda Hofmann-Gorman        |        |    |                     |                   |        |

---

Erica Harbison, City Clerk

APPROVED AS TO FORM:

---

Greg Murphy, City Attorney

# **Attachment C**

## **Planning Commission Resolutions**

**RESOLUTION NO. 23-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF LAWDALE, CALIFORNIA RECOMMENDING  
THAT THE CITY COUNCIL APPROVE AND CERTIFY THE  
UPDATE TO LAWDALE GENERAL PLAN 2045.**

**WHEREAS**, the Planning Commission is charged with the responsibility of reviewing proposed amendments to the City's General Plan; and

**WHEREAS**, the City's General Plan was originally adopted in 1991 and has been updated and amended to address certain changes such as economic, environmental, social, and legal;

**WHEREAS**, in conformance with Government Code Section 65300 et seq. the City commenced a comprehensive update to the City of Lawndale General plan; and

**WHEREAS**, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

**WHEREAS**, California Government Code 65302 requires that all General Plans include 8 state mandated elements including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

**WHEREAS**, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

**WHEREAS**, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

**WHEREAS**, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and zoning codes to establish new land use strategies to accommodate the City's 6<sup>th</sup> Cycle Regional Housing Needs Assessment ("RHNA") and implement the Housing Programs of the 2021-2029 Housing Element; and

**WHEREAS**, the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City certified the Final EIR for the City General Plan 2045, and

**WHEREAS**, the Planning Commission has considered all information concerning the Project, Case No. 23-19, as set forth in the General Plan and staff reports; and

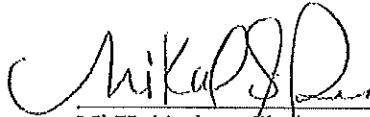
**WHEREAS**, Case No. 23-19 was properly noticed and set for public hearing before the Planning Commission on November 15, 2023, and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

- Section 1. That the recitals set forth above are true and correct and are incorporated into this resolution by reference.
- Section 2. That the Planning Commission intends to address the City's changing needs by implementing the required policies, procedures, and programs contained in the 2045 update to the General Plan, attached hereto and incorporated herein as Exhibit "A."
- Section 3. the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), certifies the Final EIR for the City General Plan 2045

PASSED, APPROVED AND ADOPTED THIS 15<sup>th</sup> DAY OF NOVEMBER 2023.

  
\_\_\_\_\_  
Ni Kal Price, Chairperson  
Lawndale Planning Commission

ATTEST:

State of California                     )  
County of Los Angeles                )     SS  
City of Lawndale                     )

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-07** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 15<sup>th</sup> day of November 2023 by the following roll call vote:

AYES:                     Martinez, Price, Sitka, Smith

NOES:

ABSENT:                 Urrutia

ABSTAIN:

  
\_\_\_\_\_  
Jared Chavez,  
Community Development Manager



## RESOLUTION NO. 23-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDAL, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), CERTIFY THE GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #202212088), AND APPROVE GENERAL PLAN 2045, AND APPROVING THE PROJECT**

**WHEREAS**, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

**WHEREAS**, the Project sets the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

**WHEREAS**, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

**WHEREAS**, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

**WHEREAS**, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

**WHEREAS**, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

**WHEREAS**, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

**WHEREAS**, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in Exhibit C to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in in the attached Exhibit C,

**WHEREAS**, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit C; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit C; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit C; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit C; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit C; and

**WHEREAS** alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit C; and

**WHEREAS**, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit C; and

**WHEREAS**, prior to taking action, the Planning Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, the Planning Commission recommends the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and Attached Planning Commission Resolution 23-07 (Lawndale General Plan 2045); and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The Planning Commission hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the EIR reflects the independent judgment and analysis of the City. The Planning Commission declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the Planning Commission recommends the City Council certifies the EIR based on the entirety of the record of proceedings.

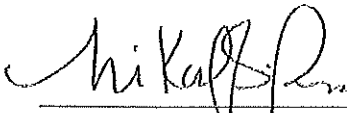
**SECTION 3.** The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 and adopt the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Attachment C and incorporated herein by this reference.

**SECTION 4.** The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 certifying that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines; reflects the independent judgment and analysis of the City; declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, certifies the EIR based on the entirety of the record of proceedings.

**SECTION 5.** The Planning Commission recommends the City Council adopt Resolution 23-07 approving City of Lawndale General Plan 2045.

**SECTION 6.** Based upon the entire record before it, including the EIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed Project.

**PASSED, APPROVED AND ADOPTED THIS 15<sup>th</sup> DAY OF NOVEMBER, 2023.**



Ni Kal Price, Chairperson  
Lawndale Planning Commission

**ATTEST:**

State of California            )  
County of Los Angeles        )     SS  
City of Lawndale             )

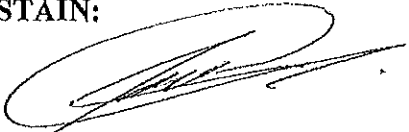
I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-08** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **15<sup>th</sup>** day of **November 2023** by the following roll call vote:

**AYES:**             Martinez, Price, Sitka, Smith

**NOES:**

**ABSENT:**         Urrutia

**ABSTAIN:**



Jared Chavez,  
Community Development Manager

**RESOLUTION NO. CC-2312-049**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNDAL, CALIFORNIA  
ADOPTING FINDINGS OF FACT AND A  
STATEMENT OF OVERRIDING  
CONSIDERATIONS PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA), CERTIFYING THE GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT  
REPORT (SCH #202212088).**

**WHEREAS**, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

**WHEREAS**, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

**WHEREAS**, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

**WHEREAS**, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

**WHEREAS**, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

**WHEREAS**, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

**WHEREAS**, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

**WHEREAS**, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is



sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in in the attached exhibit.

**WHEREAS**, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

**WHEREAS** alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

**WHEREAS**, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

**WHEREAS**, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023

  
Robert Pullen-Miles, Mayor

ATTEST:

State of California               )  
County of Los Angeles        )  
City of Lawndale               )

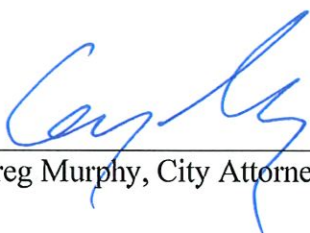
SS

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-049 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   | x      |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem | x      |    |                     |                   |        |
| Pat Kearney                  | x      |    |                     |                   |        |
| Bernadette Suarez            | x      |    |                     |                   |        |
| Rhonda Hofmann-Gorman        | x      |    |                     |                   |        |

  
Erica Harbison, City Clerk

APPROVED AS TO FORM:

  
Greg Murphy, City Attorney

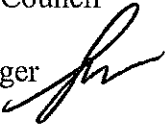


# CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: December 18, 2023, continued from December 4, 2023

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Jared Chavez, Community Development Manager 

SUBJECT: **Case No. 23-19, Consideration, and Adoption of a Comprehensive Update to the City's General Plan (2045) and Adoption of an Associated Environmental Impact Report (EIR).**

## SUMMARY

On December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR).

The Council heard the item and opened it to the public for comments. The council then requested additional time to review the document and requested the item be continued to the following City Council hearing on December 18, 2023. A public notice of public hearing continuance was posted outside City hall on the bulletin board.

## BACKGROUND

The City is proposing a comprehensive update to the General Plan (2045). As part of the project the City is proposing the adoption of the General Plan Environmental Impact Report (EIR). The update includes the recently updated Housing Element as well as a new element, Environmental Justice, as required by State Law. The City is also currently working on updating the Hawthorne Boulevard Specific Plan and the City's zoning ordinance to be consistent with the General Plan, these updates are expected to be completed and brought forth for City Council review and adoption in early 2024.

The General Plan is a document that serves as the City's guide to achieve the community's vision for the future. The City's General Plan was adopted by City Council on December 17, 1991. The General plan has had minor amendments and a few major updates but not a comprehensive update since adoption in 1991. The most recent update to the General Plan was completed in 2016, which focused on the Safety Element. The City's General Plan is composed of 7 mandatory and 2 optional elements: Land Use, Open Space, Conservation, Housing, Noise, Safety, Economic Development, and Air Quality. As part of the comprehensive update, the elements are being updated and reconfigured to be clearer and easier to read, while still meeting legal requirements.

The Council is aware that the City recently updated the Housing Element of the General Plan. The State requires that the Housing Element be regularly updated for each upcoming housing cycle, identifying sites that may be suitable for housing development. This was the sixth Regional Housing Needs

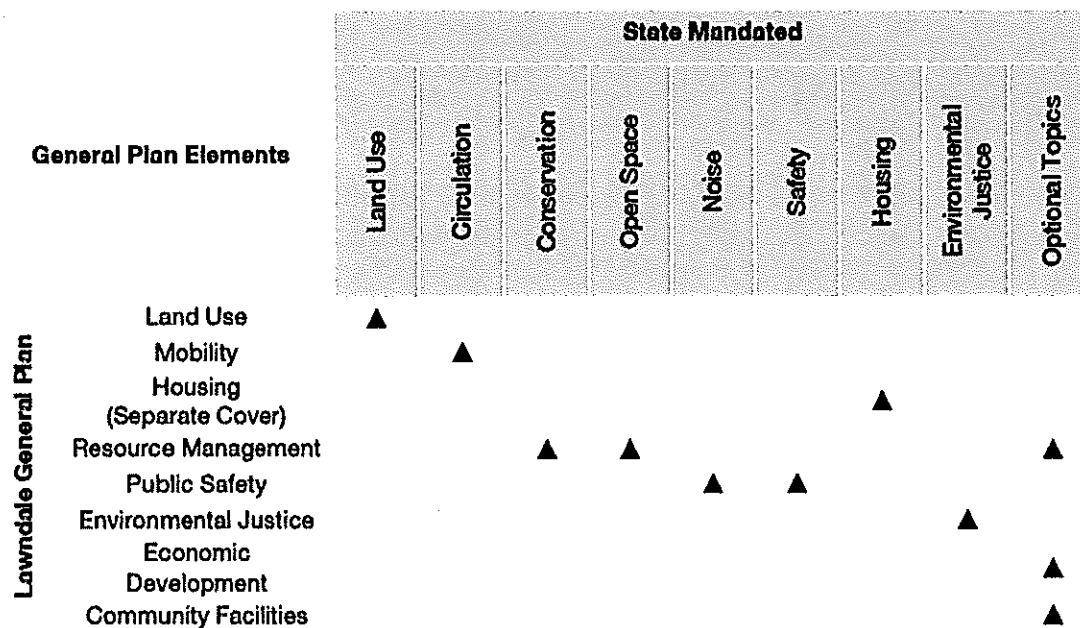
Assessment cycle update for our Housing Element (2021-2029) . The Housing element (2021-2029) was adopted by City Council on February 7, 2022 and certified by the HCD in October of 2022. Therefore the housing portions of the comprehensive update should already be familiar to you.

### ANALYSIS:

The attached comprehensive update to the Lawndale General Plan (2045) will incorporate new local, state, and federal requirements as well as updating the goals and objectives to meet the current needs of the community. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the General Plan Update. The Update includes a set of goals, policies and actions, organized into elements as well as a revised Land Use Map.

The General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

**Relationship Between General Plan Elements and State Requirements**



### **General Plan Objectives**

The General Plan maintained its goals and objectives consistent with the previous General Plan's objectives as requested by the community. The General Plan objectives include:

- Reflect the current goals and vision expressed by City residents, businesses, decision makers, and other stakeholders;
- Address issues and concerns identified by City residents, businesses, decision-makers, and other stakeholders;

- Protect Lawndale’s existing residences, character, and sense of community;
- Proactively plan for and accommodate local and regional growth in a responsible manner;
- Encourage mixed-use development patterns along major corridors that promote vibrant commercial and residential areas;
- Allow for a range of high-quality housing options;
- Attract and retain businesses and industries that provide jobs for local residents;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

## **Community Outreach**

Staff conducted 10 public outreach workshops beginning on February 2021. The community was informed about the General Plan and the proposal to complete a comprehensive update. Each workshop included an overview of the General Plan, its history, why it’s important and activities and questions to solicit input from the residents. The City also conducted a number of surveys and polls asking questions both in English and Spanish. The City received a total of 99 responses to the survey.

The community commented on the concerns regarding the existing uses in the City and about issues that are important for the community. The City received several comments about keeping the small town feel of the City intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed-use projects within Hawthorne Boulevard are desired to enhance the City and its image; request for affordable housing incentives; improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the City; incentives to attract quality businesses; attract more small-scale businesses; add more green space/community space in commercial development to create places for people to gather; add walkable streets and courtyards in other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up the fact that there are a lot of uses, such as automotive uses, within the City which are underutilized sites for housing.

## **Hawthorne Boulevard Specific Plan and Zoning Ordinance**

The city is currently undertaking a comprehensive update to its Hawthorne Boulevard Specific Plan (HBSP) and Zoning Ordinance. The General Plan includes a program to ensure that the ongoing updates

reflect the development potential identified through implementation of the two new overlay zones, and that the General Plan and Specific Plan are consistent with the Housing Element.

The city will need to adopt two new housing overlays with different maximum density standards to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevard Specific Plan (“HBSP”) area. The other overlay will be outside the HBSP area.

The new development standards for the overlay will be part of the zoning ordinance and HBSP update to be presented and adopted later in 2024.

### **General Plan EIR (Environmental Impact Report)**

A Draft Environmental Impact Report was prepared by the City’s consultant De Novo Planning Group, as required by the California Environmental Quality Act (CEQA) Sections 15126, 15175 and 15176 of the CEQA Guidelines. The EIR was prepared concurrently with the General Plan policy document to facilitate the development of the General Plan that is largely self-mitigating.

The City circulated a Notice of Preparation (NOP) of an EIR for the proposed project on December 6, 2022 to January 5, 2023. A scoping meeting was held on December 15, 2022. The Notice of Availability was posted for public review and the Draft EIR was available for public review from August 15 to October 2, 2023. Comments were received and responded to on the Final EIR (attached).

### **PUBLIC REVIEW**

A notice was published in the *Daily Breeze* on November 16, 2023. Additionally, notices were posted on the message board outside City of Lawndale’s City Hall pursuant to Government Code Section 65091 (a)(5)(B).

### **PLANNING COMMISSION REVIEW**

At a public hearing held on November 15, 2023, the Planning Commission held a special hearing, reviewed the draft and approved Resolution 23-07 and 23-08 recommending that the City Council Approve and Certify the Final Environmental Impact Report, and Approve the General Plan 2045 comprehensive update.

### **LEGAL REVIEW**

The City Attorney has reviewed Resolutions No. CC-2312-48 & CC-2312-049 and has approved them as to form.

### **RECOMMENDATION**

It is recommended that the City Council do the following;

- A. Hold a public hearing; and
- B. Approve Resolution No. CC-2312-49 Approving and Certifying the Final Environmental Impact Report; and
- C. Adopt Resolution No. CC-2312-048 approving the General Plan 2045 comprehensive update.



Attachments

- A. Resolution CC-2312-049 FEIR and CEQA findings
- B. Resolution CC-2312-048 General Plan
- C. Planning Commission Resolutions
- D. General Plan
- E. Final Environmental Impact Report (EIR)
- F. Draft Environmental Impact Report ( EIR)
- G. Draft EIR Appendices

## **Attachment A**

### **Resolution No. CC-2312-049 FEIR and CEQA findings of significance**

**RESOLUTION NO. CC-2312-048**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNSDALE, CALIFORNIA  
ADOPTING FINDINGS OF FACT AND A  
STATEMENT OF OVERRIDING  
CONSIDERATIONS PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA), CERTIFYING THE GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT  
REPORT (SCH #202212088).**

**WHEREAS**, the City of Lawnsdale (the "City") proposes the Lawnsdale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

**WHEREAS**, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

**WHEREAS**, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawnsdale is the lead agency for the proposed Project; and

**WHEREAS**, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

**WHEREAS**, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawnsdale General Plan 2045)

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

**WHEREAS**, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

**WHEREAS**, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

**WHEREAS**, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is

sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached exhibit.

**WHEREAS**, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

**WHEREAS** alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

**WHEREAS**, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

**WHEREAS**, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

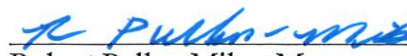
Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023

  
Robert Pullen-Miles, Mayor

ATTEST:

State of California                )  
County of Los Angeles        )       SS  
City of Lawndale                )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   |        |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem |        |    |                     |                   |        |
| Pat Kearney                  |        |    |                     |                   |        |
| Bernadette Suarez            |        |    |                     |                   |        |
| Rhonda Hofmann-Gorman        |        |    |                     |                   |        |

\_\_\_\_\_  
Erica Harbison, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Greg Murphy, City Attorney



## **Attachment B**

**Resolution No. CC-2312-048 Adopting of General Plan**

**RESOLUTION NO. CC-2312-048**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNDAL, CALIFORNIA  
ADOPTING THE CITY'S GENREAL PLAN 2045.**

**WHEREAS**, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

**WHEREAS**, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

**WHEREAS**, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

**WHEREAS**, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

**WHEREAS**, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

**WHEREAS**, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

**WHEREAS**, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

**WHEREAS**, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6<sup>th</sup> Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

**WHEREAS**, the City Council has certified the Final Environmental Impact Report for the Project, and

**WHEREAS**, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

**WHEREAS**, the public hearing was continued by City Council to December 18, 2023; and

**WHEREAS**, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

**WHEREAS**, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023

\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

State of California                     )  
County of Los Angeles               )       SS  
City of Lawndale                     )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18<sup>th</sup> day of December 2023, by the following roll call vote:

| Name                         | Voting |    | Present, Not Voting |                   | Absent |
|------------------------------|--------|----|---------------------|-------------------|--------|
|                              | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor   |        |    |                     |                   |        |
| Sirley Cuevas, Mayor Pro Tem |        |    |                     |                   |        |
| Pat Kearney                  |        |    |                     |                   |        |
| Bernadette Suarez            |        |    |                     |                   |        |
| Rhonda Hofmann-Gorman        |        |    |                     |                   |        |

\_\_\_\_\_  
Erica Harbison, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Greg Murphy, City Attorney

# **Attachment C**

## **Planning Commission Resolutions**

**RESOLUTION NO. 23-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF LAWDALE, CALIFORNIA RECOMMENDING  
THAT THE CITY COUNCIL APPROVE AND CERTIFY THE  
UPDATE TO LAWDALE GENERAL PLAN 2045.**

**WHEREAS**, the Planning Commission is charged with the responsibility of reviewing proposed amendments to the City's General Plan; and

**WHEREAS**, the City's General Plan was originally adopted in 1991 and has been updated and amended to address certain changes such as economic, environmental, social, and legal;

**WHEREAS**, in conformance with Government Code Section 65300 et seq. the City commenced a comprehensive update to the City of Lawndale General plan; and

**WHEREAS**, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

**WHEREAS**, California Government Code 65302 requires that all General Plans include 8 state mandated elements including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

**WHEREAS**, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

**WHEREAS**, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

**WHEREAS**, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and zoning codes to establish new land use strategies to accommodate the City's 6<sup>th</sup> Cycle Regional Housing Needs Assessment ("RHNA") and implement the Housing Programs of the 2021-2029 Housing Element; and

**WHEREAS**, the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City certified the Final EIR for the City General Plan 2045, and

**WHEREAS**, the Planning Commission has considered all information concerning the Project, Case No. 23-19, as set forth in the General Plan and staff reports; and

**WHEREAS**, Case No. 23-19 was properly noticed and set for public hearing before the Planning Commission on November 15, 2023, and

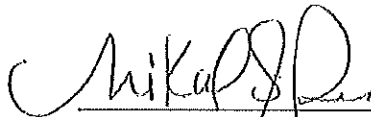


WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

- Section 1. That the recitals set forth above are true and correct and are incorporated into this resolution by reference.
- Section 2. That the Planning Commission intends to address the City's changing needs by implementing the required policies, procedures, and programs contained in the 2045 update to the General Plan, attached hereto and incorporated herein as Exhibit "A."
- Section 3. the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), certifies the Final EIR for the City General Plan 2045

PASSED, APPROVED AND ADOPTED THIS 15<sup>th</sup> DAY OF NOVEMBER 2023.

  
\_\_\_\_\_  
Ni Kal Price, Chairperson  
Lawndale Planning Commission

ATTEST:

State of California                    )  
County of Los Angeles            )     SS  
City of Lawndale                    )

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 23-07 was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 15<sup>th</sup> day of November 2023 by the following roll call vote:

AYES:                   Martinez, Price, Sitka, Smith

NOES:

ABSENT:               Urrutia

ABSTAIN:

  
\_\_\_\_\_  
Jared Chavez,  
Community Development Manager

**RESOLUTION NO. 23-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), CERTIFY THE GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #202212088), AND APPROVE GENERAL PLAN 2045, AND APPROVING THE PROJECT**

**WHEREAS**, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

**WHEREAS**, the Project sets the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

**WHEREAS**, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

**WHEREAS**, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

**WHEREAS**, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

**WHEREAS**, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

**WHEREAS**, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

**WHEREAS**, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

**WHEREAS**, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in Exhibit C to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached Exhibit C.

**WHEREAS**, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit C; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit C; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit C; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit C; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit C; and

**WHEREAS** alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit C; and

**WHEREAS**, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit C; and

**WHEREAS**, prior to taking action, the Planning Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, the Planning Commission recommends the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and Attached Planning Commission Resolution 23-07 (Lawndale General Plan 2045); and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The Planning Commission hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the EIR reflects the independent judgment and analysis of the City. The Planning Commission declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the Planning Commission recommends the City Council certifies the EIR based on the entirety of the record of proceedings.

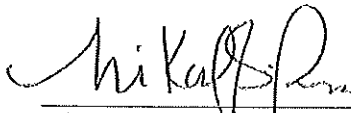
**SECTION 3.** The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 and adopt the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Attachment C and incorporated herein by this reference.

**SECTION 4.** The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 certifying that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines; reflects the independent judgment and analysis of the City; declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, certifies the EIR based on the entirety of the record of proceedings.

**SECTION 5.** The Planning Commission recommends the City Council adopt Resolution 23-07 approving City of Lawndale General Plan 2045.

**SECTION 6.** Based upon the entire record before it, including the EIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed Project.

**PASSED, APPROVED AND ADOPTED THIS 15<sup>th</sup> DAY OF NOVEMBER, 2023.**



Ni Kal Price, Chairperson  
Lawndale Planning Commission

**ATTEST:**

State of California                     )  
County of Los Angeles                )     SS  
City of Lawndale                     )

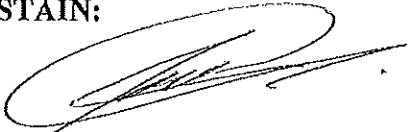
I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-08** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **15<sup>th</sup> day of November 2023** by the following roll call vote:

**AYES:**                     Martinez, Price, Sitka, Smith

**NOES:**

**ABSENT:**                Urrutia

**ABSTAIN:**



Jared Chavez,  
Community Development Manager



## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Vanesa Alvarez, Administrative Assistant  
Yvette Palomo, Assistant City Clerk

SUBJECT: **Approval of Routine Records Destruction**

### BACKGROUND

The City of Lawndale's Records Management Program (RMP), City Council Policy No. 77-04, regulates the organization, maintenance, retention, preservation, and disposition of the City's records in accordance with Federal, State, and local laws, ordinances, regulations or rules, contractual requirements, and standard business practices. The program applies uniformly to all City departments and ensures that we preserve and maintain essential, original records and that we appropriately destroy non-essential, non-historical records when the need for their retention has ended. In accordance with the policy, the City Council must consent to the destruction of any City records.

### STAFF REVIEW

Administrative Services Department and City Clerk's Department staff have identified certain records that are no longer operationally needed and are not of historical value. Staff now deems the following records to be obsolete and requests the City Council's authorization to destroy them with the adoption of Resolution No. CC-2510-048.

It is notable that some of the records contain confidential personal information. As required by the RMP, the City Clerk's Department will shred these confidential documents before disposing of them. In addition, as required by the program, the destruction of all records will be fully documented.

Resolution No. CC-2510-048 authorizes the destruction of these records. As required, the City Attorney has consented to the destruction in writing, as has the City Manager.

### LEGAL REVIEW

In addition to reviewing the records destruction authorization forms and consenting to the destruction of the listed records, the City Attorney has reviewed the Resolution and approved it as to form.

### FISCAL IMPACT

Staff estimates that the cost will be \$180 to destroy the proposed records. The funds are budgeted in the City Clerk's Department Fiscal Year 2025-26 budget and no additional budget amendment is necessary.

### RECOMMENDATION

Staff recommends 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.



**Attachments**

[Attachment A.pdf](#)

# ATTACHMENT A

## **RESOLUTION NO. CC-2510-048**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS IN THE ADMINISTRATIVE SERVICES DEPARTMENT AND THE CITY CLERK'S DEPARTMENT**

WHEREAS, it is in the best interests of the city to retain essential, historical records and to appropriately destroy non-essential, non-historical records when the need for their existence has ended; and

WHEREAS, the City Council established Council Policy No. 77-04 "Records Management Program" in February 2004 to provide rules and guidelines for the organization, maintenance, retention, preservation and disposition of the city's records in a uniform manner and in accordance with federal, state and local laws; and

WHEREAS, staff in the Administrative Services Department and the City Clerk's Department has determined that certain records are no longer required for administrative/operational, legal, fiscal, or historical purposes; and

WHEREAS, City Clerk Department staff has reviewed the records specified in Exhibit "A" of this resolution and recommends their destruction; and

WHEREAS, the City Manager and City Attorney consent to said destruction by executing the Authorization to Destroy Records Forms, attached hereto as Exhibit "A"; and

WHEREAS, in accordance with Council Policy No. 77-04, as amended, the City Council agrees to the destruction of the subject records and wishes to appropriately document their destruction.

THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby approves the destruction of those records, documents, instruments, books, or papers designated in Exhibit "A", attached to this resolution.

SECTION 2. That this resolution does not authorize destruction of:

- a. Records affecting the title to real property or a lien thereon;
- b. Court records or records relating to legal proceedings;
- c. Records required to be kept by statute; or
- d. The minutes, ordinances, or resolutions of the legislative body of the City Council of the city or of any board or commission.

SECTION 3. That the City Clerk Department is directed to (a) supervise the destruction of those records designated in Exhibit "A", (b) ensure that confidential records are destroyed and not simply discarded or recycled, and (c) certify to the destruction of said records and maintain a permanent file of Authorizations to Destroy Records and Certificates of Records Destruction.

PASSED, APPROVED AND ADOPTED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2025.

---

Robert Pullen-Miles, Mayor

ATTEST:

State of California            )  
County of Los Angeles    ) SS  
City of Lawndale            )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2510-048 at a regular meeting of said Council held on this 6<sup>th</sup> day of October, 2025, by the following roll call vote:

| Name                       | Voting |    | Present, Not Voting |                   | Absent |
|----------------------------|--------|----|---------------------|-------------------|--------|
|                            | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor |        |    |                     |                   |        |
| Pat Kearney, Mayor Pro Tem |        |    |                     |                   |        |
| Bernadette Suarez          |        |    |                     |                   |        |
| Francisco M. Talavera      |        |    |                     |                   |        |
| Sirley Cuevas              |        |    |                     |                   |        |

APPROVED AS TO FORM:

---

Gregory M. Murphy, City Attorney

---

Erica Harbison, City Clerk

# EXHIBIT A

Date: SEPTEMBER 30, 2025Department: ASD**Form RM-1: RECORDS DESTRUCTION AUTHORIZATION FORM**

The records listed below (or on the attached list) are **scheduled to be destroyed**, as indicated on the Records Retention Schedule.

The records are not the subject of any claim, litigation, investigation, or audit.

**List records here, or attach a list**

| File # | Records Description              | From<br>(Start Date) | To<br>(End Date) | Box<br># | Retention<br>#       | Retention<br>Period |
|--------|----------------------------------|----------------------|------------------|----------|----------------------|---------------------|
|        | RECRUITMENT & TESTING            | 2017                 | 2021             | 1        | AS-024               | CL+4                |
|        | RECRUITMENT & TESTING            | 2017                 | 2021             | 2        | AS-024               | CL+4                |
|        | PERSONNEL (MAIN) / BENEFIT FILES | 2018                 | 2019             | 3        | AS-022 &<br>AS-021.5 | T+6                 |
|        | ACCIDENT / INCIDENT REPORTS      | 1991                 | 1999             | 4        | AS-028               | 2 YEARS             |
|        | CLAIMS / CIVIL & LIABILITY       | 1990                 | 2004             | 4        | AS-029               | FINAL+ 5            |
|        | BENEFIT FILES                    |                      | 2017             | 5        | AS-021.5             | T+6                 |
|        |                                  |                      |                  |          |                      |                     |
|        |                                  |                      |                  |          |                      |                     |
|        |                                  |                      |                  |          |                      |                     |
|        |                                  |                      |                  |          |                      |                     |
|        |                                  |                      |                  |          |                      |                     |

Check one option for destruction:

☒ Shredding is Required (Records contain private information) OR

☐ Recycle (Records DO NOT contain private information)

Employee Preparing Records: Shandra Burnan Date: 10/1/25

**DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR DESTRUCTION**

\_\_\_\_\_  
Department Head

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Attorney

10/1/25  
Date

10/1/25  
Date

10/1/25  
Date

**Return this form to the City Clerk Department following approval. (they coordinate the destruction arrangements)**

(Complete after destruction has been performed. If destruction is performed by a commercial vendor, have them provide a certificate.)

**I HEREBY CERTIFY** that the items listed above have been reviewed and destroyed in accordance with City policies and procedures:

\_\_\_\_\_  
City Clerk/Assistant City Clerk

\_\_\_\_\_  
Date

## Recruitment and Testing Files (AS-024) / Retention: Closed + 4

|                          |                    |
|--------------------------|--------------------|
| Administrative Assistant | Closed 2019        |
| Assistant Engineer       | Closed August 2018 |
| LA County Sheriff        | Closed April 2019  |
| LA County Lieutenant     | Closed May 2019    |
| Associate Engineer       | Closed August 2019 |
| MSO II                   | Closed Nov. 2017   |
| Maintenance Supervisor   | Closed August 2018 |
| Accounting Supervisor    | Closed Dec. 2020   |
| Accounting Specialist    | Closed Jan. 2020   |
| Recreation Coordinator   | Closed Feb. 2019   |
| MSO                      | Closed August 2018 |
| Senior Planner           | Closed Dec. 2019   |
| Admin. Assistant         | Closed Dec. 2019   |
| Accounting Manager       | Closed Feb 2020    |
| Maintenance Worker II    | Closed Dec 2016    |
| Maintenance Worker I     | Closed April 2018  |
| MW II                    | Closed Mar 2019    |
| Accounting Specialist    | Closed July 2019   |

# BOX # 3 PERSONNEL FILES / AS – 022

RETENTION: T + 6

| Title                          | Termination Date | Destruction Approved |
|--------------------------------|------------------|----------------------|
| MSO II                         | 4/21/2008        |                      |
| Councilmember                  | 04/10/2016       |                      |
| Director of Finance            | 12/27/2018       |                      |
| Recreation Leader I            | 09/26/2018       |                      |
| Municipal Services Officer II  | 09/14/2018       |                      |
| Recreation Leader I            | 09/10/2018       |                      |
| Associate Engineer             | 09/06/2018       |                      |
| Recreation Leader II           | 08/16/2018       |                      |
| Recreation Leader I            | 08/15/2018       |                      |
| Recreation Leader I            | 08/15/2018       |                      |
| Recreation Leader I            | 06/19/2018       |                      |
| Recreation Leader I            | 06/19/2018       |                      |
| Recreation Leader I            | 06/10/2018       |                      |
| Assistant Engineer             | 06/07/2018       |                      |
| Code Enforcement Officer       | 05/25/2018       |                      |
| Director of Municipal Services | 04/17/2018       |                      |
| Director of Public Works       | 04/05/2018       |                      |
| Maintenance Supervisor         | 02/12/2018       |                      |
| Recreation Leader              | 8/23/2018        |                      |

PERSONNEL FILES / AS -022

RETENTION: T + 6



# CLAIMS: CIVIL & LIABILITY (AS-029) FROM: 1983 – 2005 / RETENTION: FINAL +5

|                                              |            |                  |            |
|----------------------------------------------|------------|------------------|------------|
| Nielsen, Erik                                | 2/18/1983  | Carl Warren & Co | Unknown    |
| Malloy, Raymond                              | 8/8/1983   | Carl Warren & Co | Unknown    |
| Spicer, Wayne & Brown, Katherine             | 8/8/1983   | Carl Warren & Co | Unknown    |
| Cofsky, Claire                               | 3/11/1985  | Carl Warren & Co | 4/19/1985  |
| Robinson, Justin                             | 4/20/1994  | Carl Warren & Co | 5/2/1995   |
| Maradiaga, Xenia                             | 11/4/1993  | Carl Warren & Co | 1/18/1995  |
| Cole III, Lawrence                           | 5/16/1994  | Carl Warren & Co | 12/9/1994  |
| Allstate Vs. City of Lawndale (Taft Lee Jr.) | 4/28/1994  | Carl Warren & Co | Unkwown    |
| Mancuso, Patrick                             | 12/21/1994 | Carl Warren & Co | 1/23/1995  |
| Feldman, Nona                                | 8/1/1994   | Carl Warren & Co | 2/10/1995  |
| Pate, Lokelani                               | 1/17/2003  | Carl Warren      | 10/13/2003 |
| Anthony's Ready Mix                          | 3/17/2003  | Carl Warren      | 5/19/2003  |
| Verizon                                      | 1/3/2003   | Carl Warren      | 6/16/2004  |
| Williams, Kimberly                           | 4/7/2003   | Carl Warren      | 6/20/2003  |
| CIT Communications Finance Co.               | 3/28/2003  | Carl Warren      | 4/2/2003   |
| Stringfellow, Pretoria                       | 3/2/2003   | Carl Warren      | 10/1/2003  |
| Erdmann, Barbara                             | 3/15/2003  | Carl Warren      | 5/21/2003  |
| McDonald, Margaret                           | 6/9/2003   | Carl Warren      | 12/10/2004 |
| Lawndale Elementary SD                       | 6/9/2003   | Carl Warren      | 7/21/2003  |
| Garcia, Mark                                 | 3/21/2003  | Carl Warren      | 8/15/2003  |
| Gabriel, Christopher                         | 8/2/2003   | Carl Warren      | 4/18/2005  |
| Lopez, Leslie                                | 10/2/2003  | Carl Warren      | 10/7/2004  |
| Independent Electric Supply                  | 12/3/2003  | Carl Warren      | 12/17/2003 |
| Shawnan (Sialic Contractors Corp)            | 11/3/2003  | Carl Warren      | Unknown    |
| Vaughters, Darren                            | 3/22/2004  | Carl Warren      | 10/20/2004 |
| Sasseen, Ymelda                              | 7/27/2004  | Carl Warren      | 9/7/2005   |
| Gonzalez, Nelson                             | 3/7/2004   | Carl Warren      | 9/23/2004  |
| Novelo, Eden                                 | 4/12/2004  | Carl Warren      | 3/28/2005  |
| Crandall, Duane                              | 11/22/2003 | Carl Warren      | 10/13/2005 |

|                                              |            |             |           |
|----------------------------------------------|------------|-------------|-----------|
| Privero, Maria                               | 2/4/2004   | Carl Warren | 6/22/2004 |
| Joes Sweeping (Frank Rodriguez)              | 9/7/2004   | Carl Warren | 5/10/2005 |
| Bolton, Penny                                | 11/18/2004 | Carl Warren | 9/20/2005 |
| Blakely, Cassius                             | 9/12/2004  | Carl Warren | 1/13/2005 |
| Lawndale Elementary SD (student slip & fall) | 9/2/2004   | Carl Warren | 7/21/2005 |
| Maheia, Nelson                               | 8/30/2004  | Carl Warren | 1/18/2005 |
| Herrera, Adiola                              | 8/20/2004  | Carl Warren | 1/18/2005 |

Accident / Incident Reports (AS-028)

From: 1990 – 1999    Retention: 2 years

Claim Log

Date: 1993

Pending Claim Matters

From: 1997 - 2001

Cost Sharing Agreement w/ City & School Districts for School Resources Deputy

Date: 12/1/1995

SCJPIA General Liability Program

Date: 1/17/1995 & 5/17/1995

# BOX # 5 - BENEFIT FILES (AS-022.5)

FROM 2013 – 2018 / RETENTION: T + 6

|                           |            |            |
|---------------------------|------------|------------|
| City Clerk                | 12/5/2000  | 4/28/2014  |
| Recreation Leader I       | 7/22/2015  | 10/12/2015 |
| Engineering Technician    | 9/2/2014   | 9/16/2015  |
| Recreation Leader I       | 8/26/2014  | 12/21/2014 |
| Recreation Leader I       | 9/10/2009  | 8/9/2014   |
| Recreation Leader II      | 6/15/2009  | 7/16/2015  |
| Code Enforcement Ofcr I   | 9/22/2011  | 6/22/2015  |
| CATV Production Assistant | 9/22/2008  | 7/30/2014  |
| CATV Production Assistant | 9/2/2008   | 8/27/2014  |
| Recreation Leader II      | 11/11/2013 | 8/28/2014  |
| Recreation Leader I       | 7/20/2009  | 6/10/2014  |
| Recreation Leader I       | 10/24/2007 | 12/27/2014 |
| Recreation Leader I       | 6/17/2002  | 10/1/2003  |
| Administrative Analyst    | 9/24/2001  | 3/14/2003  |
| Councilmember             | 4/16/1996  | 4/26/2004  |
| Director of CSD           | 10/8/1979  | 1/8/2004   |
| Office Assistant          | 5/22/2000  | 3/20/2003  |
| Councilmember             | 4/15/1986  | 4/26/2004  |
| Recreation Leaderr II     | 6/26/2000  | 11/9/2004  |
| Community Services Coord  | 10/18/1999 | 11/11/2003 |
| Delivery Worker           | 7/7/1997   | 9/27/2002  |
| City Manager              | 7/31/1998  | 2/17/2009  |
| Recreation Leader         | 4/13/2016  | 11/22/2016 |
| Recreation Leader         | 6/29/2015  | 3/23/2016  |
| Recreation Leader         | 12/3/2013  | 3/24/2016  |
| Director of Community Dev | 4/6/2015   | 1/28/2016  |
| Senior Recreation Leader  | 09/17/12   | 05/07/2017 |
| Recreation Leader I       | 05/05/15   | 09/03/2017 |
| Recreation Leader I       | 07/28/16   | 10/13/2017 |
| Recreation Leader I       | 11/17/16   | 09/23/2017 |
| Recreation Leader I       | 06/24/15   | 11/11/2017 |
| Recreation Leader I       | 06/24/14   | 06/19/2018 |
| Recreation Leader         | 6/15/2016  | 7/15/2019  |
| Delivery Worker           | 7/26/2004  | 4/9/2008   |
| CS Supervisor             | 1/10/2006  | 8/30/2007  |
| Recreation Leader         | 7/30/2013  | 9/10/2013  |
| CATV Assisant             | 9/22/2008  | 1/4/2010   |

Date: 9/30/25Department: City Clerk**Form RM-1: RECORDS DESTRUCTION AUTHORIZATION FORM**

The records listed below (or on the attached list) are **scheduled to be destroyed**, as indicated on the Records Retention Schedule.

The records are not the subject of any claim, litigation, investigation, or audit.

**List records here, or attach a list**

| File # | Records Description                                                             | From (Start Date) | To (End Date) | Box #  | Retention # | Retention Period    |
|--------|---------------------------------------------------------------------------------|-------------------|---------------|--------|-------------|---------------------|
|        | Bids/ Requests for Proposals (Hardcopy and electronic)                          | 2022              | 2022          | CCD001 | CC-006      | 2 YRS               |
|        | Bids/ Requests for Proposals (Hardcopy and electronic)                          | 2022              | 2022          | CCD002 | CC-006      | 2 YRS               |
|        | Agreements/ Contracts (hardcopy and electronic)                                 | 2013              | 2014          | CCD003 | CC-003      | 10 yrs              |
|        | Public Records Requests (Hardcopy and Electronic)                               | 2021              | 2022          | CCD004 | CC-051      | 2 YRS               |
|        | Expenditure history dept purchase orders/payment vouchers – copies (Electronic) | 2018              | 2021          |        | CW-007      | When not needed     |
|        | Timesheets - Maria Guerra – copies (Electronic)                                 | 2018              | 2019          |        | CW-007      | When not needed     |
|        | Ethics training certificates, materials & roster (Electronic) copies            | 2012              | 2019          |        | CW-007      | When not needed     |
|        | Campaign Filings – Unsuccessful candidates (Hardcopy and Electronic)            | 2018              | 2019          | CCD004 | CC-022      | 5 years             |
|        | Advisory Body Applications (hardcopy)                                           | 2018              | 2021          | CCD004 | CC-008      | 2 yrs               |
|        | Oath of office – advisory bodies (hardcopy)                                     | 2018              | 2020          | CCD004 | CC-048      | Separation +4 years |
|        | Certificate of appt. copy – advisory bodies (hardcopy)                          | 2018              | 2021          | CCD004 | CW-007      | When not needed     |
|        | Economic Interest Filings FPPC 700 Forms (hardcopy)                             | 2016              | 2016          | CCD004 | CC-016      | 7 yrs               |
|        | Correspondence re: FPPC 700 Forms (hardcopy)                                    | 2016              | 2016          | CCD004 | CW-008      | 2 years             |
|        | FPPC Form 806 (hardcopy)                                                        | 2012              | 2017          | CCD004 | CC-020      | 7 years             |
|        | FPPC Form 803 (hardcopy)                                                        | 2016              | 2016          | CCD004 | CC-019      | 7 years             |

Check one option for destruction:

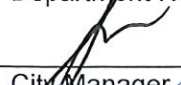
☒ Shredding is Required (Records contain private information) OR

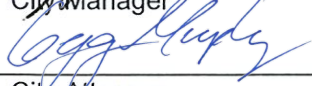
☐ Recycle (Records DO NOT contain private information)

Employee Preparing Records: Vanessa Alvarez Date: 9/30/25

**DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR DESTRUCTION**

  
Department Head

  
City Manager

  
City Attorney

9/30/25  
Date

10/1/25  
Date

10/1/25  
Date

**Return this form to the City Clerk Department following approval (they coordinate the destruction arrangements)**

(Complete after destruction has been performed. If destruction is performed by a commercial vendor, have them provide a certificate.)

**I HEREBY CERTIFY** that the items listed above have been reviewed and destroyed in accordance with City policies and procedures:

City Clerk

Date

## Bids/ Requests for Proposal

BOX: CCD001 & CCD002

### Name

- 📁 PW RFP Staff Augmentation done by PW 05-2022    Electronic only
- 📁 BN-2211-15 PW RFP Russell Westbrook Art Display    Electronic only
- 📁 BN-2211-14 PW Bid - Sheriff Service Center Improvements    Electronic only
- 📁 BN-2211-12 CSD RFP- Recreation Facility Security Camera Replacement Project
- 📁 BN-2211-11 AS RFP - PROFESSIONAL LEGAL SERVICES
- 📁 BN-2211-10 MSD RFP- DISPUTE RESOLUTION AND MEDIATION SERVICES    Electronic only
- 📁 BN-2205-09 PW RFP-Construction Inspection Service for FY 2021-2022 Annual Street Improvement Project
- 📁 BN-2205-08 PW RFP- Uniform Rental Services FY 202223-FY 202425    Electronic only
- 📁 BN-2205-07 PW RFP- Landscape Maintenance Tree Trimming Services
- 📁 BN-2204-06 PW BID- FY 21-22 Citywide Sign Replacement Project
- 📁 BN-2204-05 PW RFP As-needed Construction Inspection Services for FY 21-22 Citywide Sign Replacement Project No. 2022-12
- 📁 BN-2203-04 PW RFP-Construction Inspection Service for FY 20212022 Annual Street Improvement Project
- 📁 BN-2203-03 PW Bid FY202122 ANNUAL STREET IMPROVEMENT PROJECT No 2022-9 and 2022-10 CDBG Prject No 602300-21
- 📁 BN-2202-02 CSD RFP 2022 Parks, Recreation and Social Services Commission Fireworks Stand
- 📁 BN-2201-01 PW RFP Construction Management Services For Redondo Beach Boulevard Street Improvement Project Project No. 2021-02
- 📁 BN-2110-10 PW Bid Redondo Beach Blvd Street Improvement Project No 2021-02
- 📁 BN-2110-09 MSD RFP- Emergency Notification System (Reverse 911) - HOLD PAST RETENTION



CITY OF LAWNSDALE  
INACTIVE CONTRACT FILES

Box: CC0003

| CC. No.         | Dept. | Contractor                         | Description                                                                                                                                                                                                                                                                | Start Date | Expiration Date | Retention Period (yrs) |
|-----------------|-------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|------------------------|
| <u>CC.1173</u>  | CC    | MARTIN & CHAPMAN CO.               | 2014 general municipal election services. <b>Note: Term expired upon completion of services following election canvass; election results declared 4/28/14</b>                                                                                                              | 10/07/13   | 04/28/14        | 10                     |
| <u>CC.920</u>   | CD    | TAM, VERONICA AND ASSOCIATES       | Preparation of 2014-21 General Plan Housing Element update - review current HE, complete housing assessment & needs analysis, ID resources and constraints, form 5-year implementation plan, prepare new HE, liaison with state Dept of HCD to achieve state certification | 8/6/12     | 3/1/14          | 10                     |
| <u>CC.964</u>   | CD    | DIGITAL MAP PRODUCTS, LLC.         | Geographic information system - City GIS subscription and sublicense agreement (maps, property records, parcels and streets, zoning, General Plan, code enforcement)                                                                                                       | 10/1/12    | 9/30/13         | 10                     |
| <u>CC.1146</u>  | CS    | ALL CITY MANAGEMENT SERVICES, INC. | Crossing guard services at 10 locations, Anderson Elementary, Rogers Middle, Green Elementary, Smith Elementary, Addams Middle Schools                                                                                                                                     | 6/3/13     | 6/30/14         | 10                     |
| <u>CC.1156</u>  | CS    | RECREATION - BROOME, CHRISTINA     | Community Services Department senior fitness class instructor (yoga). Note: File includes CDBG professional services agreement and certification by CSD manager that no CDBG funds were used to pay for the services. Not required to be retained as a CDBG contract.      | 6/17/13    | 6/27/14         | 10                     |
| <u>CC.1167</u>  | CS    | RECREATION - BLAIR, KERE           | Senior fitness class instructor. <b>Note: Endorsement page(s) waived - Alliant insurance. Contract was terminated prior to expiration. Letter in file</b>                                                                                                                  | 7/16/13    | 3/22/14         | 10                     |
| <u>CC.1168</u>  | CS    | RECREATION - SALDANA, MARC         | Senior fitness class instructor (tai chi). Note: File includes CDBG professional services agreement and certification by CSD manager that no CDBG funds were used to pay for the services. Not required to be retained as a CDBG contract.                                 | 7/16/13    | 6/24/14         | 10                     |
| <u>CC.1182</u>  | CS    | RECREATION - FREEMAN, WILMA        | Crochet, computer and typing classes. <b>Note: contract expires 12/31/14 but was terminated prior to expiration - letter in file</b>                                                                                                                                       | 12/17/13   | 9/8/14          | 10                     |
| <u>CC.1182A</u> | CS    | RECREATION - GORDON, LA FAUNE      | Infant massage therapy classes. <b>Note: contract expires 12/31/14 but was terminated prior to expiration - letter in file</b>                                                                                                                                             | 12/17/13   | 9/8/14          | 10                     |
| <u>CC.1182B</u> | CS    | RECREATION, BROOME, CHRISTINA      | Yoga class instruction for teens and adults                                                                                                                                                                                                                                | 12/23/13   | 12/31/14        | 10                     |
| <u>CC.1182C</u> | CS    | RECREATION, ALVAREZ, MARIA ELENA   | Cultural dance class instruction                                                                                                                                                                                                                                           | 1/6/14     | 12/31/14        | 10                     |
| <u>CC.1182D</u> | CS    | RECREATION, DUNCAN, JOSHUA         | Martial arts class instruction                                                                                                                                                                                                                                             | 1/6/14     | 12/31/14        | 10                     |
| <u>CC.1182E</u> | CS    | RECREATION - BROWN, KIERSTEN       | Cultural dance classes instructor                                                                                                                                                                                                                                          | 7/1/13     | 6/30/14         | 9/30/2025              |



CITY OF LAWDALE  
INACTIVE CONTRACT FILES

Box: CC0003

| CC. No.         | Dept. | Contractor                                         | Description                                                                                                                                                                                | Start Date         | Expiration Date | Retention Period (yrs) |
|-----------------|-------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|------------------------|
| <u>CC.1182F</u> | CS    | RECREATION - FREEMAN, WILMA                        | Crocheting classes.                                                                                                                                                                        | 7/1/13             | 6/30/14         | 10                     |
| <u>CC.1182G</u> | CS    | RECREATION - BROWN, KIERSTEN                       | Belly dancing class instruction                                                                                                                                                            | 1/13/14            | 12/31/14        | 10                     |
| <u>CC.1182H</u> | CS    | RECREATION - COOK, ROSALIND                        | Multi-cultural dance class instruction for youth and adults.                                                                                                                               | 1/16/14            | 12/31/14        | 10                     |
| <u>CC.1182I</u> | CS    | RECREATION - SUAREZ, MARIA                         | Zumba classes for youth and adults. <b>Contract expired 12/31/14 but was terminated prior to expiration - letter in file</b>                                                               | 1/21/14            | 9/8/14          | 10                     |
| <u>CC.1182J</u> | CS    | RECREATION - ORANGE COUNTY DANCE PRODUCTIONS, INC. | Performance dance class instruction                                                                                                                                                        | 2/3/14             | 12/31/14        | 10                     |
| <u>CC.1182K</u> | CS    | RECREATION - JONES, JAVONDA                        | Youth and teen gymnastics class instruction                                                                                                                                                | 2/3/14             | 12/31/14        | 10                     |
| <u>CC.1182L</u> | CS    | RECREATION - NATALE, LAYNE                         | Senior fitness class instruction                                                                                                                                                           | 3/10/14            | 6/24/14         | 10                     |
| <u>CC.1182M</u> | CS    | RECREATION - NATALE, LAYNE                         | Adult circuit training and zumba class                                                                                                                                                     | 4/3/14             | 6/30/14         | 10                     |
| <u>CC.1182N</u> | CS    | RECREATION - SHRED, TED                            | Youth Day Parade entertainment                                                                                                                                                             | 4/23/14            | 4/26/14         | 10                     |
| <u>CC.1182O</u> | CS    | RECREATION: EDWARDS, ED                            | Health, safety and pet fair disc jockey and public address services                                                                                                                        | 6/18/14            | 6/21/14         | 10                     |
| <u>CC.1182P</u> | CS    | RECREATION, EDWARDS, ED                            | 2014 Angel tree lighting disc jockey and public address services                                                                                                                           | 12/1/14            | 12/2/14         | 10                     |
| <u>CC.1182Q</u> | CS    | THE ICEMAN, INC.                                   | Provide equipment and supplies for two children's snow sled runs at the 2014 Angel Tree event                                                                                              | 12/1/14            | 12/3/14         | 10                     |
| <u>CC.1197</u>  | CS    | PHANTOM FIREWORKS, INC.                            | Provision of equipment, supplies and services for the operation of a 4th of July fireworks booth for the Parks, Recreation and Social Services Commission                                  | 6/28/14            | 7/5/14          | 10                     |
| <u>CC.720</u>   | CS    | EMPIRE TRANSPORTATION                              | Fixed route transit - Lawndale Beat (transportation, bus). <b>Two one-year extensions allowed w/ 90 days notice; 1st amendment extended term by two years</b>                              | 7/1/2009<br>7/1/12 | 6/30/14         | 10                     |
| <u>CC.858</u>   | CS    | GARDENA, CITY OF                                   | Senior nutrition program services (Senior Congregate Meals Program, senior lunch). File includes Community Center Annex, community center license agreement and In-Kind services agreement | 7/1/11             | 6/30/14         | 10                     |
| <u>CC.859</u>   | CS    | GARDENA, CITY OF                                   | Senior citizen case management services, incl care planning, psychological/health assessment, coordination of available community resources                                                | 7/1/11             | 6/30/14         | 10                     |

**Expenditure History – electronic copies – Fiscal years**

- 2018/2019
- 2019/2020
- 2020/2021

**Timesheets: Maria Guerra – electronic copies– 11/15/2018 to 5/30/2019****Ethics Training certificates & roster – electronic – 2012**

- Penny V. Bolton – Beautification
- Oscar Bernal - SCAC
- Maureen D Grimes - SCAC
- Stephen Koonz - SCAC
- Harlika O. O’Balles - SCAC
- Sally Riddle - SCAC
- Teresa Garcia - SCAC
- Lenore Bemis - Cable
- Diane Helfrich-Rapp - Cable
- Charles Givens - Cable
- Chris Beamer - Personnel
- John Stephen Clark – Personnel
- Paul H. Aasness – Beautification
- Charmaine Doty – Beautification
- Jimmy Platon – Beautification
- Olga Sierra Gonzalez – Beautification
- Antoinette De Laine – Beautification
- Melanie Bell – Beautification
- Obeer A. Qazi - Personnel
- Kenneth M. Fine - Planning
- Jerry Finley - Planning
- Uffe Moller - Planning
- Daniel Reid - Planning
- Wanza Tolliver - Planning
- Erica Harbison – PRSSC
- Mariano Velazquez – Beautification
- Madona L. Sitka - PRSSC
- Harold Hofmann - Mayor
- Judy Oldswieski – Beautification
- Pat Kearney - Councilmember
- Robert Pullen-Miles - Councilmember

**Ethics Training certificates – electronic – 2014**

- Bernadette Suarez – City Clerk
- Daniel Reid - Councilmember
- James H. Osborne - Councilmember

**Ethics Training certificates – electronic – 2015**

- Robert Pullen-Miles - Councilmember
- Daniel Reid – Councilmember
- Pat Kearney - Councilmember
- James H. Osborne - Councilmember
- Charles Givens – Cable
- Randall Abram - Planning
- Ruthi Davis - SCAC
- Jerry Finley - Planning
- Uffe Moller - Planning
- John Martinez - Planning
- John Clark – Personnel
- Lenore Bemis - Cable
- George J. Pelzl – Personnel
- Erica Harbison - PRSSC
- Madonna Sitka - PRSSC
- Sirley Cuevas - Planning Commission
- Daniel Urrutia – Committee member
- Jeremy Lara - Beautification

**Ethics Training certificates & rosters – electronic – 2016**

- Pat Kearney
- Pedro Cordova - Planning
- Sirley Cuevas - Planning
- John Martinez - Planning
- Uffe H. L. Moller - Planning
- Scott Smith - Planning
- Karina Estrada - PRSSC
- Erica Harbison -PRSSC
- Shirley Rudolph - PRSSC
- Madonna Sitka - PRSSC
- Daniel E. Woods - Planning
- Lenore Bemis - Cable
- Bob Givens - Cable
- Joseph Madrigal – Cable
- Pat Kearney - Councilmember
- Bernadette Suarez - Councilmember
- Rhonda Hofmann Gorman – City Clerk
- James Osborne - Councilmember
- Robert Pullen-Miles - Mayor



**Ethics Training certificates and materials – electronic – 2018**

- James Osborne - Councilmember
- Robert Pullen-Miles - Mayor

**Ethics Training certificates and roster– electronic – 2019**

- Shirley Rudolph – PRSSC
- Erica Harbison – City Clerk
- Raylette Felton - Staff
- Rhonda Hofmann Gorman – Councilmember
- Blanca Cueva – Beautification
- Dan Reid– Councilmember
- John Martinez – Planning Commission
- Robert Pullen-Miles - Mayor
- Kahono Oei - Staff
- Pat Kearney – Councilmember
- Donna Banks - Staff
- Sirley Cuevas – Planning Commission
- Madonna L. Sitka – PRSSC
- Uffe Moller – Planning Commission
- Consuelo Maria Huarte – Beautification
- Carla Rosepryor – Planning Commission
- Adriana Heidman – SCAC
- Scott Smith – Planning Commission
- Ruthi Davis – SCAC
- Daniel Woods – PRSSC (electronic & hardcopy)
- Bernadette Suarez – Councilmember

## **BOX: CCD004**

### **Public Records Request (hardcopy & electronic)**

- Year 2021
- Year 2022

### **Campaign Filings – Unsuccessful Candidates (hardcopy)**

- Edgar Macias – City Council Form 460, 7/01/2018 – 9/22/2018 (electronic & hardcopy)
- Edgar Macias – City Council Form 460, 9/23/2018 – 10/24/2018 (electronic & hardcopy)
- Edgar Macias – City Council Form 460, 10/25/2018 – 12/31/2018 (electronic & hardcopy)
- Edgar Macias – City Council Form 460, Amendment 10/25/2018 – 12/31/2018 (electronic & hardcopy)
- Edgar Macias – City Council Form 460, 1/01/2019 – 6/30/2019 (electronic & hardcopy)
- Edgar Macias – City Council Form 410, 02/2019 Amendment (electronic & hardcopy)
- Edgar Macias – City Council Form 410, 09/2018 Initial (hardcopy)
- Edgar Macias – City Council Form 501, 09/2018 Initial (hardcopy)

### **Advisory Body Applications – Term 2019-2021 (hardcopy)**

#### **Planning Commission - Not appointed**

- |                   |                         |                        |
|-------------------|-------------------------|------------------------|
| ○ Johnny Castro   | ○ Shirlene Bauer-Maheia | ○ Ryan Weller          |
| ○ Sam Dean Karamé | ○ Ni Kal S. Price       | ○ Laurie Marie Cojulun |
| ○ Robert Dee      |                         |                        |

### **Advisory Body Applications & copy of certificate of appointment – Term 2019-2021 (hardcopy)**

#### **Planning Commission - Appointed**

- |                 |                       |               |
|-----------------|-----------------------|---------------|
| ○ Sirley Cuevas | ○ Uffe H.L. Moller    | ○ Scott Smith |
| ○ John Martinez | ○ Carla L. Rose-Pryor |               |

### **Advisory Body Applications & copy of certificate of appointment – Term 2019-2021 (hardcopy)**

#### **Senior Citizen Advisory Committee - Appointed**

- |                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| ○ Adriana Heidman     | ○ Margery A. Heinemann | ○ Oscar Bernal          |
| ○ Harlika O. O'Balles | ○ Maureen Grimes       | ○ Edna McQuirter        |
| ○ Doris Hofmann       | ○ Teresa I. Garcia     | ○ Moses P. Dennis – Not |
| ○ Larry Stouch        | ○ Ruthi Davis          | appointed               |

### **Advisory Body Applications, Oath of Office, & copy of certificate of appointment – Term 2018-2020 (hardcopy)**

#### **Youth Advisory Committee - Appointed**

- |                    |                |                 |
|--------------------|----------------|-----------------|
| ○ Katie Barrios    | ○ Kaleb Hatner | ○ April Owens   |
| ○ Andrew Espindola | ○ Anyelin Lima | ○ Soraya Whaley |

### **Advisory Body Applications & copy of certificate of appointment – Term 2019-2021 (hardcopy)**

#### **Beautification Committee – Appointed**

- |                         |                        |                         |
|-------------------------|------------------------|-------------------------|
| ○ Karen Escamilla       | ○ Blanca Cueva         | ○ Erick Escamilla – not |
| ○ Consuelo Maria Huante | ○ Olga Sierra Gonzalez | appointed               |
| ○ Fady Hermina          | ○ Judy Oldziewski      |                         |

### **Advisory Body Applications & copy of certificate of appointment – Term 2019-2021 (hardcopy)**

#### **Parks, Recreation & Social Services Commission – Appointed**

- |                     |                    |                |
|---------------------|--------------------|----------------|
| ○ Christina Carroll | ○ Shirley Rudolph  | ○ Daniel Woods |
| ○ Erica Harbison    | ○ Madonna L. Sitka |                |

## BOX: CCD004

### Economic Interest Filings FPPC 700 Forms and correspondence - Statement of Economic Interests 2016 (hardcopy)

#### STAFF

- |                                     |                       |                           |
|-------------------------------------|-----------------------|---------------------------|
| o Raylette Felton                   | o Kenneth Louie       | o Jamie Rodriguez         |
| o Rhonda Hofmann                    | o Wayne Schaller      | o Samtavia Signor         |
| o Gorman – City Clerk               | o Tanya Green         | o Daniel Singleton        |
| o Pamela Giamario                   | o Chandra Phipps      | o Juan Soriano (assuming  |
| o Maria Guerra                      | o Rhodora Reginaldo   | & leaving)                |
| o Raul Diaz                         | o Deborah Holland     | o Roberto Trejo (annual & |
| o Linnea Hernandez                  | o Leticia Crise       | leaving)                  |
| o Esther Luis (annual &             | o Christopher Avalos  | o Jeffrey Van Liew        |
| leaving office)                     | (annual & leaving)    | o Williams Gregory        |
| o Wendy Menendez                    | o Giancarlo Guerra    | o Frank Centeno           |
| o Tan Phan                          | o Donna Johnson-Banks | o Miguel Alvarez          |
| o Sean Moore                        | o Paul Jordan         | o Grace Huizar            |
| o Christopher Wilson                | o Francisco Lopez     | o Robert Bebek            |
| o Mike Estes                        | o Mendoza Joe         | o Martin Jack             |
| o Sabina Almeida                    | o Christian Ramirez   | o Michael Huston          |
| o Kari Conley-Bell                  | (annual/leaving)      |                           |
| o Jennifer Muelot (annual/ leaving) | o Chris Rodgers       |                           |

#### COMMISSIONERS

- |                   |                   |                   |
|-------------------|-------------------|-------------------|
| o Karina Estrada  | o Daniel Woods    | o Joseph Madrigal |
| o Erica Harbison  | o Lendre Bemis    | o Juqua William   |
| o Shirley Rudolph | o Andrew Gardiner | (assuming/amend.  |
| o Madonna Sitka   | o Charles Givens  | annual/leaving)   |

#### CONSULTANTS

- |                    |                         |                    |
|--------------------|-------------------------|--------------------|
| o Amy Davis        | o Tina Gall             | o Luis Esther      |
| (annual/leaving)   | o Michael Kolbensschlag | (assuming/leaving) |
| o Darren Doerschel |                         |                    |

### FPPC Form 806 (Agency Report of Public Official Appointments) hardcopy

- o Dated 8/29/2017: CJPIA, LA County Sanitation District 5, LA County West Vector Contract District
- o Dated 5/19/2016: CJPIA, LA County Sanitation District 5, LA County West Vector Contract District
- o Dated: 2/3/2016: CJPIA, LA County Sanitation District 5, LA County West Vector Contract District
- o Dated: 6/12/2014: CJPIA, LA County Sanitation District 5, LA County West Vector Contract District
- o Dated: 6/7/2012: CJPIA, LA County Sanitation District 5, LA County West Vector Contract District, Municipal Area Express Corridor Steering Committee

### FPPC Form 803 (Behested Payment Report) hardcopy

- o Robert Pullen-Miles, 9/16/2016, AT&T, \$5,000
- o Robert Pullen-Miles, 6/29/2016, Vejas Tribal Government, \$10,000



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDAL, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Peter Kann, Community Development Director  
SUBJECT: **Property Accessed Clean Energy (PACE) Program**

### BACKGROUND

On the September 15, 2025, the City Council received a presentation from Home Run Financing for the Property Assessed Clean Energy (PACE) Financing Program. The Home Run Financing staff presented a summary of their program. The PACE program allows residential and commercial property owners in the City to voluntarily place assessment liens on their property for the purpose of installing energy efficiency and conservation, water efficiency and conservation, and renewable energy generation upgrades on their building/property.

The cost of the project is repaid through property tax assessments, not a personal loan.

A City Council resolution is required to implement the PACE program within the boundaries of the City. California cities and counties must be a member of the California Statewide Communities Development Authority (CSCDA) and adopt a resolution to opt-in to CSCDA Open PACE in order to participate. In 2015, the City Council approved Resolution No. CC-1506-024 joining the Figtree PACE Program to finance energy and water efficiency improvements for Commercial Properties.

On May 16, 2017, via a written correspondence (Attachment A), the City elected to terminate the Associate Member Agreement ending the City's participation in the PACE program.

### STAFF REVIEW

State law authorizes contract assessment districts in charter and general law counties to provide financing for renewable energy, energy efficiency, and water conservation (among other measures with a communal sustainability or resiliency benefit) improvements to qualified property owners. A property owner voluntarily enters into a contractual agreement with one of the Joint Power Authority (JPA) assessment districts in which they reside to access financing by securing a lien on their property and repay it as a special tax or assessment on their property tax bill. This financing mechanism is referred to as Property Assessed Clean Energy (PACE).

In order to provide Lawndale property owners with a variety of trusted PACE finance options, the Council is asked to consider admitting licensed PACE providers by adopting a resolution approving CSCDA Open PACE Program to operate in the City.

PACE financing can be set up and administered under AB 811 (2008) which allows qualifying upgrades to be financed through an assessment district. Additional legislation expanded projects eligible for financing to include water efficiency improvements, electric vehicle charging stations, seismic improvements, and wildfire resiliency.

Additional laws expand the original legislation and provide for additional consumer protections:

**AB 2693** (2016) enhanced disclosures to homeowners participating in PACE programs and guarantees the right to cancel PACE financing within three business days of execution. AB 2693 also prohibits marketing promises of monetary or percentage representations of increased value to a property owner regarding the effect the financed improvements will have on the market value of the property unless the market value is estimate using one of specified methods.

**SB 242** (2017) requires a recorded telephone call to residential consumers to confirm key terms of the agreement. This call and contractual documents must be available in one of five enumerated non-English languages as necessary. SB 242 also prohibits kickbacks to contractors for steering consumers into a particular program and any misrepresentation as to tax deductibility of a PACE assessment contract. PACE providers are prevented from disclosing to contractors the amount of funds the property is eligible for under a PACE assessment under this law.

**AB 1284** (2017) establishes state oversight for the California's PACE program (through the regulator – Department of Financial Protection and Innovation – DFPI) and requires PACE administrators that are not local governments to obtain a license under California Financing Law. They are also held accountable for screening, training, and monitoring the contractors and sales reps enrolled in their programs. Lastly, PACE providers have to determine a consumer's ability to repay, including income verification, before entering into a PACE assessment.

**SB 465** (2018) allows for fire resiliency measures to be financed under enabling PACE legislation.

**AB 1551** (2020) prohibits penalties for early prepayment, prohibits PACE financing with reverse mortgages, requires financing documents to be provided to the homeowner as a printed copy unless the homeowner opts out

**AB 2471** (2020) extends the right to cancel on all home improvement contracts including PACE for persons 65 years and older from three to five days

**AB 790** (2021) extends laws regulating unfair methods of competition and unfair or deceptive acts or practices with regard to the home solicitation of senior citizens for home improvements funded by PACE

**DFPI regulations** (2021) further regulated the PACE Administrator license and application process, advertising standards and standardized disclosures, complaints processes and procedures, dishonest dealings and misleading statements, and PACE enrollment standards and processes.

PACE offers an alternative to traditional means of financing property improvements such as paying cash, taking a home equity line of credit (HELOC), or using credit cards. PACE financing eligibility is primarily based on property equity and ability to pay, rather than the credit worthiness of the applicant. PACE financing has fixed term interest rates with terms generally longer than those of other private and/or unsecured loans, but equal to the average useful life of the improvement being undertaken. Some other advantages of PACE financing include 100% financing for eligible improvements, and the reliability of pre-approved, vetted, trained and strictly monitored contractors. Participation in PACE financing is voluntary.

Because the capital for PACE financing is from private sources and the transactions are between program administrators and building owners, the City will incur no cost or risk associated with program activities. The City is not required or expected to provide administrative support or marketing for the programs, which are conducted by the program administrators. However, many jurisdictions throughout the state have found that partnering in outreach and marketing can enhance the efficacy of the program. The City is not obliged to repay bonds issued by the JPA or assessments levied on the participating properties.

Enabling the City of Lawndale's PACE availability by approving licensed program administrators will create a competitive marketplace that provides a variety of financing options with more favorable terms to home and business owners. Doing so may also incentivize more property owners to undertake improvements, resulting in the creation of more renewable energy and local jobs, reduction in energy use, greenhouse gas emissions and water consumption, among other improvement categories.

## **PACE in Los Angeles County**

Thanks to PACE, over 14,500 homes have been transformed, leading to the installation of 46 megawatts of solar energy. This initiative has successfully abated 715,000 tons of carbon emissions and conserved an astonishing 1.97 billion gallons of water, all while generating \$643 million in utility bill savings for participants. Furthermore, the PACE improvements have spurred economic growth by creating 6,343 jobs for small businesses engaged in these impactful projects. Below are the LA County cities that've joined CSCDA's Open-PACE program:

Agoura Hills, Alhambra, Arcadia, Baldwin Park, Bell, Calabasas, Claremont, Commerce, Covina, Cudahy, Duarte, El Monte, Gardena, Glendale, Glendora, Hawthorne, Inglewood, La Canada Flintridge, La Puente, La Verne, Lancaster, Long Beach, Los Angeles, Lynwood, Montebello, Monterey Park, Norwalk, Palmdale, Paramount, Redondo Beach, Santa Fe Springs, Santa Monica, Torrance, Walnut, West Covina, West Hollywood

### **California Statewide Communities Development Authority (CSCDA) Open PACE**

CSCDA Open PACE is an umbrella initiative including three DFPI licensed residential PACE providers: PACE Funding Group (dba Home Run Financing), FortiFi Financial, and Renew Financial; and several commercial PACE providers. Launched in 2015 it is sponsored by the California Statewide Communities Development Authority (CSCDA). CSCDA Open PACE's goal is to create a platform to vet and pre-qualify PACE administrators so that local governments only need to pass a single resolution to authorize multiple providers including specialist residential or commercial PACE providers.

### **LEGAL REVIEW**

The City Attorney has reviewed this report.

### **FISCAL IMPACT**

Adoption of the resolution and actions contained herein will not result in any costs to the City. All costs of marketing, financial, and program administration are borne by the program administrators and covered with private capital.

### **RECOMMENDATION**

Staff recommends that the City Council

1. Discuss the PACE Program and approve CC Resolution No. 2510-50 and CC Resolution No. 2510-51 related to CSCDA Open PACE Programs; or
2. Provide further direction to staff.

### **Attachments**

[A. PACE.pdf](#)

[B. City Council Reso No. 2210-50.pdf](#)

[C. City Council Reso No. 2210-51.pdf](#)

# ATTACHMENT A





14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3200 • FAX (310) 644-4556

---

March 16, 2017

California Enterprise Development Authority  
550 Bercut Drive, Suite G  
Sacramento, CA 95811

Figtree Company, Inc.  
9330 Scranton Road, Suite 600  
San Diego, CA 92121  
Attn: Chief Executive Officer

**RE: ASSOCIATE MEMBERSHIP AGREEMENT AND INDEMNIFICATION  
AGREEMENT WITH THE CITY OF LAWDALE**

To whom it may concern,

The City of Lawndale is in receipt of the executed Indemnification Agreement you sent by FedEx on March 13, 2017; however, due to the lack of response and inaction on moving forward with this agreement in a timely manner, the City of Lawndale is electing to terminate both the Associate Membership Agreement (AMA) by and between the California Enterprise Development Authority and the Indemnification Agreement pursuant to Section 6 of the AMA.

If you have any questions, please call me at (310) 973-3231 or email me at [SMoore@lawandalecity.org](mailto:SMoore@lawandalecity.org).

Sincerely,

Sean M. Moore, AICP

Cc: Steve Mandoki, City Manager  
Tiffany Israel, City Attorney (via email)  
Pam Giamario, Assistant City Clerk

**Maria Guerra**

---

**From:** Helen Schaubmayer [<mailto:Helen@caled.org>]  
**Sent:** Monday, April 17, 2017 1:50 PM  
**To:** Sean Moore <[SMoore@lawndalecity.org](mailto:SMoore@lawndalecity.org)>  
**Subject:** Associate Membership Agreement (CEDA)

Hello Sean,

I am from the California Enterprise Development Authority (CEDA) and am writing that we are in receipt of a letter you sent us regarding termination of the Associate Membership Agreement between the City of Lawndale and CEDA. This request is due to lack of response and inaction related to the Indemnification Agreement in communication with our partner, Figtree Financing/Dividend Finance. We apologize for any inconvenience this may have caused your jurisdiction.

We (CEDA) are working on drafting a resolution to send your request for membership termination to our board. CEDA membership is one step in joining the PACE program with Figtree Financing/Dividend Finance; however, it also does provide other financing opportunities, besides this PACE program, within jurisdictions—namely, allowing CEDA, in role of conduit bond issuer, to complete tax-exempt financings for eligible 501c3 non-profits and manufacturers within its member jurisdictions. More information about these financing programs are available on our web site: <http://ceda.caled.org>. Should these financing opportunities interest your jurisdiction and it chooses to keep the CEDA membership, please let me know. Otherwise, we will continue the process of approving termination of this membership.

Should you have any questions, please let me know.

Regards,  
Helen

***Helen Schaubmayer***

Program Manager - CA Association for Local Economic Development (CALED)  
Assistant Secretary - CA Enterprise Development Authority (CEDA)

---

550 Bercut Drive, Suite G  
Sacramento, CA 95811  
(916)448-8252 ext. 16  
<http://www.caled.org> / <http://ceda.caled.org>

# ATTACHMENT B

**RESOLUTION NO. CC-2510-050**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF LAWNSDALE, CALIFORNIA,  
APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF AN  
AMENDED AND RESTATED JOINT EXERCISE OF POWERS  
AGREEMENT RELATING TO THE CALIFORNIA STATEWIDE  
COMMUNITIES DEVELOPMENT AUTHORITY**

WHEREAS, the City of Lawnsdale, California (the "City"), has expressed an interest in participating in the economic development financing programs (the "Programs") in conjunction with the parties to that certain Amended and Restated Joint Exercise of Powers Agreement Relating to the California Statewide Communities Development Authority, dated as of June 1, 1988 (the "Agreement"); and

WHEREAS, there is now before this City Council the form of the Agreement; and

WHEREAS, the City proposes to participate in the Programs and desires that certain projects to be located within the City be financed pursuant to the Programs and it is in the public interest and for the public benefit that the City do so; and

WHEREAS, the Agreement has been filed with the City, and the members of the City Council of the City, with the assistance of its staff, have reviewed said document;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAWNSDALE AS FOLLOWS:

Section 1. The Agreement is hereby approved and the Mayor or the City Manager or designee thereof is hereby authorized and directed to execute said document, with such changes, insertions and omissions as may be approved by said Mayor or City Manager, and the City Clerk or such Clerk's designee is hereby authorized and directed to affix the City's seal to said document and to attest thereto.

Section 2. The Mayor, the City Manager, the City Clerk and all other proper officers and officials of the City are hereby authorized and directed to execute such other agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein

Section 3. The City Clerk of the City shall forward a certified copy of this Resolution and an originally executed Agreement to:

Kathleen Jacobe  
Orrick, Herrington & Sutcliffe LLP  
400 Capital Mall, Suite 3000  
Sacramento, California 95814

PASSED, APPROVED AND ADOPTED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2025.

---

Robert Pullen-Miles, Mayor

ATTEST:

State of California            )  
County of Los Angeles    ) SS  
City of Lawndale            )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2510-050 at a regular meeting of said Council held on this 6<sup>th</sup> day of October, 2025, by the following roll call vote:

| Name                       | Voting |    | Present, Not Voting |                   | Absent |
|----------------------------|--------|----|---------------------|-------------------|--------|
|                            | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor |        |    |                     |                   |        |
| Pat Kearney, Mayor Pro Tem |        |    |                     |                   |        |
| Bernadette Suarez          |        |    |                     |                   |        |
| Francisco M. Talavera      |        |    |                     |                   |        |
| Sirley Cuevas              |        |    |                     |                   |        |

APPROVED AS TO FORM:

---

Gregory M. Murphy, City Attorney

---

Erica Harbison, City Clerk

# ATTACHMENT C

## **RESOLUTION NO. CC-2510-051**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWDALE, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY IN THE CSCDA OPEN PACE PROGRAMS; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND AUTHORIZING RELATED ACTIONS**

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California, including the City of Lawndale (the “City”); and

WHEREAS, Chapter 29 of Division 7 of the Streets & Highways Code (“Chapter 29”) authorizes the Authority to establish voluntary contractual assessment programs to finance or refinance renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time to time (collectively, the “Improvements”) through the levy of contractual assessments within counties and cities throughout the State of California that consent to the participation of properties within their respective territories and the issuance of bonds from time to time; and

WHEREAS, for the purpose of providing financing and refinancing for the Improvements, the Authority has established two CSCDA Open PACE Programs (the “Programs”): (i) the California FIRST Program and (ii) the CSCDA Open PACE Program; and

WHEREAS, the Authority has designated multiple third-party program administrators to administer the Programs; the current program administrators are the Counterpointe Energy Solutions II (CA) LLC, PACE Funding Group LLC dba Home Run Financing, Renew Financial Group LLC, Fortifi, Nuveen Green Capital, White Oak Advisors, Stonehill PACE, LLC, Lord Cap PACE, Green PACE Capital, PACE Loan Group and Petros PACE Finance, Castle Green Finance, Bayview PACE, Green Rock Healthcare Capital, Citizens Business Bank and the Authority will notify the City of any additions or changes; and

WHEREAS, the Authority may also administer certain projects itself, working directly with third-party capital providers; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property (“Participating Property Owners”) within its territory to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and



WHEREAS, the territory within which assessments may be levied for the Programs shall include all of the territory within the City's official boundaries; and

WHEREAS, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lawndale as follows:

Section 1. This City Council hereby finds and declares that properties in the territory of the City will benefit from the availability of the Program within the territory of the City and, pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 and the issuance of bonds to finance or refinance Improvements.

Section 2. In connection with the Programs, the City hereby consents to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City and the issuance of bonds to finance or refinance Improvements; provided, that

(1) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(2) The City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs.

Section 3. The appropriate officials and staff of the City are hereby authorized and directed to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The following staff persons, together with any other staff persons chosen by the City Council from time to time, are hereby designated as the contact persons for the Authority in connection with the Programs: Dr. Sean M. Moore, City Manager.

Section 4. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such certificates, requisitions, agreements and related documents as are reasonably required by the Authority to implement the Programs.

Section 5. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

Section 6. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the Authority at: Secretary of the Board, California Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

PASSED, APPROVED AND ADOPTED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2025.

---

Robert Pullen-Miles, Mayor

ATTEST:

State of California            )  
County of Los Angeles        ) SS  
City of Lawndale                )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2510-051 at a regular meeting of said Council held on this 6<sup>th</sup> day of October, 2025, by the following roll call vote:

| Name                       | Voting |    | Present, Not Voting |                   | Absent |
|----------------------------|--------|----|---------------------|-------------------|--------|
|                            | Aye    | No | Abstain             | Not Participating |        |
| Robert Pullen-Miles, Mayor |        |    |                     |                   |        |
| Pat Kearney, Mayor Pro Tem |        |    |                     |                   |        |
| Bernadette Suarez          |        |    |                     |                   |        |
| Francisco M. Talavera      |        |    |                     |                   |        |
| Sirley Cuevas              |        |    |                     |                   |        |

APPROVED AS TO FORM:

---

Gregory M. Murphy, City Attorney

---

Erica Harbison, City Clerk



## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Peter Kann, Community Development Director  
SUBJECT: **SB 79 Transit Oriented Development Bill**

### BACKGROUND

On the April 7, 2025 City Council meeting, Community Development staff presented a discussion item on Senate Bill (SB) 79, Senator Scott Wiener's Transit Oriented Development Bill, and asked for Council's consideration to send an opposition letter to SB 79. In September 2025, the California state legislature passed SB 79 which will allow multifamily housing by-right near certain transit hubs. It is staff's understanding that Governor Newsom has until October 12, 2025 to sign or veto the bill.

SB 79 proposes to add Government Code Section 65912.155. The bill will allow high density housing project within one-quarter or one-half mile of a "transit stop" as defined in the statute. These projects could be developed without input from the community's needs, environment review, or public input because it could potentially be approved at the administrative level.

### STAFF REVIEW

Attached are exhibits that show eligible areas within Los Angeles County and within Lawndale. Currently, SB 79 would only affect areas of Los Angeles County that have physical Metro rail stations, not areas that are near rail lines but outside of the statutory radius from a station. This is the reason why the attached exhibits show affected areas (1/4 or 1/2 mile) within Metro's rail station. Also, there is an exemption to SB 79 that the applicability will not apply to cities/jurisdictions with less than 35,000 residents. According to the 2020 Census, Lawndale had a population of 31,807 people. SB 79 proposes to permit by right high density residential development within one-quarter and/or one-half mile of a high frequency commuter rail (six trains per hour). A summary of the proposed land uses and their development standards is provided below:

#### TOD within ¼ mile

| TOD                              | Tier 1 (Rail Transit or Commuter Rail) | Tier 2 (Light-Rail or bus service) |
|----------------------------------|----------------------------------------|------------------------------------|
| Permitted Uses                   | High Density Residential               | High Density Residential           |
| Density                          | 120 units per acre                     | 100 units                          |
| Height                           | 75                                     | 65                                 |
| Floor Area Ratio                 | 3.5                                    | 3                                  |
| Concessions for Affordable Units | Additional 3                           | Additional 2                       |

TOD within ½ mile

|                                  | Tier 1 TOD               | Tier 2 TOD               |
|----------------------------------|--------------------------|--------------------------|
| Permitted Uses                   | High Density Residential | High Density Residential |
| Density                          | 100 units per acre       | 80 units per acre        |
| Height                           | 65                       | 55                       |
| Floor Area Ratio                 | 3                        | 2.5                      |
| Concessions for Affordable Units | Additional 2             | Additional 1             |

**LEGAL REVIEW**

The City Attorney has reviewed this report.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

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

**Attachments**

[Attachment A - SB 79 Maps.pdf](#)

# ATTACHMENT A

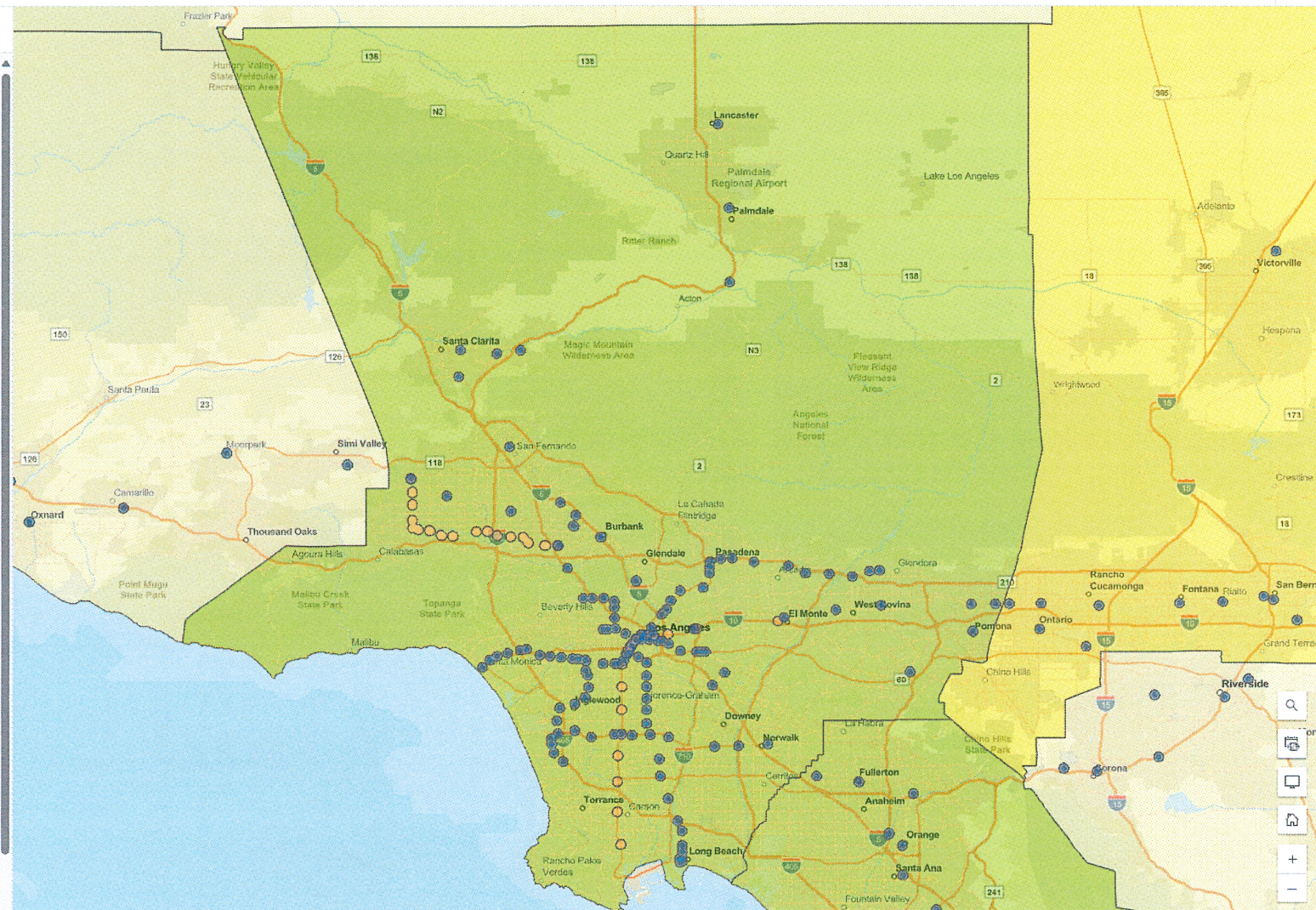




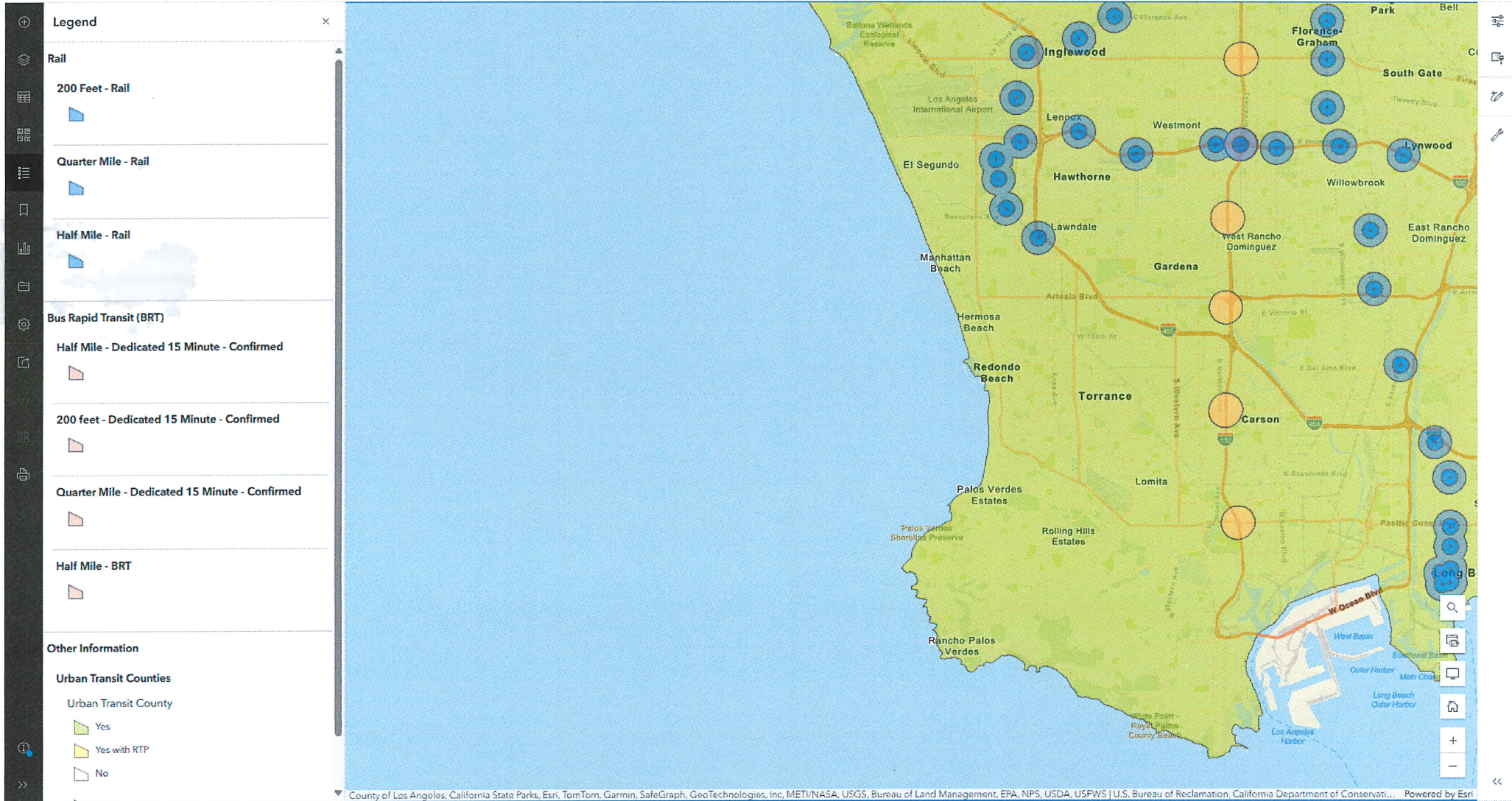
### Urban Transit Counts



7











Legend

Quarter Mile - Rail

Half Mile - Rail

Bus Rapid Transit (BRT)

Half Mile - Dedicated 15 Minute - Confirmed

200 feet - Dedicated 15 Minute - Confirmed

Quarter Mile - Dedicated 15 Minute - Confirmed

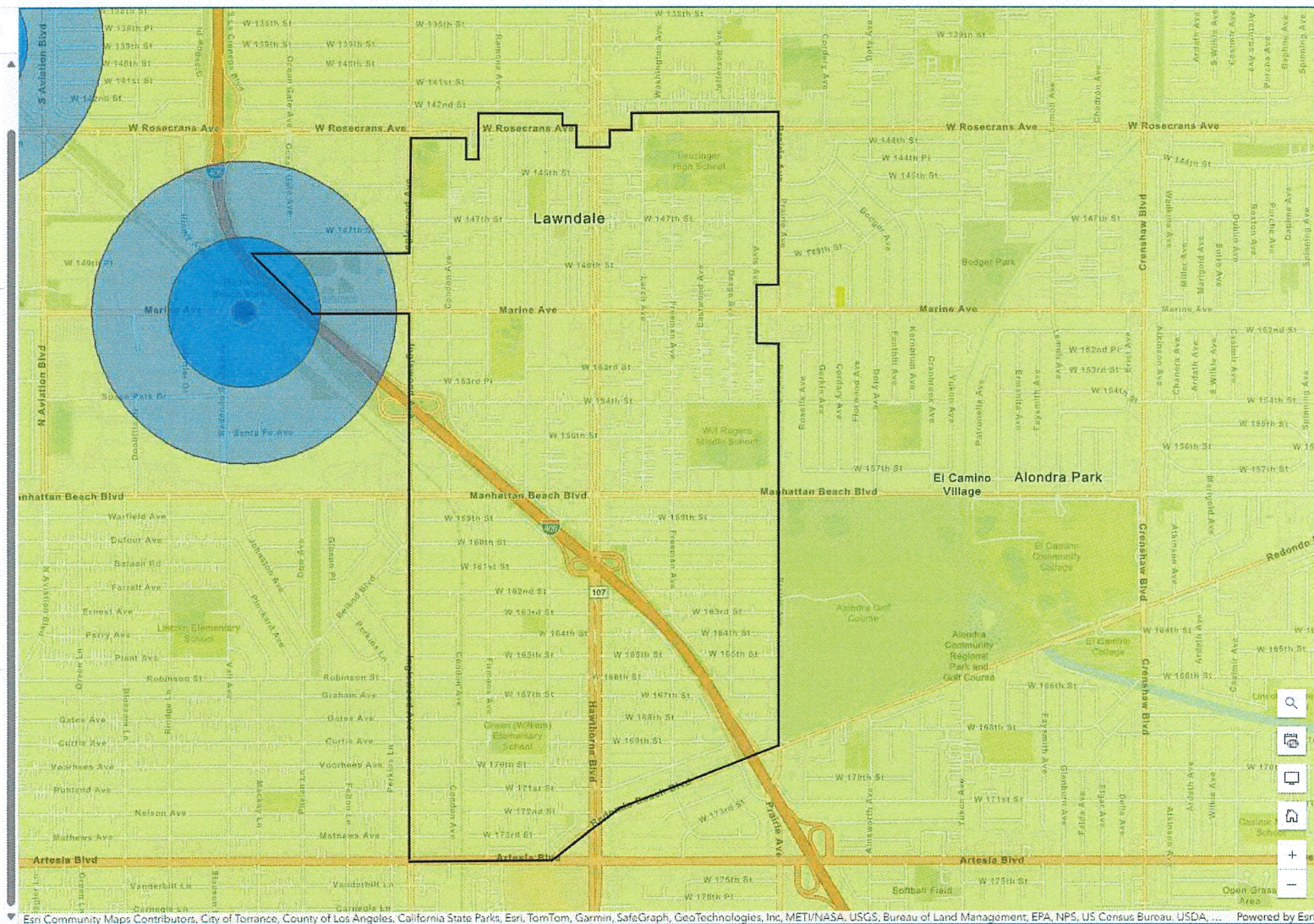
Half Mile - BRT

Other Information

Urban Transit Counties

Urban Transit County

- Yes
- Yes with RTP
- No
- Other







## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Michael Reyes, Municipal Services Director  
SUBJECT: **Update on Illegal Fireworks Suppression Plan for 2025**

### BACKGROUND

For the past five years, in an effort to curb the number of illegal fireworks being sold and used within the City of Lawndale, the City Council has approved and supported funding for the Illegal Fireworks Suppression Plan. The plan has evolved over the past five years as each year brings new challenges and experience.

### STAFF REVIEW

In 2021, in response to growing concerns from Lawndale residents regarding noise and pollution from the use of illegal fireworks in the City during the July 4th holiday, City Staff created the Illegal Fireworks Suppression Plan. The Plan was designed to create a special detail consisting of Los Angeles County Sheriff's Department (LASD) personnel to provide focused enforcement on the use of illegal fireworks being stored and launched within the City of Lawndale.

The 2025 Illegal Fireworks Suppression Plan was similar to the 2024 Illegal Fireworks Suppression Plan in that it did not include City Staff, nor did it use undercover vehicles to patrol the City. The 2025 Illegal Fireworks Suppression Plan consisted entirely of uniformed deputies, in marked black and white patrol cars, patrolling all regions of the City of Lawndale, and responding to service calls from residents about illegal fireworks.

This 2025 Detail consisted of 10 deputies patrolling as two-man units in five overtime patrol vehicles. The Deputies worked from 4:00 pm until 2:00 am and issued a total of 37 citations for illegal fireworks. These units were supported by Sergeant Smith and Lieutenant Osburn who also worked as a two man unit in a separate vehicle.

Of these 33 citations issued, 12 people appealed their citations, and hearings are ongoing. Some hearings were held during the last week of September, but those results have not been reported yet.

For record keeping and statistical purposes, LASD divides the City into four separate Reporting Districts (RD). Based on the results of this year's Illegal Fireworks Suppression Detail 6 citations were issued in RD 0331 which is the northeast quadrant of the City. 9 citations were issued in RD 0332, which is the northwest quadrant of the City. 9 citations were issued in RD 0333 which is the southwest quadrant of the City, and 9 citations were issued in RD 0334 which is the southeast quadrant of the City.

The 33 total citations that were issued is the same amount of citations issued as the previous year of enforcement, and this is in part due to the new body worn cameras that our deputies are required to wear. The existing protocol for our deputies is that whenever a contact is made with the public that results in an action by the deputy, then the information that was recorded during that interaction must be downloaded and logged. This is a fairly time-consuming practice and as the recordings are evidence, the cameras may only be downloaded at the South Los Angeles Station, which requires all deputies who issued citations to leave the City several times during their shifts in order to download their body worn cameras.

The Illegal Fireworks Suppression Plan is analyzed each year after it is completed and the plan is reviewed to determine if alternate methods would improve the results of the detail. While the Illegal Fireworks Suppression Plan continues to be effective, both LASD personnel and City Staff continue to analyze the results of the plan to determine any new options that could prove to increase the effectiveness of this plan.

#### LEGAL REVIEW

The City Attorney has reviewed and approved this staff report.

#### FISCAL IMPACT

There are no fiscal impacts as a result of this staff report.

#### RECOMMENDATION

Staff recommends that the City Council receive and file this staff report.



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Raylette Felton, Deputy City Manager/Director of Human Resources  
Diane Parsley, Executive Assistant

SUBJECT: **Time Capsule Opening**

### BACKGROUND

In December 2000, City Council rededicated City Hall following the completion of ADA upgrades and other building improvements. During the ceremony, the City also dedicated and sealed a time capsule within the foyer wall of City Hall. A plaque was placed to memorialize the dedication, inscribed with a note that the time capsule would be opened in December 2025, twenty-five years after its placement.

At the June 16, 2025, City Council meeting, staff presented an item for City Council's consideration regarding the opening of the 2000 Time Capsule. Following discussions, City Council agreed that the opening of the time capsule should take place in the early part of December, or at the first City Council meeting in December due to the upcoming City events, holiday commitments, vacations, and the planned closures of City facilities from December 24, 2025, to January 4, 2026. At this time, staff is seeking further direction from City Council regarding the scheduling of the opening of the time capsule and the selection of new items to be placed in the capsule for future generations.

### STAFF REVIEW

The 2000 Time Capsule has not yet been opened. As part of the recent Council Chamber revitalization project, the capsule was removed from the foyer wall. The removal process required more than two hours with the assistance of Public Works staff and the construction crew. This was a critical and necessary step to determine the capsule's exact size, location, and construction. Staff confirmed that the capsule is a very heavy briefcase type metal container, tightly sealed with screws and a heavy-duty tape and/or welding.

To allow for adequate time for City Council to retrieve, review and discuss the enclosed capsule items, staff is recommending that the City Council consider holding a special meeting during the first week of December. Staff is respectfully suggesting either Wednesday, December 3; Tuesday, December 2; or Tuesday, December 9, 2025. The special meeting would be reserved exclusively for the capsule reveal, the display of new items proposed for future inclusion, and an opportunity for the public to view the contents. The City's Cable Television staff will document this momentous occasion to maintain the historical records on this reveal in a current media format.

In addition to the scheduling the capsule reveal, staff is seeking City Council's guidance on what items should be included in the capsule for the future. The capsule's approximate dimensions are 23 inches in height, 20 inches across, and 2.5 inches in depth, which will limit the type and size of the items that can be enclosed. A list of potential items has been compiled and is included in Attachment C of this report. The capsule will be resealed and returned to its original locations behind the foyer wall.

Lastly, a new plaque will be ordered to cover the wall where the capsule will be placed. Staff recommends a square plaque design (without the previous rounded top section), featuring the City logo within the main body of the plaque, as shown in the Attachment B. A proposed inscription is also included in the attachment. Staff is in the process of obtaining cost estimates for the replacement plaque and related event expenses, which is included in the budget request for this special event ceremony for a total cost not to exceed \$6,000 in total event expenses.

#### LEGAL REVIEW

The City Attorney has not reviewed this staff report.

#### FISCAL IMPACT

This item has not been budgeted in the FY 25/26 Budget. An appropriation of an amount not to exceed \$6,000 is requested to be transferred from General Operations to the City Council - Reprographics, line item account number 100-110-510.200 to fund the plaque and other event costs.

#### RECOMMENDATION

Staff recommends that the City Council:

1. Approve a special meeting dedicated to the Time Capsule reveal; and
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); and
3. Review and approve the proposed list of items in Attachment C, with or without modifications, to be included in the future time capsule; and
4. Review and approve the wording purchase of a new plaque as presented in Attachment B or provided 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.

#### **Attachments**

[Attachment A\\_2000 Plaque.pdf](#)

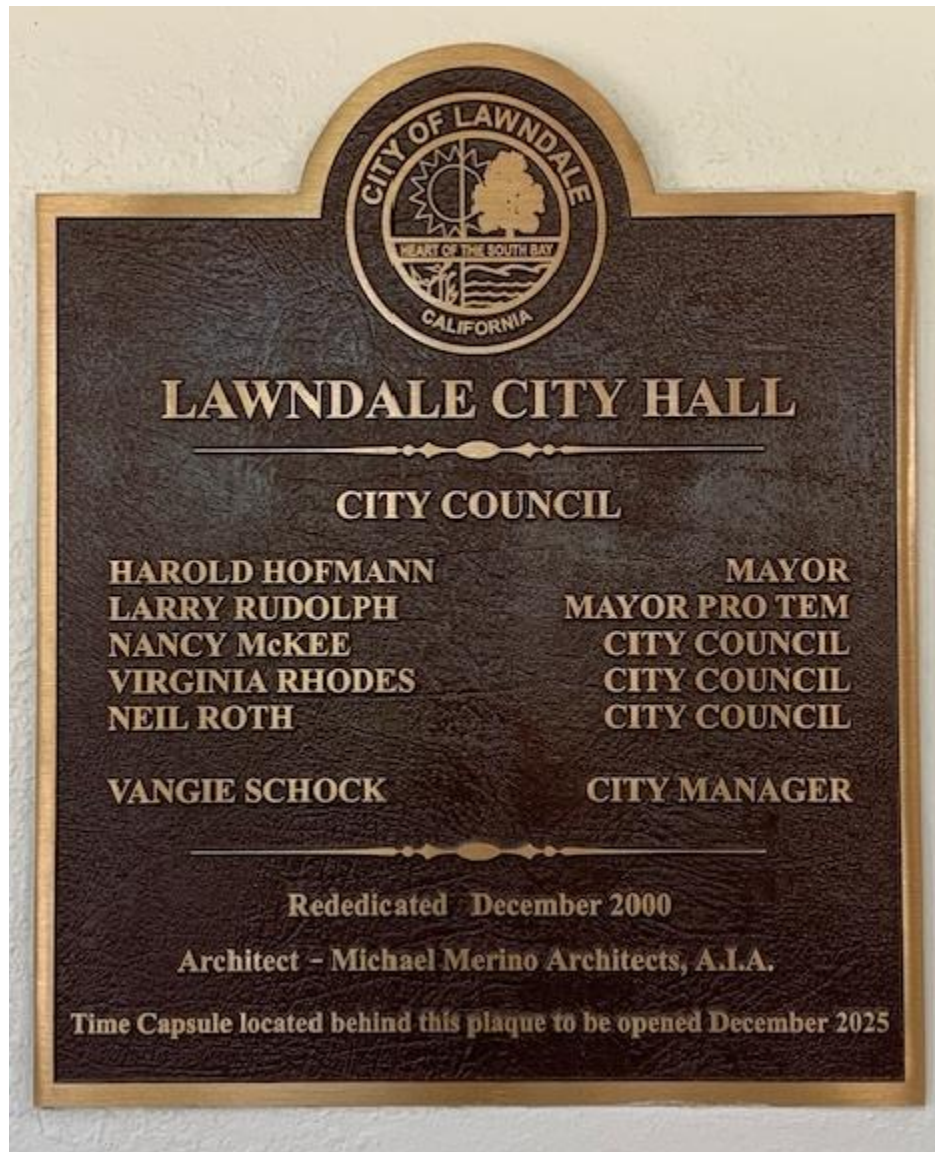
[Attachment B\\_Plaque Wording\\_Draft.pdf](#)

[Attachment C\\_Potential Items for 2025 Time Capsule.pdf](#)

[Attachment D\\_Event Items for Budget.pdf](#)

# ATTACHMENT A

# December 2000 Plaque



# ATTACHMENT B





# **LAWNDALE CITY HALL**

---



---

## **CITY COUNCIL**

**ROBERT PULLEN-MILES**

**MAYOR**

**PAT KEARNEY**

**MAYOR PRO TEM**

**SIRLEY CUEVAS**

**CITY COUNCIL**

**BERNADETTE SUAREZ**

**CITY COUNCIL**

**FRANCISCO M. TALAVERA**

**CITY COUNCIL**

**DR. SEAN M. MOORE**

**CITY MANAGER**

---



---

## **LAWNDALE TIME CAPSULE**

**Rededicated December 2025**

**Time Capsule located behind this plaque to be opened December 2050**

# ATTACHMENT C

## **City of Lawndale**

### **2025 Time Capsule**

#### **Items to Consider including in 2025 Time Capsule**

- 1. Flip Cell Phone**
- 2. Mouse with cord**
- 3. Flash Drive w/2000 Event Video and 2025 Event Video**
- 4. Youth Development Center Specifications**
- 5. Daily Breeze Newspaper Edition – Digital copy printed 12/1/25**
- 6. 40<sup>th</sup> Year Celebration City Lapel Pin**
- 7. 50<sup>th</sup> Year Celebration City Lapel Pin**
- 8. Current City Lapel Pin (w/Poppy)**
- 9. Covid Mask(s)**
- 10. Covid Test Box**
- 11. Covid “News” – Emergency Order from the Governor on the shut-down**
- 12. Current Elected Officials Photo’s**
- 13. Current issue of “Lawndalian” Publication**
- 14. City Phone List**
- 15. City Salaries**
- 16. Cost of Goods listing**
- 17. “Lawndale Way” Street Sign photo w/Councilmembers**
- 18. Lawndale Library Dedication – 2008 – City Photo(s)**
- 19. Photo of a variety of Ribbon Cuttings including the Tesla “Charging” Station**
- 20. Fireworks Penalty Flyer/Information**
- 21. Metro Green Line (Project Information)**
- 22. Koran Pulido Contreras – Program and/or photo’s adding his name to the Memorial Wall (Afghanistan)**
- 23. Harold E. Hofmann Community Center – Construction Photo’s**
- 24. Field of Honor Event Photo(s)**
- 25. City Council Budget – FY 25/26**
- 26. Photos: Larch Dog Park design**

- 27. Photos: Rudolph Park (after it was Larch Dog Park)**
- 28. Photos: Hopper Park**
- 29. Photos: Parade**
- 30. Lawndale History Book (J. Osborne, Author)**
- 31. Utility Art Project (photo's of current utility boxes with current art)**
- 32. Coffee with a Cop – Photo(s)**
- 33. City Hall Flood (2016) – a few photo's**
- 34. City Hall/Public Works Renovation (2024/25) Photo's**
- 35. Home Prices**
- 36. Lawndale - Tax Assessor Information for FY 24/25 (or latest published)**
- 37. Business Cards – Current**
- 38.** \_\_\_\_\_
- 39.** \_\_\_\_\_
- 40.** \_\_\_\_\_
- 41.** \_\_\_\_\_
- 42.** \_\_\_\_\_
- 43.** \_\_\_\_\_
- 44.** \_\_\_\_\_
- 45.** \_\_\_\_\_
- 46.** \_\_\_\_\_
- 47.** \_\_\_\_\_
- 48.** \_\_\_\_\_
- 49.** \_\_\_\_\_

# ATTACHMENT D

**City of Lawndale**  
**2025 Time Capsule**  
**Items to Budget for Event**

1. Plaque to cover new time capsule
2. Linens/Draping/Signage/Box Displays as may be needed for displays,  
Reception area
3. Balloon Arches
4. Refreshments
5. Pastries and/or cake
6. Cable T.V. Staffing and City Staffing



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025  
TO: Honorable Mayor and City Council  
FROM: Dr. Sean M. Moore, City Manager  
PREPARED BY: Vanesa Alvarez, Administrative Assistant  
SUBJECT: **Report of Attendance at Meetings**

No supporting documentation was forwarded to the City Clerk Department for this item.





## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: October 6, 2025

TO: Honorable Mayor and City Council

FROM: Dr. Sean M. Moore, City Manager

PREPARED BY: Vanesa Alvarez, Administrative Assistant

SUBJECT: **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.