



CITY OF LAWDALE
AGENDA OF THE LAWDALE
CITY COUNCIL REGULAR MEETING

Monday, August 3, 2026, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

How to Participate in the Meeting:

Any person who wishes to address the City Council regarding an agenda item or any matter within the City Council's subject matter jurisdiction, whether participating in person or remotely, is invited, but is not required, to complete a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. Individuals participating remotely may submit a completed speaker card by email to cityclerk@lawndale.ca.gov. A speaker card is provided solely to help ensure the speaker's name is accurately reflected in the meeting minutes and, if necessary, to provide contact information for staff follow-up.

How to Attend the Meeting:

Members of the public may attend the meeting in person or remotely using the Zoom meeting information provided on this agenda.

Members of the public may observe the meeting live on YouTube "Lawndale CityTV", the CityTV Website Channel 3, and Lawndale Community TV (Spectrum Channel 22 & Frontier Channel 29).

Remote Participation via Zoom

Join from PC, Mac, iPad, or Android:
(You may click on the link below to join)

[https://us06web.zoom.us/j/83482519564
pwd=jFZSJCGd479bYybv8DIPoB1W7la4qY.1](https://us06web.zoom.us/j/83482519564?pwd=jFZSJCGd479bYybv8DIPoB1W7la4qY.1)

Meeting ID: 834 8251 9564
Passcode: 052113

To request to speak:

1. Click the "**Raise Hand**" button in the **Reactions** menu when the Mayor opens the public comment period.
2. Please wait for City staff to call on you before speaking. You may choose to state your name before providing your comments. Attendees will be muted until the public participation period is opened.

Join via One tap mobile:

+16694449171,,83482519564#,,,*052113# US

+16699006833,,83482519564#,,,*052113# US

Meeting ID: 834 8251 9564
Passcode: 052113

To request to speak:

1. Dial *9 on your phone after the Mayor opens public comment.
2. When prompted press *6 to unmute your line and begin speaking. You may choose to state your name before providing your comments. Attendees will be muted until the public participation period is opened.

Copies of this agenda are available prior to the meeting in the Lawndale City Hall foyer or on the City website. Interested parties may contact the City Clerk's Department at (310) 973-3213 for clarification regarding any individual agenda item.

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

E. COMMENTS FROM COUNCIL

F. CONSENT CALENDAR

Items 3 through 6 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-2608-038 authorizing the payment of certain claims and demands in the amount of \$2,084,629.16.
5. **Minutes of the Lawndale City Council Regular Meeting, July 20, 2026**
— Recommendation: that the City Council approve the minutes.
6. **Approval of an Agreement with the City of Gardena for the Elderly Nutrition Program**
— Recommendation: that the City Council approve the Contract Services Agreement for the Elderly Nutrition Program between the City of Lawndale and the City of Gardena for a term beginning Monday, July 1, 2026, through June 30, 2027.

G. ADMINISTRATION

7. **Request for Direction from City Council on Education and Enforcement Practices Regarding Electric Vehicle (E-bikes) Use**
— Recommendation: that the City Council approve these recommendations including creation of 1.) An E-bike safety training course requirement, which will require students to complete the Lawndale's E-bike Safety Course or the private State approved course; 2.) An E-bike Safety Awareness Program, which will include the Citywide messaging including Public Service Announcements on the City Cable Channel, signage, mailers, and postings; 3.) An E-bike Enforcement Ordinance, which will state regulations and violations for E-bike use including, helmets and safety equipment requirements, age restrictions, speed regulations, and limits on approved locations for E-bike use; and 4.) All other directives suggested by the City Council.
8. **Contract Renewal with the Society for the Prevention of Cruelty to Animals (SPCA) for Kenneling and Animal Care Services for the 2026-2027 Fiscal Year**
— Recommendation: that the City Council approve the contract renewal with the Society for the Prevention of Cruelty to Animals (SPCA) for Kenneling and Animal Care services in the City of Lawndale in the amount of \$17,400 per month.

9. Housing and Community Development General Plan Progress Report

— Recommendation: that the City Council 1) Approve the 2025 draft Annual Report; 2) Accept staff's finding that the General Plan Annual Progress Report is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment; 3) Direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research; and 4) Adopt Resolution No. CC-2608-039.

H. CITY MANAGER REPORT

I. ITEMS FROM CITY COUNCILMEMBERS

10. Report of Attendance at Meetings

J. CLOSED SESSION

11. Conference with Legal Counsel – Potential Litigation

— The City Council will conduct a closed session pursuant to Government Code Section 54956.9(d)(2), to confer with legal counsel regarding a significant exposure to litigation, the facts and circumstances of which are not known to the potential plaintiff: one (1) case.

K. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, August 17, 2026, 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, August 3, 2026, was posted no less than 72 hours prior to the meeting.

/s/ Yvette Palomo
Yvette Palomo, Assistant City Clerk

Date Posted: July 30, 2026



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting 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.



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DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting 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.



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PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting 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 LAWNDALE

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PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting City Manager
PREPARED BY: Katie Hoang, Accounting Specialist
SUBJECT: **Accounts Payable Register**

RECOMMENDATION

Staff recommends that City Council adopts Resolution No. CC-2608-038 authorizing the payment of certain claims and demands in the amount of \$2,084,629.16.

Attachments

[A. CC-2608-038 - AP Resolution - August 3, 2026..pdf](#)

ATTACHMENT A

RESOLUTION NO. CC-2608-038

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$2,084,629.16**

THE CITY COUNCIL OF THE CITY OF LAWNSDALE, 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 209469 through 209537 for the aggregate total of \$2,084,629.16 are hereby authorized.

Effective Date: August 3rd, 2026

Approved by:



Luis Rodriguez, Acting City Manager

Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 3rd day of August 2026.

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-2608-038 at a regular meeting of said Council held on the 3rd day of August 2026, 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					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

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	
7/16/2026	209469		209495	210,723.32
7/16/2026	209496		209508	859,469.65
7/23/2026	209509		209523	765,702.44
7/23/2026	209524		209537	248,733.75
Total Checks				2,084,629.16

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
Total ACH Payments			0.00
Total Audited Claims and Demands Paid			2,084,629.16

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 07/14/2026
Time: 5:02 pm
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
209469	07/16/2026	Printed		7194	BAVCO BACKFLOW APPARATUS &	BACKFLOW INSPECTIONS -	680.00
209470	07/16/2026	Printed		4333	CALIF BLDG STANDARDS COMMISSIO	SURCHARGE QTR ENDING	532.00
209471	07/16/2026	Printed		8793	CERTIFIED MECHANICAL SOLUTIONS	HVAC INSPECTION - CSD	600.00
209472	07/16/2026	Printed		7889	CHARTER COMMUNICATIONS	INTERNET SERVICES	1,025.00
209473	07/16/2026	Printed		2893	CIVIC SOLUTIONS INC.	SR. PLANNER CONSULTING SVCS-	9,571.25
209474	07/16/2026	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	BUILDING & SAFETY SERVICES -	54,691.06
209475	07/16/2026	Printed		8799	JAY DAVIS	SHOP LOCAL HOME IMPROV. REBATE	400.00
209476	07/16/2026	Printed		8129	DEPT OF CONSERVATION	STRONG MOTION FEES:	344.10
209477	07/16/2026	Printed		5702	DIV OF THE STATE ARCHITECT	Q2 2026 CASP FEE REPORT	284.80
209478	07/16/2026	Printed		8756	GENTRY GENERAL ENGINEERING INC	REPLACE IRRIGATION VALVE @	32,800.00
209479	07/16/2026	Printed		5965A	JOHNSON CONTROLS BUILDING	HVAC CONTROL SYSTEM CHANGE -	2,339.00
209480	07/16/2026	Printed		0308	LOS ANGELES COUNTY	HEARING OFFICER FEES -	60.00
209481	07/16/2026	Printed		8587	MALEINY'S UPHOLSTERY	8 CHAIR PADS REUPHOLSTERY	200.00
209482	07/16/2026	Printed		7890	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES - GENERAL	700.14
209483	07/16/2026	Printed		8784	OEM MATERIALS & SUPPLIES	CITYWIDE PPE MATERIALS -	6,042.34
209484	07/16/2026	Printed		0326	LINDA D. PARSLEY	FLUFF & FOLD 9 CITY LINENS	35.06
209485	07/16/2026	Printed		8764	PATRIOT ENVIROMENTAL SERVICES	HAZARDOUS WASTE DISPOSAL: 85-	1,269.14
209486	07/16/2026	Printed		8797	PAUL PHAISINCHAIAREE	PLANNING DEPOSIT REFUND	1,212.75
209487	07/16/2026	Printed		8798	LORENA PLASENCIA	PLANNING DEPOSIT REFUND	2,301.39
209488	07/16/2026	Printed		0615A	SCA OF CA, LLC	STREET SWEEPING & DEBRIS	30,541.16
209489	07/16/2026	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	25,544.84
209490	07/16/2026	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	476.53
209491	07/16/2026	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	INVITING BIDS FOR BN 2603-03	1,682.72
209492	07/16/2026	Printed		8177	SOUTHWEST PATROL, INC.	ARMED SECURITY SERVICES	26,840.00
209493	07/16/2026	Printed		8795	THE ENERGUY INC.	PERMIT FEES REFUND	274.96
209494	07/16/2026	Printed		3672-CSD	U.S. BANK	CREDIT CARD PAYMENT	5,376.24
209495	07/16/2026	Printed		3373	VERIZON WIRELESS	DESK & CELL PHONE SERVICE/ SIM	4,898.84
Total Checks: 27						Checks Total (excluding void checks):	210,723.32
Total Payments: 27						Bank Total (excluding void checks):	210,723.32
Total Payments: 27						Grand Total (excluding void checks):	210,723.32

Check Register Report

Date: 07/15/2026
Time: 12:45 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
WELLS FARGO BANK N.A Checks							
209496	07/16/2026	Printed		2499	BRIGHTON ESCROW INC	RESIDENTIAL PROPERTY REPORT	240.00
209497	07/16/2026	Printed		0149	CALIFORNIA PARKS & REC SOCIETY	26/27 MEMBERSHIP - J. MINTER,	860.00
209498	07/16/2026	Printed		7934	COMPUTERSHARE CORPORATE TRUST	ACCOUNT#: LAWNDAL09TA DEBT	841,071.15
209499	07/16/2026	Printed		7438	DEPARTMENT OF PUBLIC HEALTH	2026/27 PERMIT FEES - CSD -	274.00
209500	07/16/2026	Printed		7438	DEPARTMENT OF PUBLIC HEALTH	2026/27 PERMIT FEES - CSD 3RD	400.00
209501	07/16/2026	Printed		0916	LA OPINION	NOTICE OF ELECTION	355.00
209502	07/16/2026	Printed		0321	LEAGUE OF CALIFORNIA CITIES	2026/27 LA COUNTY DIV. DUES	1,186.50
209503	07/16/2026	Printed		8796	EDWIN LEE	CONS & DEMO DEPOSIT REFUND	1,950.00
209504	07/16/2026	Printed		8372	RIGOBERTO PLASCENCIA	CONS & DEMO DEPOSIT REFUND	1,785.50
209505	07/16/2026	Printed		8800	ALLEN RUSSELL	SHAVED ICE - 200 CUPS	800.00
209506	07/16/2026	Printed		0442	SO CALIF ASSOC OF GOVERNMENTS	2026/27 MEMBERSHIP DUES	4,780.00
209507	07/16/2026	Printed		6334	THE FUN COMPANY	LED SCREEN & AUDIO - WORLD CUP	5,680.00
209508	07/16/2026	Printed		7059	VIENTONG DAILY NEWS	NOTICE OF ELECTION	87.50
Total Checks: 13						Checks Total (excluding void checks):	859,469.65
Total Payments: 13						Bank Total (excluding void checks):	859,469.65
Total Payments: 13						Grand Total (excluding void checks):	859,469.65

Check Register Report

Date: 07/22/2026
Time: 8:00 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
WELLS FARGO BANK N.A Checks							
209509	07/23/2026	Printed		8357	4LEAF INC.	CDD PERMIT TECHNICIAN SVCS -	8,190.00
209510	07/23/2026	Printed		6369	AM-TEC TOTAL SECURITY INC.	ALARM SERVICES - Q2 2026	925.52
209511	07/23/2026	Printed		0372C	AT & T	PHONE CHARGES	1,147.97
209512	07/23/2026	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	36,498.19
209513	07/23/2026	Printed		7362	LA UNIFORM & TAILORING INC	UNIFORMS FOR MSD - ROBERT LUA	997.15
209514	07/23/2026	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES -	661,420.15
209515	07/23/2026	Printed		8803	MATEO'S ICE CREAM & FRUIT BARS	SANDWICHES - COFFEE W/ COPS	280.00
209516	07/23/2026	Printed		6445	MICHAEL BAKER INTL, INC	CDBG CONSULTING SERVICES -	10,672.50
209517	07/23/2026	Printed		8019	OPUS VENTURE LLC	INSTRUCTOR FEES-SENIOR FITNESS	1,457.50
209518	07/23/2026	Printed		8619	PRIMO BRANDS	BOTTLE WATER SERVICE -	909.30
209519	07/23/2026	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL AD - DECORUM ORDINANCE	568.31
209520	07/23/2026	Printed		8177	SOUTHWEST PATROL, INC.	ARMED SECURITY SERVICES	14,355.00
209521	07/23/2026	Printed		6251	BERNADETTE SUAREZ	MILEAGE REIMB. - CCCA	195.75
209522	07/23/2026	Printed		3672-CMD	U.S. BANK	CREDIT CARD PMT FY 26/27	2,251.30
209523	07/23/2026	Printed		8270	WESTERN AUDIO VISUAL	FURNISH & INSTALL BROADCAST	25,833.80
Total Checks: 15						Checks Total (excluding void checks):	765,702.44
Total Payments: 15						Bank Total (excluding void checks):	765,702.44
Total Payments: 15						Grand Total (excluding void checks):	765,702.44

Check Register Report

Date: 07/23/2026
Time: 10:05 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
WELLS FARGO BANK N.A Checks							
209524	07/23/2026	Printed		2891	ASCAP	ANNUAL LICENSING FEES - MUSIC	12.00
209525	07/23/2026	Printed		8804	ROBERTO AVILA	DONATION TO PAY FOR IMPOUND	570.00
209526	07/23/2026	Printed		0158	CALIFORNIA JPIA	2026/27 ALL RISK PROPERTY INS.	115,701.00
209527	07/23/2026	Printed		8793	CERTIFIED MECHANICAL SOLUTIONS	HVAC REPAIR - CSD	2,789.46
209528	07/23/2026	Printed		8307	DEVELOPERS GENERAL CONTRACTING	CITY HALL & PW IMPROV. PROJECT	76,060.53
209529	07/23/2026	Printed		6262	ECOLAB INC	SANITIZERS - SR. LUNCH PROGRAM	176.78
209530	07/23/2026	Printed		8802	GOVPILOT	PERMITTING & LICENSING	44,000.00
209531	07/23/2026	Printed		5746	INTL ELECTRONIC ENTERPRISES IN	2026/27 ANNUAL VIDEO SERVER/	2,800.00
209532	07/23/2026	Printed		0380	PAT KEARNEY	MILEAGE REIMB.- VECTOR CONTROL	14.50
209533	07/23/2026	Printed		8791	P4L DBA LEMONADE DAY	LICENSE FEE FOR LEMONADE	2,500.00
209534	07/23/2026	Printed		5895	RICOH USA INC	LEASE CHARGES FOR COPIERS -	1,760.84
209535	07/23/2026	Printed		0849	THE SAFEMART OF SO CAL INC	KEYS - CITY HALL, PWD, & CATV	40.33
209536	07/23/2026	Printed		8121	TRAVEL SERVERS INC.	TRAVEL CLUB - MORONGO CASINO -	2,205.00
209537	07/23/2026	Printed		7768	UNITED SITE SERVICES	PORTABLE RESTROOM RENTAL	103.31
Total Checks: 14						Checks Total (excluding void checks):	248,733.75
Total Payments: 14						Bank Total (excluding void checks):	248,733.75
Total Payments: 14						Grand Total (excluding void checks):	248,733.75

Council Meeting 8/03/2026
Details of US Bank Credit Card Charges & Petty Cash Expenses

Vendor# 3672- CSD

Date	Vendor	Description	Amount
5/23/2026	Amazon	Refund for returned 2 pack Spandex table cloth	(43.74)
5/22/2026	Smart and Final	Coffee creamer	12.79
		Adjustments to the size and customization to banners for Health, Safety and Pet	
5/23/2026	Vispronet	Fair	388.41
5/22/2026	Sams Club	Snacks for Memorial Day Event	121.32
5/25/2026	McDens Donuts	Donuts for Memorial Day Event	36.05
5/24/2026	Vons	Flower arrangements for Memorial Day	72.73
5/26/2026	Costco	x2 cakes for monthly senior birthdays - May 2026	55.98
5/29/2026	Amazon	Refund for mobile rec van supplies	(35.05)
5/28/2026	Amazon	Picture frames for students singing to seniors at daily lunch	141.40
6/1/2026	Amazon	6 pack of hand sanitizers	54.49
6/1/2026	Cassidy Olson	Deposit for LA Pop Up Mini Golf. Balance paid check 6/8/26	231.25
6/3/2026	Brassbell	Ceremonial bell for Memorial Day	844.95
6/3/2026	Dollar Tree	June Luncheon decorations	34.81
6/4/2026	QuikWash	Car wash for RAV truck #511	10.00
6/6/2026	Amazon	x4 cutlery set for senior lunch program	128.41
6/7/2026	Amazon	Senior Hawaiiin Luncheon supplies and lunch program supplies	305.73
6/5/2026	Home Depot	Shelves for senior lunch program storage closet	464.06
6/9/2026	Smart and Final	Coffee creamer, coffee and dish soap for staff break room	56.96
6/9/2026	Smart and Final	Monthly senior lunch program supplies	313.21
		TV for Main Event Room to use for recreational activities and facility	
6/9/2026	Best Buy	reservations while projector is unavailable	394.95
6/11/2026	Brassbell	Engraving for Memorial Day's bell	25.00
6/12/2026	Michaels	Senior Bingo prizes	98.74
6/13/2026	Queens Donuts	Refreshments for volunteers and staff	34.50
6/13/2026	Canva	Adding supervisor, Gabriel, as user	25.21
6/11/2026	Home Depot	Community Center maintenance tools	84.08
6/11/2026	Home Depot	Storage bins for Senior lunch program	92.75
6/12/2026	Home Depot	Storage bins for Senior lunch program	230.88
6/15/2026	Global Events	x2 Half moon table for senior lunch program	247.64

6/15/2026	VIP Detail Services	Car wash for x2 special transit buses	280.00
6/15/2026	Royal Cleaners	Dry clean table cloths	72.00
6/15/2026	Costco	Cakes for Senior monthly Birthdays - June 2026	55.98
6/17/2026	Marshalls	June Luncheon Raffle Gifts	152.91
6/17/2026	Dollar Tree	June Luncheon Raffle Gift bags	18.23
6/17/2026	Dollar Tree	Office kitchen supplies	4.97
6/21/2026	Amazon	Department vacuum	364.64
Check Date 07/16/2026; Check# 209494			\$ 5,376.24

Vendor# 3672- CMD

Date	Vendor	Description	Amount
5/21/2026	Vons	Special Community/ROW Reception Recognition on 5/26/26 (Lemonade/Water)	20.97
5/21/2026	Vons	Special Community/ROW Reception Recognition on 5/26/26 (2 Fruit Trays, 1 VeggieTray)	119.97
5/21/2026	Torrance Bakery	Special Community/ROW Reception Recognition on 5/26/26 (1/4 sheet Cake, Cookies, Special Photo Design & wrapped cookies with bow added)	381.65
6/1/2026	Kasia Teriyaki	Pre-Council Mtg Meals - 4 Electeds Meals; 7 Staff Meals - June 1, 2026 City Council Meeting	190.80
6/3/2026	ClickSend	Recharge to Street Sweeping Notification APP	20.00
6/6/2026	League of California Cities	LCC Annual Conference Registration - S. Cuevas - Anaheim, Sept 2026	675.00
6/11/2026	L.A. Uniform & Tailoring	Logo Patch and Name/Dept Embroidery on 9 shirts for Councilman Talavera	238.68
6/16/2026	ClickSend	Recharge to Street Sweeping Notification APP	20.00
6/15/2026	Kasai Teriyaki	Pre-Council Mtg Meals - 5 Electeds Meals; 6 Staff Meals - June 15, 2026 City Council Mtg.	188.04
6/18/2026	Smart & Final	Snacks and Coffee Supplies for Special Full Day City Council Meeting on 6/19/26	28.75
6/18/2026	Smart & Final	Return of Snacks and Coffee Supplies for Special Full Day City Council Meeting on 6/19/26 (Items not needed)	(28.75)
6/18/2026	Subway - Lawndale	Cookies for Special Full Day City Council Meeting on 6/19/26	14.57
6/18/2026	Smart & Final	Fruit Tray for Special Full Day City Council Meeting on 6/19/26	17.99

6/18/2026	Smart & Final	Coffee, Tea, Cups, Lids, Soda, Hand Sanitizer Bottles - for Special Full Day City Council Meeting 6/19/26 and "stock" for upcoming meetings	162.45
6/18/2026	Ralphs	Veggie Tray for Special Full Day City Council Meeting on 6/19/26	9.99
6/19/2026	Bossa Nova	6 Lunches for Special Full Day City Council Meeting 6/19/26 - 5 councilmembers and 1 city attorney	164.79
6/18/2026	Coffee Bean & Tea Leaf	6 Bagels and 6 Cream Cheese for Special Full Day City Council Meeting on 6/19/26	26.40
Check Date 07/23/2026; Check# 209522			\$ 2,251.30

Petty Cash

*No petty cash replenishment during this period.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Minutes of the Lawndale City Council Regular Meeting, July 20, 2026**

BACKGROUND

Staff recommends that the City Council approve the minutes.

Attachments

[7-20-26 Draft Minutes.pdf](#)

ATTACHMENT A

**DRAFT Minutes
City Council Regular Meeting
July 20, 2026**

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

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

Other Participants: Acting City Manager Lucho Rodriguez, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, Los Angeles County Sheriff's Department Acting Captain Tania Giggles, Los Angeles County Fire Department Acting Assistant Chief Wade Kelsey, Community Services Director Jason Minter, Municipal Services Director Michael Reyes, Community Development Acting/Interim Director Jose Hernandez

B. CEREMONIALS (Flag Salute and Inspiration)

Councilmember Talavera led the flag salute. Retired Pastor Dwight Dudley provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Acting Captain Giggles summarized the recent law enforcement activities and invited the Community to attend National Night Out on August 4, 2026, from 5:00 p.m. to 7:00 p.m. at the Lawndale Civic Center Plaza.

2. Los Angeles County Fire Department Update

Acting Assistant Chief Kelsey summarized the recent fire department activities.

D. PRESENTATIONS

3. Presentation by Centinela Valley Union High School District

— Presentation from Centinela Valley Union High School District to the City Council recognizing their support of educational opportunities for CVUHSD students.

Centinela Valley Union High School District (CVUHSD) Superintendent Dr. Stephen Nellman and School Board President Hugo Rojas recognized the City Council for their support of educational opportunities for CVUHSD students.

4. Proclamation - Parks and Recreation Month - July 2026

— Presentation of Proclamation to the Community Services Department proclaiming July 2026 as Parks and Recreation Month.

Community Services Director Minter presented a video about parks.

Mayor Pullen-Miles and the City Council presented the City of Lawndale proclamation certificate to the Community Services Department proclaiming July 2026 as Parks and Recreation Month.

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

Kaitlin Coulter, Library Manager, announced the library's upcoming events.

Holly Osborne, Redondo Beach Resident, commented on a proposed housing project in Redondo Beach, right-of-way (ROW) measurements and provided handouts.

Linda Johnson, field representative for Assemblymember Tina McKinnor, invited the community to the 5th Annual Backpack Giveaway & Health Fair scheduled for Saturday, August 1, 2026, from 10 a.m. to 1 p.m. at Crozier Middle School in Inglewood.

Samina Arain, Resident, commented on parking issues and short-term rentals on 153rd Street.

Edie Warwick, Resident, commented on a \$500 citation that she received related to her landscaping.

Ali Zaidi, Resident, commented on parking issues on 153rd Street.

Randall Abram, Resident, commented on illegal fireworks usage, a drone surveillance program, and City job vacancies.

Deena Sopko, Resident, commented on advertising the Beautification Committee meetings for better turnout, supported the committee's efforts, and commented on the issue involving feral animals and Resident Warwicks's citation.

Matthew Harbison, Resident, commented in support of the City's Zoom meeting option, encouraged community outreach and public awareness, commented on code enforcement and property maintenance concerns, and thanked the City for allowing their organization to sell fireworks.

Anatoly Orlov, submitted an electronic comment regarding the investigation records related to Councilmember Suarez, and commented on Southwest Patrol.

Jim Rockenbach, submitted an electronic comment regarding code enforcement practices and complaints reported by private residents.

F. COMMENTS FROM COUNCIL

Councilmember Kearney thanked everyone that commented on tonight's meeting, thanked Library Manager Coutler for providing the library updates, expressed support for addressing parking and property maintenance concerns on 153rd Street, and requested clarification regarding the resident's citation received.

Municipal Services Director Reyes responded that the \$500 citation was voided after staff confirmed the material was mulch rather than food, and explained the City's enforcement of the ordinance prohibiting the feeding of wild animals.

Councilmember Talavera thanked everyone for attending tonight's meeting, commented on encouraging greater community participation, suggested exploring solutions to parking concerns, requested information regarding the City's ordinance on feeding wild animals, supported receiving updates from the Beautification Committee, and encouraged community outreach to increase public awareness of City services.

Councilmember Suarez thanked those attending the meeting in person and online, commented on exploring proactive solutions to parking issues related to new developments, inquired about the City's citation process for feeding wildlife, expressed support for ensuring fair municipal code enforcement, thanked staff for implementing the Zoom meeting option, and thanked the public for their comments and engagement.

Mayor Pro Tem Cuevas thanked those attending the meeting in person and online, encouraged residents to attend meetings and submit comments in person, by email, or through Zoom, and expressed support for increasing community engagement.

Mayor Pullen-Miles thanked everyone for attending tonight's meeting and providing comments, commented on parking concerns and encouraged residents to use the City's parking district process, requested staff investigate a reported illegal short-term rental and contact the property owner regarding parking concerns, commented on wildlife issues, and thanked a public speaker for their comments.

G. CONSENT CALENDAR

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

5. Motion to read by title only and waive further reading of all ordinances listed on the Agenda

— Recommendation: that the City Council that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

6. Accounts Payable Register

— Recommendation: Staff recommends that City Council adopts Resolution No. CC-2607-034 authorizing the payment of certain claims and demands in the amount of \$2,562,367.10.

7. Minutes of the Lawndale City Council Regular Meeting, June 15, 2026

— Recommendation: that the City Council approve the minutes.

8. Minutes of the Lawndale City Council Special Meeting, June 19, 2026

— Recommendation: that the City Council approve the minutes.

9. Approval of a Public Sports Viewing Event

— Recommendation: that the City Council ratify the holding of the one-time public sports viewing event which was held on July 19, 2026.

10. Resolution Approving the Execution of a Cooperation Agreement with the Los Angeles Urban County Community Development Block Grant Program for Fiscal Years 2027-2029

— Recommendation: that the City Council adopt Resolution No. CC-2607-035 authorizing and approving the execution of a Cooperation Agreement with the Los Angeles Urban County Community Development Block Grant Program to receive funding for the next three fiscal years, FY 2027-2028, FY 2028-2029, FY 2029-2030.

11. Consideration of Claim for Damage against the City

— Recommendation: that the City Council reject the claim filed by John Tripp and instruct staff to process the appropriate correspondence to the claimant.

12. Notice of Completion for the Public Works and City Hall Facility Needs Project

— Recommendation: that the City Council 1.) Accept the project completion by Developers General Contracting, Inc., for the Public Works and City Hall Facility Needs Project; and 2.) Authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder County Clerk's Office for the Public Works and City Hall Facility Needs Project.

13. Award of Contract for the Repair and Replacement of Doors in the Harold E. Hofmann Community Center

— Recommendation: that the City Council award a contract to Vortex Industries, LLC, in the amount of \$27,991.11, with a contingency amount of 20%, or \$5,598.22, for a total not to exceed amount of \$33,589.33 for the repair and replacement of selected doors in the Harold E. Hofmann Community Center.

14. Quarterly Investment Report for the Quarter Ended June 30, 2026

— Recommendation: that the City Council receive and file the Quarterly Investment Report for the quarter ended June 30, 2026

H. ADMINISTRATION

15. Confirmation of Voting Delegate & Alternate to the 2026 League of California Cities Conference

— Recommendation: that the City Council: 1.) Affirm a Voting Delegate and Voting Alternate to represent the City at the 2026 League of California Cities Annual Conference; 2.) Direct staff in the City Clerk Department to forward Resolution No. CC-2501-001, or the appropriate formal minute action, if different, of such designation to the League of California Cities and the City Manager's Department; 3.) Determine if additional Council Members will attend the full conference or one day conference; and 4.) Direct staff in the City Manager's Department to make the appropriate reservations for the approved travel.

Assistant City Clerk Palomo presented the staff report.

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to affirm Mayor Pro Tem Cuevas as Voting Delegate and Councilmember Kearney as Voting Alternate to represent the City at the 2026 League of California Cities Annual Conference, direct staff in the City Clerk Department to forward Resolution No. CC-2501-001, or the appropriate formal minute action, if different, of such designation to the League of California Cities and the City Manager's Department, and directed staff in the City Manager's Department to make the appropriate reservations for the approved travel. The motion passed with a vote of 5-0.

16. Request to Renew Contract with the Society for the Prevention of Cruelty to Animals (SPCA) for Kenneling and Animal Care Services for the 2026-2027 Fiscal Year

— Recommendation: that the City Council approve the Request to Renew Contract with SPCA for Kenneling and Animal Care Services for the City of Lawndale in the amount of \$17,400 per month.

Municipal Services Director Reyes presented the staff report.

By City Council consensus, the item was continued to a future meeting.

17. Senior Activities Funding

— Recommendation: that the City Council adopt Resolution No. CC-2607-36 to approve an amendment to the adopted roster for Community Development Block Grant (CDBG) programs for Fiscal Years 2025-2026 and 2026-2027.

Acting/Interim Community Services Director Hernandez presented the staff report.

In response to Councilmembers' questions, Acting/Interim Community Services Director Hernandez stated that the funding would support senior activities, including the senior nutrition program, explained that County program requirements prohibit limiting participation based on city residency, and that the proposed General Fund backfill was \$37,000, with the \$73,000 amount reflecting two years of funding.

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to adopt Resolution No. CC-2607-36 to approve an amendment to the adopted roster for Community Development Block Grant (CDBG) programs for Fiscal Years 2025-2026 and 2026-2027, and reallocating both the FY2025-2026 and FY2026-2027 amounts budgeted for Senior Activities (\$73,985) into the 2026-2027 Street Improvement Project. The motion passed by a vote of 5-0.

I. CITY MANAGER REPORT

Acting City Manager Rodriguez introduced MV Cheng & Associates Consultant Finance Director Jeannie Fortune and reported that request for proposals are being prepared for the Human Resources Director position and for design services to repave Hawthorne Boulevard. In response to Councilmember Kearney's question, Acting City Manager Rodriguez responded that an Assistant Engineer vacancy will be advertised.

J. ITEMS FROM CITY COUNCILMEMBERS

18. Report of Attendance at Meetings

Councilmember Kearney attended a Coffee with a Cop event, Ribbon-cutting ceremony at Castillo 502 Barbershop and the City's Soccer Watch Party.

Councilmember Talavera attended the Seniors 4th of July Luncheon, Ribbon-cutting ceremony for Castillo 502 Barbershop, Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee meeting, Soccer Watch Party, a Neighborhood Watch meeting, and thanked staff for organizing the Soccer Watch Party.

Councilmember Suarez attended the National Association of Latino Elected Officials Annual Conference, South Bay Cities Council of Governments meeting and reported that she attended her last meeting as chair. Councilmember Suarez requested an agenda item to consider publicly releasing the investigation report related to her to be placed on the next meeting agenda

Mayor Pro Tem Cuevas attended the League of California Cities meeting, Hispanic-American Contributions Festival Planning Ad Hoc Subcommittee, Neighborhood Watch meeting, Soccer Watch Party, thanked staff for coordinating the e-bike safety program with the Lawndale Elementary School District and the Los Angeles County Sheriff's Department, and expressed support for future community watch parties and the upcoming Hispanic-American Contributions Festival.

Mayor Pullen-Miles attended the Ribbon-cutting ceremony for Castillo 502 Barbershop, Senior's 4th of July Luncheon, and the Business Revitalization Ad Hoc Subcommittee meeting.

K. CLOSED SESSION

19. Public Employee Appointment

City Attorney Murphy read the Closed Session item by title only, announced that Councilmember

The City Council convened into closed session at 8:10 p.m.

The City Council reconvened from closed session at 9:00 p.m.

City Attorney Murphy reported that the City Council provided direction to negotiate an employment contract with a preferred candidate and established an ad hoc subcommittee, consisting of Mayor Pullen-Miles and Councilmember Kearney, to assist with negotiations and provide recommendations on the terms of the draft contract that will be presented to the City Council for review and approval.

L. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:01 p.m.

ATTEST:

Erica Harbison, City Clerk
Approved: August 3, 2026

DRAFT



CITY OF LAWDALE

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

DATE: August 3, 2026

TO: Honorable Mayor and City Council

FROM: Lucho Rodriguez, Acting City Manager

PREPARED BY: Jason Minter, Community Services Director

SUBJECT: **Approval of an Agreement with the City of Gardena for the Elderly Nutrition Program**

BACKGROUND

The City of Lawndale has contracted with the City of Gardena for its Elderly Nutrition Program (ENP) for several decades. Although the program is funded by Los Angeles County, the City of Gardena has been the lead agency and provides general oversight of the program in areas such as meal delivery, caterer selection, basic operational support, donation collection and program compliance.

STAFF REVIEW

For over a decade the City of Lawndale had entered into three-year agreements with the City of Gardena, however in FY 2023-24 the contract period changed to match the term of the agreement between Los Angeles County and Gardena which was one year. Staff is presenting a one-year agreement with the City of Gardena for Fiscal Year 2026-27 for the ENP (Attachment A).

The ENP operates on a Monday through Friday basis with the exception of City-observed holidays. Every day lunch is served at approximately 12:00 pm, at which time each participant is served a hot meal including the four basic food categories and a dessert. In FY 2022-23 there was positive growth as the program returned to the in-person format after the pandemic meal delivery program. Over the last few years there has been continued growth of the program, including this past year with more than 2,000 additional participants over the course of the year as shown in the following table:

Fiscal Year	Participants
FY 2022-23	9,506
FY 2023-24	12,349
FY 2024-25	12,593
FY2 2025-26	16,050

Another component of the program not reflected in the agreement is the offering of classes and activities that invite participants to join an exercise class prior to the lunch program or stay after for classes like watercolor or diamond art or to play bingo. Staff continue to evaluate other programming opportunities as socialization is an important piece to the ENP.

The attached agreement is very similar to agreements in the past however there has been a statement added related to limited funding for the program and potential impacts to the daily lunch allocations. The agreement does include the following elements:

Consultant Responsibilities:

- Facilitate delivery of hot meals and beverages on lunch days to the Harold E. Hofmann Community Center at approximately 11:45 am;
- Provide "Grab N Go" meals or Frozen meals as available if hot meals are not available or if extenuating circumstances require that other options be offered;
- Provide the estimated number of meals ordered by the City of Lawndale each day based upon reservations made by participants;
- Publish the meals calendar so participants can plan ahead and reserve a meal for days they wish to participate;
- Determine jointly with City of Lawndale and Los Angeles County meals to be served to the ENP participants;
- Work in conjunction with Lawndale community services department staff to reinforce Los Angeles County policies and procedures such as hygiene, decorum and general social interaction policies; and
- Collect meal donations gathered by the City of Lawndale to defray program costs.

City of Lawndale Responsibilities:

- Provide a clean and organized programming space with adjacent kitchen and restrooms;
- Provide clean and safe equipment such as tables and chairs and other necessary equipment;
- Provide setup of the dining area to encourage social interaction and meeting new friends;
- Provide breakdown of the programming area and proper storage of equipment;
- Provide to Consultant an estimated number of meals required each day no less than one business day, or 24 hours in advance;
- Receive and inspect meals delivered by the Consultant's caterer each day;
- Take food temperatures, plate and serve all meals received from Consultant;
- Provide all plates, cups, utensils and other items required to serve meals;
- Forward all donations gathered on a daily basis to the Consultant; and
- Enforce all Los Angeles County ENP policies and procedures.

ENP Participation Levels for FY 2025-26:

Month	Number of Days	Number of Participants	Per Day Average
July	22	1,401	64
August	21	1,413	67
September	21	1,509	72
October	23	1,592	69
November	17	1,296	76
December	17	1,484	87
January	20	1,188	59
February	19	1,139	60
March	21	1,202	57
April	22	1,381	63
May	20	1,251	63
June	19	1,194	63
Totals	242	16,050	66

LEGAL REVIEW

The City Attorney's office has reviewed the attached Contract Services Agreement for the Elderly Nutrition Program and has approved it to form.

FISCAL IMPACT

The approval of this agreement does not require any funding, however funds to staff the program and provide supplies are available in the FY2026-27 Operating Budget.

RECOMMENDATION

Staff recommends that the City Council approve the Contract Services Agreement for the Elderly Nutrition Program between the City of Lawndale and the City of Gardena for a term beginning Monday, July 1, 2026, through June 30, 2027.

Attachments

[Attachment A_Contract Services Agreement - City of Gardena Elderly Nutrition Program 2026-27](#)

ATTACHMENT A

CITY OF LAWNDALE
CONTRACT SERVICES AGREEMENT FOR
ELDERLY NUTRITION PROGRAM SERVICES

This Contract Services Agreement (“Agreement”) is made and entered into this 1st day of July, 2026, by and between the City of Lawndale, a municipal corporation (“City”), and City of Gardena, a municipal corporation (“Consultant”).

NOW, THEREFORE, the parties agree as follows:

1.0 SERVICES OF CONSULTANT

1.1 Scope of Services. Consultant will perform the work or services set forth in the “Scope of Services” attached as *Exhibit “A”* and incorporated herein by reference in compliance with all of the terms and conditions of this Agreement. Consultant warrants that all work or services will be performed in a competent, professional, and satisfactory manner. Additional terms and conditions of this Agreement, if any, are set forth in the “Special Requirements” attached as *Exhibit “B”* and incorporated herein by this reference. In the event of a conflict between the provisions of *Exhibit “B”* and any other provisions of this Agreement *Exhibit “B”* will govern.

1.2 Compliance With Law. All work and services rendered under this Agreement will be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of the City and any federal, state or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant will obtain, at its sole cost and expense, all licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant will be compensated in accordance with the “Schedule of Compensation” attached as *Exhibit “C”* and incorporated herein by this reference, but not exceeding the maximum contract amount of Zero dollars (\$0.00) (“Contract Sum”).

2.2 Method of Payment. This Agreement provides for an in-kind exchange pursuant to which City shall provide the building space to receive the goods necessary to provide a senior nutrition program operated by Consultant at no cost as the City shall plate and serve the food and beverages to all program participants. Notwithstanding the foregoing, the City shall forward all collected donations received by participants in the senior nutrition program to Consultant on a daily basis.

3.0 COORDINATION OF WORK

3.1 Representative of Consultant. Nikki Sweeney, Acting Director, Recreation and Human Services is designated as the Consultant's representative authorized to act on its behalf with respect to this Agreement and to make all decisions necessary in connection with this Agreement. Consultant may designate a substitute representative by providing written notice to City's Contract Officer.

3.2 Contract Officer. The City's City Manager is designated as the City's representative authorized to act on its behalf with respect to this Agreement and to make all decisions in connection this Agreement ("Contract Officer"). The City may designate a substitute Contract Officer by providing written notice to Consultant.

3.3 Prohibition Against Subcontracting or Assignment. Consultant may not contract with any entity to perform in whole or in part the work or services required under this Agreement without the written approval of the City. Neither this Agreement nor any interest in the Agreement may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any prohibited assignment or transfer is void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner or means by which Contractor or its employees, perform the services required herein, except as otherwise set forth herein. Contractor shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor represents and warrants that the personnel used to provide services to the City pursuant to this Agreement are classified by Contractor as employees. Contractor shall not at any time or in any manner represent that it or any of its employees are employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venturer or a member of any joint enterprise with Contractor. In the event that Contractor or any employee of Contractor providing services under this Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System ("CalPERS") to be classified as other than an independent contractor for the City, then Contractor shall indemnify, defend, and hold harmless the City for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to the City as a consequence of, or in any way attributable to, the assertion that Contractor or any staff used to provide services under this Agreement are employees of the City.

4.0 INSURANCE AND INDEMNIFICATION

4.1 Insurance. Consultant must procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance using Insurance Services Office “Commercial General Liability” policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured must not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits must be no less than \$1,000,000.00 per occurrence for all covered losses and no less than \$2,000,000.00 general aggregate.

(b) Workers’ Compensation Insurance. A policy of workers’ compensation insurance on a state-approved policy form providing statutory benefits as required by law with employer’s liability limits no less than \$1,000,000.00 per accident for all covered losses. However, this requirement will not apply if Consultant has no employees and Instructor provides the letter signed under penalty of perjury as described in Section 1.2.

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than \$1,000,000.00 per accident, combined single limit. Said policy must include coverage for owned, non-owned, leased and hired cars.

All of the above policies of insurance, except professional liability insurance, must be primary insurance. The general liability policy must name the City’s officers, employees and agents (“City Parties”) as additional insureds and must waive all rights of subrogation and contribution it may have against the City and the City’s Parties and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of the required policies of insurance must provide that they may be not cancelled without providing 10 days prior written notice by registered mail to the City. In the event any of the policies are cancelled or amended, Consultant must, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement may commence until Consultant has provided City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by City. Consultant agrees that the provisions of this Section 4.1 must not be construed as limiting in any way the extent to which Consultant may be held responsible for the payment of damages to any persons or property resulting from Consultant’s activities or the activities of any person or persons for which Consultant is otherwise responsible. If the Consultant’s insurance policies have higher limits and coverage than those required by this contract, the City will have access to those higher limits and coverage maintained by the Consultant.

The insurance required by this Agreement will be satisfactory only if issued by companies qualified to do business in California, rated “A” or better in the most recent edition of Best Rating Guide or The Key Rating Guide, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

In the event that the Consultant is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Consultant and such subcontractor must require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to this Section 4.1.

4.2 Indemnification.

(a) Indemnity for Design Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, and except for the statutory limits set forth under California Civil Code Section 2782.8 applicable to services provided by a "design professional", Consultant agrees to indemnify, defend and hold harmless City and the City's Parties from and against any and all losses, liabilities, damages, costs and expenses, including attorneys' fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, employees or subcontractors (or any entity or individual for which Consultant bears legal liability) in the performance of professional services under this Agreement.

(b) Indemnity for Other Than Design Professional Liability. Other than in the performance of design professional services and to the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless City and City's Parties from and against any liability (including liability for claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, defense costs and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, employees or subcontractors of Consultant.

5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement will begin on July 1, 2026 and continue in full force and effect until June 30, 2027.

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party. Upon receipt of the notice of termination, the Consultant must immediately cease all work or services under this Agreement except as may be approved by the Contract Officer in writing. In the event of termination, Consultant will be compensated for all services rendered prior to the effectiveness of the notice of termination to the City's satisfaction and for any additional services authorized by the Contract Officer and City will be entitled to reimbursement for any compensation paid in excess of the services rendered to the City's satisfaction.

6.0 MISCELLANEOUS

6.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through it, that there will be no discrimination against or segregation of, any person or group of persons on account of race, color, religion, sex, or national origin in the performance of this Agreement. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin.

6.2 Non-liability of City Officers and Employees. No officer, employee, or agent of the City will be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer, employee, or agent of the City may have any financial interest in this Agreement nor may any such officer, employee, or agent participate in any decision relating to the Agreement which affects his financial interest or the financial interest of any corporation, partnership, or association in which he is, directly or indirectly, interested, in violation of any state or local statute or regulation. The Consultant warrants that it (and its officers and employees) has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. When requested by the Contract Officer, prior to the City's execution of this Agreement, Consultant will provide the City with an executed statement of economic interest.

6.4 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person must be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer, at City of Lawndale, 14717 Burin Avenue, Lawndale, California 90260, and in the case of the Consultant, to the Consultant's representative at the address designated on the execution page of this Agreement.

6.5 Interpretation. The terms of this Agreement will be construed in accordance with the meaning of the language used and will not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

6.6 Integration; Amendment. It is agreed that there are no oral agreements between the parties affecting this Agreement and that this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none will be used to interpret this Agreement. This Agreement may be amended at any time by a writing signed by both parties.

6.7 Severability. In the event that part of this Agreement is declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity

or unenforceability will not affect any of the remaining portions of this Agreement which are hereby declared as severable and will be interpreted to carry out the intent of the parties unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default will impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval will not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and will not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate, defend or make a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, will be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

CITY:
City of Lawndale,
a municipal corporation

By: _____
Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

APPROVED AS TO FORM:
BURKE, WILLIAMS & SORENSEN, LLP

Greg Murphy, City Attorney

CONSULTANT:
City of Gardena, a municipal corporation

By: _____
Name: Tasha Cerda,
Title: Mayor

Address: 1700 W. 162nd Street
Gardena, CA 90247-3778

ATTEST:

Becky Romero, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez, City Attorney

[END OF SIGNATURES]

EXHIBIT “A”

SCOPE OF SERVICES

Consultant has an agreement with the County of Los Angeles pursuant to which Consultant receives food and beverages to be provided as part of a senior nutrition program to be administered within the County of Los Angeles. Under this Agreement, Consultant’s sole obligation shall be to provide City with sufficient food and beverages and to allow the City to operate the Consultant’s Elderly Nutrition Program at the Harold Hofmann Community Center located at 14700 Burin Avenue, Lawndale (“Property”), Monday through Friday from 10:00 a.m. to 2:00 p.m. Based on available funding, Consultant may limit the number of meals available to City.

As Consultant operates an Area Agency on Aging (AAA) Program funded by the Los Angeles County Aging and Disabilities Department, City agrees to comply with Elderly Nutrition Program requirements regarding operating a meal site including the Foodservice Standard Operating Procedures (SOP), most current edition which shall be provided by Consultant. City also agrees to keep and make available for review by Consultant and AAA staff and representatives all required documentation and submit to Consultant as requested for program audits and reviews.

City shall provide Consultant with an estimate of program participants one (1) business day in advance of food delivery. Consultant shall deliver the food each day no later than 11:45 a.m. The meals shall comply with all regulations applicable to senior nutrition programs as promulgated by the United States Department of Health and Human Services and administered by the Administration on Aging, the California Department on Aging and the local Area Agency on Aging and all other applicable laws. Consultant, City and Los Angeles County shall jointly select the menu for the senior nutrition program.

City shall plate and serve all of the meals received from the Consultant to eligible members of the senior community. City shall also provide all plates, cups, utensils and related items necessary to serve the meals, and set up, break down and clean up all tables and chairs necessary to facilitate the senior nutrition program. City shall comply with all Los Angeles County, Department of Health Services and Environmental Health, requirements.

In the event that the City needs to temporarily relocate the lunch program, the scope of services will include the request for pre-packaged meals. Pre-packaged meals can be requested in combination with the regular meals program. Box-Lunch meals are pre-packed and served cold and shall be distributed at the community center. In addition, on occasion the City can request frozen “Grab N Go” meals, if available, that can be distributed to program participants to take home and heat up as needed. The regular lunch program, “Grab N Go” meal program, and the Box Lunches can be used in combination with each other.

Should the City desire to relocate the senior nutrition program to a location other than the Property, City shall give Consultant written notice of City’s election to do so.

EXHIBIT “B”

SPECIAL REQUIREMENTS

The In Kind Services Agreement is attached hereto and incorporated herein as Exhibit “D”.

EXHIBIT “C”

SCHEDULE OF COMPENSATION

The City shall keep records of all collected donations received from participants in the senior nutrition program and forward to Consultant on a daily basis.

EXHIBIT “D”

IN-KIND SERVICES AGREEMENT
(Between the Agency and a Second Party)

Effective July 1, 2026 through June 30, 2027

City of Lawndale (In-Kind Agency) agrees to provide City of Gardena (Applicant Agency) with the following in-kind services:

PROGRAM CATEGORY	TYPE OF SERVICE PROVIDED	RATE PER MONTH	TOTAL ANNUAL (\$) VALUE
III C 1	Harold E. Hofmann Community Center Main Event Room and Kitchen Building Space	\$16,533.00	\$198,396.00

In-Kind Agency: City of Lawndale

Agency: City of Gardena

By: _____
Robert Pullen-Miles, Mayor

By: _____
Tasha Cerda, Mayor

ATTEST:

ATTEST:

Erica Harbison, City Clerk

Becky Romero, City Clerk

Date: _____

Date: _____



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026

TO: Honorable Mayor and City Council

FROM: Lucho Rodriguez, Acting City Manager

PREPARED BY: Michael Reyes, Municipal Services Director

SUBJECT: **Request for Direction from City Council on Education and Enforcement Practices Regarding Electric Vehicle (E-bikes) Use**

BACKGROUND

Over the past several months, Councilmembers and members of the community have raised concerns with the growing number of E-bikes operating in the City. Concerns have included excessive speeds by E-bike users, E-bike users riding in non-permitted areas, and the use of E-bikes by underage riders. As a result of these concerns, Staff is currently seeking direction from the City Council to limit E-bike usage to certain areas within Lawndale and with restrictions to E-bike riders, including age limits and the use of safety equipment.

STAFF REVIEW

With the growing popularity of E-bikes in California, South Bay cities have seen a rise in problems resulting from E-bike usage. There are currently three different classifications of E-bikes with varying levels of purpose.

- Class 1) Pedal assisted with speeds up to 20 miles per hour, and no throttle. No throttle means the motor physically cannot propel the bike without pedaling.
- Class 2) Throttle available as well as pedal assisted up to 20 miles per hour. Throttle makes hill starts and heavy loads manageable without a running pedal start. Speed restrictions allows for broad access to most bike lanes and paths. Assist and throttle both cap at 20 mph. Built for rider convenience at moderate speed.
- Class 3) Pedal assisted to 28 miles per hour. 28 miles per hour make urban commuting competitive with cars on shorter routes. Higher speed motor and controller tuned for 28 mph assist. Pedaling required. Often includes a speedometer.

Feature	Class 1	Class 2	Class 3
Pedal Assist	Yes (required)	Yes (Optional)	Yes (Required)
Throttle Control	No	Yes (to 20 MPH)	Yes, Often allowed only to 20 MPH
Max Assist Speed	20 MPH	20 MPH	28 MPH
Motor Power Limit	750 W or less	750 W or less	750 W or less
Speedometer	Not Required	Not Required	Required in most class-law states

Minimum Age (typical)	None/varies	None/varies	Often 16+ (varies)
Helmet	By age/locale	By age/locale	Frequently required
Paths & Trails	Often allowed	Sometimes restricted	Frequently restricted
Roads/Bike Lanes	Allowed	Allowed	Allowed

Recently the City paid for a Los Angeles County Sheriff's Department (LASD) Sergeant to complete an E-bike safety course. LASD is working with City Staff to take the knowledge from this safety course to create an E-bike safety course for Lawndale residents. The Lawndale E-bike Safety Course will be offered free of charge in a City facility which upon finishing, students will be given a Certificate of Completion and a sticker to place on their E-bikes showing that they have completed the course. Both Lawndale Elementary School District (LESD) and Centinela Valley Union High School District (CVUHSD) will be updated regularly when students complete this course, and both school districts have agreed that E-bikes that are not displaying the Certificate of Completion sticker will not be allowed on school grounds and will be confiscated from the school parking facilities, to be retrieved by parents. Upon the course completion, parents and students will be asked to sign a contract with the City stating that they will insure that the student will be riding E-bikes safely and in accordance with the law.

Neighboring cities have also required that their students complete a safety certification course which is licensed by the State, but not affiliated with their city, and which are taught by private, for profit companies, costing between \$100-200 per applicant. City Staff recommends these safety courses be completed, but seeks input from the City Council on whether or not to subsidize these training classes.

In preparing this report, Staff researched many cities to see what enforcement actions other places were implementing. The City of Lomita introduced a new ordinance requiring that riders must be 16 years old to operate a class 3 bike, helmets are required for all minors operating an E-bike, and E-bikes may only be ridden on designated bike lanes or public roadways. The City of Lomita ordinance also holds a responsible adult at fault for any violations of their ordinance that was knowingly allowed.

In recent years both the City of Manhattan Beach and the City of Hermosa Beach adopted urgency ordinances regarding E-bike usage. The City of Manhattan Beach's ordinance includes restrictions on riding E-bikes on City sidewalks, plazas, grass areas, and parking structures owned by the City and also prohibits racing, stunt activity, and speeding. The City of Hermosa Beach's ordinance also includes restrictions on E-bike users operating an E-bike without a helmet for riders under 18, and includes a provision that juvenile riders caught violating their ordinance will have their E-bike confiscated and only released to an responsible adult.

While enforcement is crucial for curbing dangerous E-bike activity, the City also recognizes the need to inform and educate residents about the potential hazards associated with E-bikes, so the City will also institute an E-bike Safety Awareness messaging program. The E-bike Safety Awareness Program will include Public Service Announcements (PSA's) to be created and broadcast onto the City of Lawndale cable channel, as well as Citywide messaging through signage, mailers, and postings throughout the City to make residents and visitors to Lawndale aware of the need for E-bike safety.

City Staff are also working with Sheriff's deputies to come up with solutions for enforcement of E-bike violations that won't result in dangerous situations for E-bike riders, who tend to be teenagers and young adults. LASD is concerned that if too heavy of a citation amount is levied, or if deputies are too forceful in apprehending E-bike violators, this could lead to E-bike riders attempting to flee from law enforcement, which could possibly lead to injury. Additionally, all enforcement related to E-bikes not occurring on school grounds will need to be enforced by LASD personnel as City Staff do not have the authority to pull riders over and detain E-bike riders to issue citations.

Some options for enforcement include citations for riding without a helmet, citations for being under age, citations for riding on sidewalks, parks, and through public areas. Citation amounts would begin at \$100 for the first offense, \$250 for the second offense, and \$500 for the third offense. These fine amounts mirror existing violation fees for other Administrative Citations.

Staff will write an Ordinance for City Council approval, which will include, but not be limited to helmet requirements for juvenile E-bike operators, speed limits for all E-bike operators, restrictions on where E-bikes will be legally permitted, confiscation of E-bikes for violating the new Lawndale ordinance, and E-bike safety requirements in order to park on LESD and CVUHSD school grounds.

LEGAL REVIEW

The City Attorney has reviewed this Staff Report and approves it to form.

FISCAL IMPACT

There is no fiscal impact as a result of this Staff Report.

RECOMMENDATION

Staff recommends that the City Council approve these recommendations including creation of:

1. An E-bike safety training course requirement, which will require students to complete the Lawndale's E-bike Safety Course or the private State approved course;
2. An E-bike Safety Awareness Program, which will include the Citywide messaging including Public Service Announcements on the City Cable Channel, signage, mailers, and postings;
3. An E-bike Enforcement Ordinance, which will state regulations and violations for E-bike use including, helmets and safety equipment requirements, age restrictions, speed regulations, and limits on approved locations for E-bike use; and
4. All other directives suggested by the City Council.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026

TO: Honorable Mayor and City Council

FROM: Lucho Rodriguez, Acting City Manager

PREPARED BY: Michael Reyes, Municipal Services Director

SUBJECT: **Contract Renewal with the Society for the Prevention of Cruelty to Animals (SPCA) for Kenneling and Animal Care Services for the 2026-2027 Fiscal Year**

BACKGROUND

The contract between the City of Lawndale and the Society for the Prevention of Cruelty to Animals (SPCA) for animal kenneling and sheltering has been in place for more than two decades resulting in a mutually beneficial partnership. The SPCA has provided the City with after-hours care and kenneling for stray dogs and cats, as well as temporary kenneling for pets that are lost or otherwise separated from their owners. SPCA also handles the intake and disposal of all deceased animals found in the City of Lawndale.

City staff have seven days a week access to SPCA kennels, which is convenient for both employees and residents as animal control staff can be called to retrieve and place lost animals any day of the week. The SPCA also allows City Staff full access to their facilities even when they are closed, making the depositing of animals easier and more efficient for City Staff.

STAFF REVIEW

Staff were notified in June 2026 that SPCA intended to increase their monthly kenneling and animal care services fees for the 2026-2027 fiscal year, which would be the fifth increase in five years. The first increase in fees came in summer 2022 when SPCA proposed to raise their rates from \$6,600 per month to \$9,600 per month. Staff at that time negotiated an adjusted monthly rate increase of \$8,100 rather than \$9,600 for the 2022-2023 fiscal year, with the understanding that the fees would be raised to \$9,600 per month for fiscal year 2023-2024. The subsequent next two years showed further increases annually, with fiscal year 2025-2026 costing the City \$14,300 per month.

This adjustment was negotiated and agreed upon due to the long-standing mutually beneficial relationship that has existed between both organizations. Now that we have entered the 2026-27 fiscal year, SPCA has advised the City that due to raising costs for animal care they intend to increase their fees to \$17,400 per month. All other service levels for the City remain the same.

While the monthly amount charged by SPCA continues to rise each year, SPCA currently offers the only option to the City of Lawndale for animal sheltering services and care. Other agencies such as Los Angeles County Animal Care and Control, Southeast Area Animal Control Authority (SEEACA), and Lovejoy Foundation have all been contacted recently as alternative kenneling options, but none of these agencies were open to taking on new clients, or they did not offer an option that was better than the SPCA. Recently, Lovejoy foundation indicated that they possibly could provide the City of Lawndale with animal kenneling and sheltering services for fiscal year 2026-2027, unfortunately no final response was provided by the service provider in time for this staff report. Staff will continue negotiations with Lovejoy Foundation during the year to secure their services for future years. For fiscal year 2026-27, the only option available to the City for animal kenneling and sheltering is continuing using SPCA as the service provider.

Additionally, the City of Lawndale currently has a contract with Los Angeles County Animal Care and Control for overnight emergencies that occur when Lawndale staff is unavailable to handle after hours calls. This service is a pay per use contract and is rarely used.

LEGAL REVIEW

The City Attorney has reviewed this Staff Report and approves it as to form.

FISCAL IMPACT

The additional costs for the contract with SPCA will be an increase of \$3,000 per month, with additional funds set aside as contingency funds. No appropriation is requested at this time. The additional increase in costs will be monitored closely by City staff during the fiscal year. Should additional funds be necessary to stay within the department's budget, additional appropriation may be requested during Mid-Year budget discussions.

RECOMMENDATION

Staff recommends that the City Council approve the contract renewal with the Society for the Prevention of Cruelty to Animals (SPCA) for Kenneling and Animal Care services in the City of Lawndale in the amount of \$17,400 per month.

Attachments

[SPCA Animal Control Contract 2026 through 2027.pdf](#)

ATTACHMENT A



ANIMAL SHELTERING SERVICES CONTRACT

Per special request of the City - but no less than the minimum required by law, this AGREEMENT is entered into on this 1st day of September 2026 between the CITY OF LAWDALE a general law city and municipal corporation, ("CITY") and THE LOS ANGELES SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (spcaLA), a California Corporation ("CONTRACTOR").

In consideration of the mutual promises, covenants and conditions hereinafter set forth, CITY and CONTRACTOR hereby agree as follows:

1. SCOPE OF SERVICES:

- a) CONTRACTOR will serve as the Director of Animal Sheltering for CITY in accordance with holding periods required by applicable law. CONTRACTOR will accept animals from CITY including stray animals found in CITY turned in by any citizen. CONTRACTOR will also accept owned animals relinquished by citizens of the CITY [upon payment of the CONTRACTOR'S fee for such services]. To fulfill this responsibility CONTRACTOR will maintain an animal shelter located at 12910 Yukon Avenue in the City of Hawthorne during the term of this Agreement. CONTRACTOR may, in its sole discretion, move animals to another suitable sheltering facility for any reason, including but not limited to maintenance, business necessity, a natural disaster or a pandemic.
- b) CITY agrees to ensure that **ANY animal, regardless of age or species** requiring immediate medical attention receives emergency medical care as required by applicable law before depositing said animal with CONTRACTOR. CITY is requested to bring veterinary medical records from the hospital with the animal. If animals requiring medical attention are deposited with CONTRACTOR in violation of this contract, the City will be charged an additional one-thousand Dollars (\$1,000.00) Admin fee per animal in addition to and including all medical expenses and transportation fees and service charges incurred within the holding period. These charges will be added to the monthly invoice from CONTRACTOR and billed to the CITY.
- c) CITY agrees no un-weaned animals will be deposited after normal business hours as they can die due to the lack of care. An additional One-thousand Dollars (\$1,000.00) fee will be added to the monthly invoice from CONTRACTOR for each un-weaned animal deposited after normal business hours.
- d) CITY agrees to ensure to collect One Hundred and Fifty Dollars (\$150.00) relinquishment fee for owner relinquished animals (live and dead), and remit to CONTRACTOR upon delivery of animal with checks to be made payable to spcaLA. If the CITY does not fulfill this requirement, CITY agrees to pay One Hundred and Fifty Dollars (\$150.00) relinquishment fee to be added to the next month's invoice.
- e) CONTRACTOR agrees not to provide animals for scientific research.

2. **FEES.** CITY agrees to pay CONTRACTOR a sum equal to seventeen-thousand-four-hundred-dollars & 00/100 (\$17,400.00) per month for CONTRACTOR'S services for receiving (55) fifty-five animal intake per month. Animal intake more than 55 each month will be billed at a rate of Three-hundred Dollar (\$300.00) per month and added to the monthly invoice. A One-hundred Dollar (\$100.00) fee will be charged per day per animal held in excess of the CITY'S mandated holding period of three days (3). This includes confiscated animals or any animals being held for any legal or City requested reason, until they are released by the CITY or for legal reasons, to the CONTRACTOR. All holds for owned animals, as per the CITY'S request, are to be delivered in writing. Any requests by the CITY to release held animals must also be delivered in writing to CONTRACTOR. For a new contract, this monthly fee is based upon costs to the CONTRACTOR and upon initial estimates of animal intake activity provided by the CITY. For a renewal contract, the fee is based upon historical animal intake activity data and increased costs to run the Shelter. In either circumstance, the CONTRACTOR'S costs and the CITY'S animal intake activity will be reviewed periodically by the CONTRACTOR during the contract



ANIMAL SHELTERING SERVICES CONTRACT

term to determine if an adjustment is needed. Should a fee adjustment be deemed necessary based on either costs or activity, it will take effect on the next invoice delivered to the CITY. CONTRACTOR will invoice CITY each month. CITY agrees to pay each invoice within fourteen (14) days after receipt of an invoice. If payment is not received from CITY by the 20th day of each month, a 10% late fee will be added to the following month's invoice. The late fee will be added each month until the invoice is paid. If payment is not received, then CONTRACTOR has the right to stop services until the payment is received. CONTRACTOR reserves the right to charge additional fees for violations of SCOPE OF SERVICES up to \$5,000.

3. **TERM.** The term of this Agreement is from September 1, 2026 to August 31, 2027.
4. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a taxpayer identification number.
5. **PERMITS AND LICENSES.** CONTRACTOR, at its sole expense, will maintain during the term of this Agreement, all necessary permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.
6. **PROJECT COORDINATION AND SUPERVISION.**
 - (a) Denise Jakcsy will be assigned as CONTRACTOR'S Project Manager and will be responsible for coordination with CITY'S Project Manager for the services described herein.
 - (b) Michael Reyes will be assigned as CITY'S Project Manager and will be personally in charge of and personally supervise the Project on a day-to-day basis on behalf of CITY and will maintain direct communication with CONTRACTOR'S Project Manager to facilitate CONTRACTOR'S provision of the services described herein.
7. **TERMINATION FOR CONVENIENCE.**
 - (a) Notwithstanding anything to the contrary set forth in Section 3, either party may terminate this Agreement for convenience at any time with or without cause upon a minimum (30) days' written notice. Termination will come into effect on the last day of the month following the (30) days' notice and will be billed for the full month of service the termination takes effect. Any remotes or keys to the facility are to be returned to CONTRACTOR by the CITY on the day the contract terminates. If not returned on the termination date, a fee of One Hundred Dollars (\$100.00) per day will be incurred until they are returned.
 - (b) CONTRACTOR and CITY each waive any and all claims for damages that might otherwise arise from termination of this Agreement pursuant to this Section.
8. **INDEMNIFICATION.** To the fullest extent permitted by law, the parties agree to save, indemnify, defend, and hold harmless each other, and its affiliates, and their directors, officers, employees, agents, successors and assigns, from any and all liability, claims, suits, actions, arbitration proceedings, administrative proceedings, and regulatory proceedings, losses, expenses, or any injury or damage of any kind whatsoever, whether actual, alleged or threatened,



ANIMAL SHELTERING SERVICES CONTRACT

attorney fees, expert fees, court costs, and any other costs of any nature without restriction incurred in relation to, as a consequence of, or arising out of, the performance of this Agreement, and attributable to the fault of the other. Following a determination of the percentage of fault and/or liability by agreement between the Parties or a court of competent jurisdiction, the party responsible for liability to the other will indemnify the other party to this Agreement for the percentage of liability determined. It is expressly understood and agreed that the foregoing will survive termination of this Agreement.

9. **ASSIGNABILITY.** This agreement is for CONTRACTOR'S unique services. CONTRACTOR may not assign the benefits or burdens of this Agreement without CITY'S prior written consent.

10. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that CONTRACTOR will act as an independent contractor and will have control of the method and manner in which the services are performed hereunder.

CONTRACTOR is free to contract for similar services to be performed for other entities while this Agreement is in effect with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of how the services are provided or to exercise a measure of control over the services means that CONTRACTOR will follow the direction of the CITY as to end results only.

11. **RECORDS RETENTION.**

(a) CONTRACTOR will maintain full and accurate records with respect to all services provided under this Agreement. CONTRACTOR will retain such records for at least three (3) years after termination or final payment under this Agreement.

(b) **RECORDS, AUDIT AND RETENTION.** The CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs incurred under this Agreement, and records related to the housing, medical care, treatment and adoption status of animals housed by CONTRACTOR pursuant to this Agreement, for a period of at least three (3) years after the expiration of this Agreement. Such aforementioned records relate solely to CONTRACTOR'S retention of an animal during the Holding Period.

12. **INSURANCE.**

(a) At all times during the term of this Agreement, CONTRACTOR will maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below.

Type of Insurance	Limits (Combined Single)
Commercial general liability:	\$1,000,000
Business automobile liability:	\$1,000,000
Workers' compensation:	Statutory limits



ANIMAL SHELTERING SERVICES CONTRACT

(b) Commercial general liability insurance will meet or exceed the requirements of ISO-CGL Form No. CG 00 01 10 01. The amount of insurance set forth above will be \$1,000,000 per occurrence -- \$2,000,000 aggregate for bodily injury, personal injury, and property damage for the policy coverage. Liability policies will be endorsed to name CITY, its officials, and employees as "additional insured" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such insurance will be on an "occurrence", not a "claims made," basis and will not be cancelable except upon thirty (30) days prior written notice to CITY.

(c) Automobile coverage will be written on ISO Business Auto Coverage Form CA 00 01 07 97, or similar form for CONTRACTOR owned autos.

(d) CONTRACTOR will furnish to CITY duly authenticated Certificates of Insurance and Endorsements evidencing the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company rating of "A:VII."

(e) Should CONTRACTOR, for any reason, fail to maintain the insurance required by this Agreement, CITY may, after providing reasonable written notice to CONTRACTOR, obtain such coverage at CONTRACTOR'S expense and deduct the cost of such insurance from payments due to CONTRACTOR under this Agreement or terminate this Agreement pursuant to Section 7.

13. **NOTICES.** All written communications can be sent by email to Madeline Bernstein MBernstein@spcala.com and others in communication with and followed up by mail from one party to the other sent as follows:

CITY	CONTRACTOR
City Manager City of Lawndale 14717 Burin Avenue Lawndale, CA 90260	Madeline Bernstein spcaLA 5026 W. Jefferson Blvd. Los Angeles, CA 90016

Any such written communications will be conclusively deemed to have been received by the addressee at the time of actual delivery of email or when sent by certified or registered mail, return receipt requested, postage prepaid. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notices in the manner prescribed in this paragraph.

14. **INTERPRETATION.** This Agreement will be construed in accordance with the laws of the State of California, and exclusive venue for any dispute involving this Agreement will be in Los Angeles County.



ANIMAL SHELTERING SERVICES CONTRACT

15. **ENTIRE AGREEMENT.** This Agreement sets forth the entire understanding of the parties. There are no other understandings, terms or other Agreements express or implied, oral or written. This Agreement will bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.
16. **EFFECT OF CONFLICT.** In the event of any conflict or inconsistency between any provision of this Agreement, and any other document or agreement, whether oral or written, the provisions of this Agreement will govern and control.
17. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either party.
18. **SEVERABILITY.** If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion, and the balance of this Agreement will continue in full force and effect.
19. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment executed by both parties. CITY'S city manager, or designee, may execute any such amendment on behalf of CITY.
20. **COVENANTS AND CONDITIONS.** The Parties agree that all of the provisions hereof will be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.
21. **CAPTIONS.** The captions of the paragraphs of this Agreement are for convenience of reference only and not affect the interpretation of this Agreement.
22. **FORCE MAJEURE.** Should performance of this Agreement be prevented due to acts of God, fire, flood, earthquake, explosion, hostilities, war, strikes, embargo, riots, government action, civil or military authority, the natural elements, pandemics, or other similar causes beyond the parties' control, then this Agreement will immediately terminate without obligation of either party to the other.
23. **TIME IS OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.



ANIMAL SHELTERING
SERVICES CONTRACT

24. COUNTERPARTS. This Agreement may be executed in any number or counterparts, each of which will be an original, but all of which together will constitute one instrument executed on the same date.

[SIGNATURE PAGE FOLLOWS]

THE PARTIES HERETO AGREE TO THE FOREGOING AS EVIDENCED BY THEIR SIGNATURES BELOW.

spcaLA and CONTRACTOR

City of Lawndale

By: 
madeline.bernstein (Jun 16, 2026 11:37:50 PDT)

By: _____

Name: Madeline Bernstein

Name: _____

Title: President

Title: City Manger

Date Signed: Jun 16, 2026

Date Signed: _____

By: 

By: _____

Name: Brenda James

Name: _____

Title: CFO

Title: _____

Date Signed: Jun 16, 2026

Date Signed: _____

By: 
Denise.Jakcsy (Jun 16, 2026 11:42:45 PDT)

By: _____

Name: Denise Jakcsy

Name: _____

Title: Senior Director

Title: _____

Date Signed: Jun 16, 2026

Date Signed: _____



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting City Manager
PREPARED BY: Jose Hernandez, Interim Community Development Director
SUBJECT: **Housing and Community Development General Plan Progress Report**

BACKGROUND

Under California Government Code Section 65400(a), Lawndale's Planning Division must submit an Annual Progress Report (APR) detailing local housing progress to the California Department of Housing and Community Development (HCD) and the Governor's Office. It tracks how the city executes its General Plan Housing Element and meets regional housing goals. Additionally, Code Section 65400(a) also requires the City of Lawndale to provide an update on the City's General Plan implementation progress, status and housing element milestones.

The APR is an important tool to facilitate the implementation of the Housing Element and for tracking and monitoring the City's progress in addressing the Regional Housing Needs Allocation (RHNA), including the number of housing units permitted by income level, the status of programs in the Housing Element, and efforts to remove governmental constraints. Attached is the 2025 APR.

The City's General Plan update includes the elements mandated by State law, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the Planning Area.

STAFF REVIEW

To demonstrate compliance with Government Code Section 65400(a), the City of Lawndale must report on specific statutory topics. The following numbered list details the City's housing element implementation and its progress during this reporting period.

1. COMPLETE REVISION AND MODERNIZATION OF ZONING CODE.

The City of Lawndale regularly updates its zoning code to align with current regulations. Recent Planning Commission approvals include updated regulations for Accessory Dwelling Units (ADUs), Bonus Density Legislation, and a Housing Overlay. Underway is the modernization of the City's Hawthorne Boulevard Specific Plan and such changes will include updating standards to encourage growth that are consistent with the City's General Plan 2045.

2. UPDATE THE GENERAL PLAN.

The City's General Plan 2045 was approved and adopted by City Council on December of 2023. Since the adoption of the General Plan the city has approved several ordinances as outlined in the goals and policies identified in the General Plan 2045 such as: 1) Approving the Housing Opportunity Overlay Zones, 2) Density Bonus updates and 3) ADU updates to reflect recent state legislation changes.

3. INCREASE INCENTIVES FOR COMMERCIAL AND RESIDENTIAL LOT MERGERS

The adoption of the Housing Opportunity Overlay has created incentives to merge commercial and residential lots allowing residential density ranging from 20 up to 100 dwelling units per acre on designated sites and facilitating development on adequate sites on a case-by-case basis.

4. PROVIDE ADEQUATE HOUSING SITES THROUGH APPROPRIATE LAND USE, ZONING, AND SPECIFIC PLAN DESIGNATIONS TO ACCOMMODATE THE CITY'S SHARE OF REGIONAL HOUSING NEEDS

The City of Lawndale is promoting housing and mixed-use development within the Hawthorne Boulevard Specific Plan corridor. The City's Housing Element includes policies that encourage the development of additional housing along Hawthorne Boulevard. In addition, the recent Housing Opportunity Overlay Zone Ordinance encourages higher-density residential development, including affordable housing. Currently, the City of Lawndale's Planning Division is also working with developers on four project sites that propose high-density residential and mixed-use development. Three of these projects are located on Hawthorne Boulevard, and one is on Manhattan Beach Boulevard. The projects details are:

<u>ADDRESS</u>	<u># UNITS PROPOSED</u>	<u>DENSITY BONUS</u>	<u>AFFORDABILITY</u>
15425 Hawthorne Blvd	37 Townhomes	none	Market Rate
16301 Hawthorne Blvd	136 units	Yes	Market and low income
14600 Hawthorne Blvd	200 unit	Yes	Market and low income
4578 Manhattan Beach Blvd	6 units	no	Market

5. COMPREHENSIVE PLAN TO REDUCE URBAN RUNOFF IN LAWNDALÉ

The City's is enforcing the Model Water Efficient Landscape Ordinance (MWELO) for all projects within the city. MWELO is a statewide water efficiency law for new and renovated landscapes in California. It sets limits on high water use plants, irrigation equipment and incentivizes a holistic approach to landscaping that incorporates alternative water supplies like gray-water, harvested rainwater, and recycled water. The purpose of water efficient landscape ordinances is to not only increase water efficiency but to improve environmental conditions in the built environment.

7. UPDATE CEQA GUIDELINES FOR DEVELOPMENT

Recent updates from the California Legislature have taken into effect, Assembly Bill 130 and Senate Bill 131. Legislation was signed into law on June 30, 2025, representing some of the most significant reforms to California Housing Law and the California Environmental Quality Act (CEQA) in recent years.

8. PROGRESS IN MEETING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

California is currently in the 6th cycle of the Regional Housing Needs Allocation covering the years 2021-2029. The City of Lawndale received a RHNA allocation of 2,497 units for the 2021-2029 period. Southern California Association of Governments (SCAG) is designated to implement the Regional Housing Needs Assessment because it serves as the official Council of Governments (COG) and Metropolitan Planning Organization (MPO) for six counties in Southern California. Under California law, state agencies rely on regional planning bodies like SCAG to distribute local housing targets. As of this current housing cycle, 120 total units have been constructed. In addition, 72 residential entitlements were approved for 2025 which may add more housing units towards the City's RHNA cycle. Of those units, one (1) was approved as an affordable unit. During the reporting period of 2025, fourteen (14) sites were issued building permits to construct new residential units.

9. ANNUAL PROGRESS REPORT SPREADSHEET

The primary purpose of the California Department of Housing and Community Development Annual Progress Report is to track local governments' implementation of their local housing elements and measure progress toward meeting their Regional Housing Needs Allocation goals by using issued building permits. Attachment D includes all relevant data required under 65400 of the government code. The following is a summary of major activities during the reporting period:

- There were 3,023 recorded counter visits to the Community Development Department; 105 site plan reviews were performed; 93 residential property reports; 946 residential building permits and approximately 67 commercial building permits were issued.
- Updating of existing ordinances, including the accessory dwelling unit regulations reflecting AB (Assembly Bill) 1154, SB (Senate Bill) 543 and SB 9 updates.
- The City approved the Housing Opportunity Overlay Zones
- Through the reporting period many new major businesses opened within City boundaries, reducing the number of vacancies for commercial spaces, as well as meeting the General Plan and Specific Plan goals and objectives. Some of the businesses that opened and approved in 2025 were; Mateos Ice Cream, Zankou Chicken, Scooby Joe's Pet Spa, A Plus African Food and Market Services, Stay Café/Fat Tomato, Bellagio Car Wash and La Hacienda restaurant.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff's General Plan Annual Progress report recommendation.

ENVIRONMENTAL ASSESSMENT

This General Plan Annual Progress Report is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed General Plan Annual Progress Report is consistent with state law.

FISCAL IMPACT

There is no fiscal impact associated with the filing of the Annual Progress Report.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the 2025 draft Annual Report;
2. Accept staff's finding that the General Plan Annual Progress Report is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment;
3. Direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research; and
4. Adopt Resolution No. CC-2608-039.

Attachments

[Attachment A - CC-2608-039 Resolution](#)

[Attachment B - Notice of Exemption](#)

[Attachment C- General Plan APR 2025](#)

[Attachment D _ 2025 _ Lawndale_ House Element APR](#)

ATTACHMENT A

RESOLUTION NO. CC-2608-039

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA ACCEPTING
THE GENERAL PLAN ANNUAL PROGRESS REPORT 2025
AND APPROVING THE TRANSMITTAL OF THE REPORT
TO THE GOVERNOR’S OFFICE OF PLANNING AND RESEARCH
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT AND FINDING OF EXEMPTION
FROM CEQA REQUIREMENTS**

WHEREAS, the City of Lawndale (“City”) has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014, 2021 and 2023; and

WHEREAS, in February 2022, the City Council adopted a Housing Element covering the period of 2021-2029, which was approved by the California Department of Housing and Community Development (“HCD”) on October 13, 2022; and

WHEREAS, pursuant to Cal. Government Code section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor’s Office of Planning and Research (OPR), and HCD by April 1st of each year; and

WHEREAS, the General Plan Annual Progress Report for calendar year 2025 was considered by the Lawndale City Council on August 3, 2026; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2025, and the City Council has reviewed, analyzed and studied the General Plan Annual Progress Report for 2025.

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 accepts the General Plan Annual Progress Report for the 2024 calendar year. The General Plan Annual Progress Report for calendar year 2025 appropriately and accurately summarizing the City’s progress during 2025 in implementing the action policies in its adopted general plan.

Section 3. The City Council hereby directs City staff to forward the General Plan Annual Progress Report 2024 to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development Department in accordance with Government Code § 65400.

Section 4. The City Council finds that the General Plan Annual Progress Report for 2025 is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily

exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This General Plan Annual Progress Report is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment, in that there is no possibility that the Annual Progress Report may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED this 3rd day of August 2026.

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-2608-039 at a regular meeting of said Council held on the Council held on the 3rd day of August 2026, 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					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

ATTACHMENT B



Notice of Exemption

- To: ☒ Los Angeles County Clerk's Office
Environmental Filing
12400 E. Imperial Highway, Room 1101
Norwalk, California 90650
- ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Case No. 26-07 and CC – 2607-37

1. City of Lawndale Community Development Department
2. Project Location – Specific: City wide
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 26-07: General Plan Annual Progress Report 2024
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, Interim Comm Dev. Director
7. Exempt status: (Check one)
 - (a) ☐ Ministerial project.
 - (b) ☐ Not a project.
 - (c) ☐ Emergency Project.
 - (d) ☒ Categorical Exemption. State type and class number: Section 15061(b)(3) of the CEQA guidelines.
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number: _____
 - (g) ☐ Other. Explanation: _____
8. Reason why project is exempt: mandated General Plan annual report that does not include a project and thus will not result in direct and/or indirect physical change in the environment.
9. Contact Person: Jose Hernandez, Interim Community Deve. Director
Telephone: (310) 973-3206
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: _____

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Jose Hernandez, Interim Com. Dev. Director
Title

ATTACHMENT C

City of Lawndale General Plan Annual Progress Report Calendar Year 2025

July 2026



**City of Lawndale
Community Development Department
14717 Burin Avenue
Lawndale, California 90260**

**Prepared by:
Jose Hernandez
Interim Community Development Director
Community Development Department
(310) 973-3206
JHernandez@cityoflawndale.org**

1. Introduction

The General Plan Annual Progress Report summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. The report covers the period from January 1, 2025 through December 31, 2025. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to their legislative body, Governor's Office of Planning and Research and Department of Housing Community Development ("HCD") an Annual Report on the status and implementation of the General Plan.

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.

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2). The report includes, (1) the status of the General Plan 2045 and progress in its implementation; (2) the



progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement of housing; (3) the number of housing development applications received; (4) the number of units included in all development applications; (5) the number of units approved and disapproved; (6) the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; (7) a listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the City's inventory; (8) the number of applications submitted pursuant to Government Code Section 65913.4(a) (i.e. streamline approval for affordable housing), and the location and the total number of developments approved, the total number of building permits

issued, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided in Government Code Section 65913.4(b) (i.e. ministerial streamline approval process for affordable housing); (9) if the City has received funding pursuant to the Local Government Planning Support Grants Program, the information required pursuant to Health and Safety Code Section 50515.04(a); (10) the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus; and (11) information related to density bonuses granted pursuant to Density Bonus Law (Gov. Code Section 65915), including the number of density bonus applications received, number of density bonus applications approved, and data from a sample of projects, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project. In addition, the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund has been prepared pursuant to California Health and Safety Code Section 34176.1(f), which reports the activities of the Lawndale Housing Authority during the fiscal year.

Lawndale Background



Figure 1. Location Map

Incorporated in 1959, the City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 3 miles east of the Pacific Ocean. Although Lawndale only encompasses approximately two square miles, the community is home to nearly 33,500 residents with very few parcels of remaining vacant land. Surrounding communities include the cities of Hawthorne to the north,

Redondo Beach to the west, and Torrance to the south. The City is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway), which both pass through the community and provide access to major employment centers in Los Angeles County.

The City of Lawndale has grown from its predominately agricultural roots to a built-out City that is centrally located in the South Bay area, evolving into a bedroom community primarily consisting mostly of medium-density residential development.

2. Community Development Department

The Community Development Department is responsible for the review of development and building activity to ensure compliance with zoning and building codes, General Plan policies, the California Environmental Quality Act, and community values. The Department provides information to the general public on zoning, building, housing, redevelopment and economic development related matters; assists the community in establishing land use plans; ensures the quality of new projects through the development review process; and provides staff support to the Planning Commission, City Council, and the general public.

Counter activity is the number of counter visits recorded in the Department, which are kept and tracked on a monthly basis. Total *recorded* counter visits for 2024 were **3,023 visits**, which was a bit lower in comparison to the previous year which had **3,534 visits**. The counter visits were similar to the prior year's activity due to accessory dwelling unit construction.

Planning Division

The Planning Division is responsible for two key functions: current planning and advanced planning. It is the Division's goal to provide timely and effective management of these two functions. Current planning involves the processing and review of various development applications for conformance with the City's Zoning Ordinance, General Plan, Specific Plan, and other land use policies. The Planning Division is responsible for reviewing applications and issuing permits pertaining to:

- Residential, commercial, and industrial design reviews
- Special Use Permits
- Subdivisions
- General proposed development

In 2024, the Planning Division processed **105** site plan review applications and 93 residential property reports, and brought **29** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.



Figure 1. Site Plan Reviews

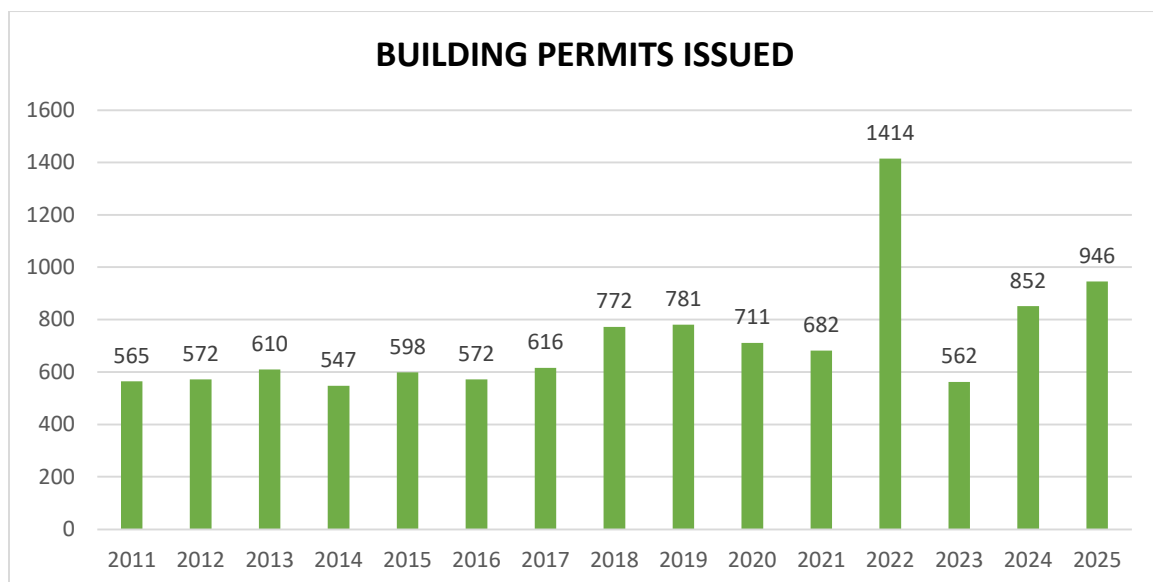
Advanced planning involves the City's long-range planning activities, which include updating and preparing various planning documents such as Specific Plans, the City's General Plan, and implementation of text amendments. Planning staff also assembles and maintains community data and demographics and coordinates the reporting of this data to outside agencies.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, the Planning Division, the Fire Department, and the Engineering Division.

In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects (residential, commercial, and industrial), grading, roofing, installation of mechanical and utility equipment, etc. **The total number of permits issued in 2025 was 946**, which increased from the 852 permits issued in 2024.

Figure 2. Building Permit Activity



Housing Division

Activity in the Housing Division slowed dramatically following the dissolution of the Redevelopment Agency which helped fund all of the City's housing programs. Although these programs were effectively on hold during the reporting period, the City is hoping in the near future to reintroduce the Great Neighborhoods Program with the injection of new housing funds provided from the Housing Division.

3. General Plan Implementation Status

The City of Lawndale approved General Plan 2045 in December of 2023. The Housing Element was adopted by the City Council in February of 2022.

Structure of the General Plan

Element	Type	Year Adopted
Community Development		
Land Use	Mandated	2023
Circulation	Mandated	2023
Housing	Mandated	2022
Environmental Justice	Mandated	N/A
Economic Development	Optional	2023
* HE updated in 2021; adopted 2/7/2022		
Resource Management		
Open Space	Mandated	2023
Conservation	Mandated	2023
Air Quality Management	Optional	2023
Hazard Management		
Safety	Mandated	2023
Noise	Mandated	2023

Table 1: City of Lawndale General Plan Elements
General Plan Amendments and Implementation Activities

The following represents the progress the City of Lawndale made towards implementing the goals and guiding policies of the General Plan during the reporting period.

Land Use Element

The Land Use Element establishes the policies for determining where certain land uses, such as residential, commercial, and industrial, are most desirable. The Land Use Element defines the physical areas in the City serving the needs of residents, businesses, and visitors.

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.

In 2023 the City continued to implement the accessory dwelling unit ordinance that allows accessory dwelling units on properties that are already developed with a single family residence. The City updated the accessory dwelling unit ordinance to reflect the State's 2025

accessory dwelling unit updates. The intent of the accessory dwelling unit ordinance is to allow additional housing alternatives in which property owners could rent out accessory dwelling units, and provide opportunity to increase homeowner income, while helping to ease the high cost of living within the City. The City also updated and adopted the Housing Element which encourages low and moderate income level development.

Implementation Program 13. Zoning Ordinance Monitoring. In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints. The key objectives and main components of the ordinance involve the following:

- *Result/Evaluation:* The City continues to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. The City amends its Zoning Ordinance yearly, sometimes even several times per year, to quickly address issues as they are identified and to ensure consistency with State regulations. When constraints are identified, the City will work to mitigate or eliminate such constraints.
- *Continued Appropriateness:* It is important for the City to regularly review its land use controls to minimize governmental constraints that could limit affordable housing development. Multiple programs are included in the 2021- 2029 Housing Element to monitor and mitigate potential governmental constraints, including Programs 11, 14, 16, and 18.

Development Activity

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, 11 residential units were finalized and completed and a total of 43 ADU projects were submitted for Building and Safety plan check review. Nonetheless, most of the development activity within the reporting period came from property owners that were active with additions and remodeling projects. No new affordable units or student housing were built in the reporting period.

Provided in the following chart is a list of all new residential projects that were submitted for the 2025 calendar year.

	ADDRESS	DEVELOPMENT TYPE	PROJECT NO.	PLANNING APPROVAL DATE
1	4204 W 162nd Street	ADU	SPR 25-01	2/26/2025
2	15017 Kingsdale Avenue	SFR	SPR 25-02	2/19/2025
3	4533 W 165th Street	ADU	SPR 25-04	3/3/2025
4	4134 Manhattan Beach Blvd	ADU	SPR 25-06	2/6/2025
5	4015 W 162nd Street	SFR	SPR 25-07	2/7/2025
6	4305 W 165th Street	ADU	SPR 25-08	2/18/2025
7	15313 Avis Avenue	SFR	SPR 25-09	2/12/2025
8	14806 Eastwood Ave	SFR & ADU	SPR 25-11	4/9/2025
9	4026 W 160th Street	SFR	SPR 25-13	3/6/2025
10	4027 W 161st Street	SFR	SPR 25-14	5/5/2025
11	14819 Eastwood Ave.	SFR	SPR 25-15	3/11/2025
12	14819 Eastwood Ave.	ADU	SPR 25-16	3/11/2025
13	15224 Condon Avenue	SFR	SPR 25-17	2/27/2025
14	15425 Hawthorne Blvd	SFR	SPR 25-18	9/24/2025
15	14807 Eastwood Ave.	SFR	SPR 25-19	3/18/2025
16	4118 W. 168th St.	SFR	SPR 25-20	3/18/2025
17	14728 Mansel Ave.	SFR	SPR 25-21	3/20/2025
18	4210 W. 162nd St.	SFR	SPR 25-22	3/20/2025
19	4133 W. 162nd St.	SFR	SPR 25-23	3/25/2025
20	4521 W. 168th St	SFR	SPR 25-24	4/1/2025
21	14525 1/2 Osage Ave.	SFR	SPR 25-25	4/14/2025
22	4713 W. 165th St.	SFR	SPR 25-26	4/3/2025
23	4224 W. 154th St.	SFR	SPR 25-27	4/8/2025
24	4166 W. 159th St.	SFR	SPR 25-28	4/9/2025
25	4571 W. 154th St.	SFR	SPR 25-29	4/10/2025
26	15301 Avis Ave.	ADU	SPR 25-30	4/14/2025
27	14812 Condon Ave.	ADU	SPR 25-31	4/15/2025
28	4161 W. 164th St	SFR	SPR 25-33	4/15/2025
29	4440 W. 170th St.	SFR	SPR 25-34	4/16/2025
30	4440 W. 170th St.	ADU	SPR 25-35	4/21/2025
31	4522 W. 167th St.	ADU	SPR 25-36	4/21/2025
32	4522 W. 167th St.	SFR	SPR 25-37	4/24/2025
33	4731 W. 167th St.	ADU	SPR 25-38	5/1/2025
34	4023 W. 166th St.	SFR	SPR 25-40	5/6/2025
35	4557 W. 154th St.	SFR	SPR 25-41	5/8/2025
36	4557 W. 154th St.	SFR	SPR 25-41	5/8/2025
37	4163 W. 156th St.	SFR	SPR 25-42	5/15/2025
38	17102 Condon Ave.	SFR	SPR 25-43	5/19/2025
39	4325-27 W. 159th St.	SFR	SPR 25-44	5/22/2025
40	14801 Eastwod Ave.	SFR	SPR 25-45	5/19/2025

41	14801 Eastwod Ave.	ADU	SPR 25-46	5/22/2025
42	15011 Osage Ave.	ADU	SPR 25-47	6/3/2025
43	4041 W. 162nd St.	SFR	SPR 25-49	6/9/2025
44	14901 Grevillea Ave.	SFR	SPR 25-50	6/11/2025
45	16018 Grevillea Ave.	ADU	SPR 25-51	6/23/2025
46	4630 W. 148th St	SFR	SPR 25-52	6/30/2025
47	4570-72 W. 173rd St.	SFR	SPR 25-53	7/14/2025
48	4527 W. 162nd St.	SFR	SPR 25-54	7/2/2025
49	15433 Freeman Ave.	SFR	SPR 25-55	7/17/2025
50	15433 Freeman Ave.	ADU	SPR 25-56	7/17/2025
51	4441 W. 145th St.	SFR	SPR 25-57	7/28/2025
52	4612 W. 153rd St.	ADU	SPR 25-58	7/30/2025
53	15230 Eastwood Ave.	SFR	SPR 25-59	7/30/2025
54	4750 W. 169th St.	SFR	SPR 25-60	7/23/2025
55	14928 Avis Ave.	SFR	SPR 25-61	7/31/2025
56	4737-39 W. 165th St.	ADU	SPR 25-62	7/31/2025
57	4543 W. 168th St.	SFR	SPR 25-63	8/5/2025
58	4516 W. 147th St.	ADU	SPR 25-64	8/6/2025
59	4711 W. 172nd St.	ADU	SPR 25-65	8/12/2025
60	4209 W 162nd Street	SFR	SPR 25-66	9/2/2025
61	4415 W. 170th St.	SFR	SPR 25-67	9/8/2025
62	14413 Firmona Ave	SFR	SPR 25-68	8/27/2025
63	14501 Kingsdale Ave.	SFR	SPR 25-69	8/25/2025
64	15122 Eastwood Ave.	SFR	SPR 25-70	9/2/2025
65	15801 Hawthorne Blvd.	SFR	SPR 25-72	10/21/2025
66	14825 Grevillea Ave.	SFR	SPR 25-73	9/8/2025
67	4709 W. 171st St.	ADU	SPR 25-74	9/8/2025
68	4531 W. 168th St.	SFR	SPR 25-75	10/8/2025
69	4724 W. 165th St.	SFR	SPR 25-76	9/25/2025
70	14508 Kingsale Ave	SFR	SPR 25-78	10/8/2025
71	14508 Kingsale Ave	ADU	SPR 25-79	10/8/2025
72	4036 W. 160th St	ADU	SPR 25-81	10/8/2025
73	16900 Hawthorne Blvd	SFR	SPR 25-82	10/9/2025
74	4706-08 W 168th St	SFR	SPR 25-83	10/13/2025
75	15009 Kingsdale Ave	SFR	SPR 25-84	10/13/2025
76	4563 W 162nd St	SFR	SPR 25-85	10/15/2025
77	4561 W 154th St	SFR	SPR 25-86	10/20/2025
78	4570-72 W 173rd St	ADU	SPR 25-87	10/21/2025
79	4324 W. 169th St.	SFR	SPR 25-88	11/12/2025
80	15917 Prairie Ave	ADU	SPR 25-89	11/12/2025
81	14723 Firmona Ave	ADU	SPR 25-90	10/22/2025
82	4122 W. 162nd St.	SFR	SPR 25-91	11/13/2025

83	16316 Inglewood Ave.	ADU	SPR 25-92	11/24/2025
84	15341 Mansel Ave.	ADU	SPR 25-93	11/24/2025
87	14917 Avis Ave.	ADU	SPR 25-94	11/24/2025
88	4430 Marine Ave.	ADU	SPR 25-95	11/26/2025
89	4136 W. 161st St.	ADU	SPR 25-96	12/1/2025
90	14806 Firmona Ave	SFR	SPR 25-97	11/12/2025
91	4522 W. 156th St.	SFR	SPR 25-98	12/9/2025
92	4728 W. 165th St.	ADU	SPR 25-99	12/9/2025
93	14509 Burin Ave.	ADU	SPR 25-100	12/16/2025
94	4143-45 W. 164th St.	SFR	SPR 25-102	1/8/2026
95	4521 W. 168th St.	ADU	SPR 25-103	1/13/2026
96	4308 W. 171st St.	ADU	SPR 25-104	1/13/2026
97	4328 W. 166th St.	ADU	SPR 25-105	1/19/2026
98	14825 Larch Ave.	ADU	SPR 25-106	1/19/2026
99	4604 W. 164th St.	ADU	SPR 25-107	1/20/2026
100				

Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to bikeways to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. The growth also impacts the infrastructure required to provide utilities and other services needed for those who live, work, and visit the City.

Goal M-1 Local Circulation System. The circulation system includes a hierarchy of roadways, railways, and off-street paths and trails that serve mobility and local access needs for those who live in, work in, or visit the City. The circulation system allows individuals to travel safely and conveniently to, from, and through the City by vehicle, transit, bicycles, foot, and other methods.

M-1 Actions

M-1a Periodically review and assess the vehicular level of service along City facilities to determine, what, if any, improvements are warranted to maintain a safe and efficient flow of traffic throughout the City of Lawndale. Based on a thorough review of facility operations and funding availability, improvements should be included in the City's Capital Improvement Plan and/or required as part of project approval through the development review process.

M-1b Continue to update and implement projects in the City's Capital Improvement Plan to maintain and repair roadways; construct and improve roadways to build out the roadway network to ensure adequate levels of service.

- M-1c As part of the development review process, require new developments to conduct traffic impact studies and construct, as a condition of approval, all feasible roadway and intersection improvements warranted by the new development. These studies shall be reviewed by the City Engineer or his designated representative. For development that will increase the traffic demand along State Route 107 (Hawthorne Boulevard), State Route 91 (Artesia Boulevard), and Interstate 405 (San Diego Freeway), traffic studies shall be submitted to Caltrans District 7 for approval.
- M-1d Monitor the development of new mobility technologies and the potential local effects on vehicular, bicycle, pedestrian and transit facilities and operations and seek funding to invest in associated infrastructure and technologies such as Traffic System Management (TSM) and traffic signal synchronization.
- M-1e Monitor cut-through traffic on local streets, especially along residential areas and schools, and where appropriate evaluate the applicability of traffic calming tools and implement improvements as necessary.

Housing Element

The Housing Element establishes the City's housing policies and programs. It serves as a guide for City officials in decision-making and sets forth an action plan to implement the City's housing goals. The Housing Element is intended to direct residential development and preservation in a manner consistent with the General Plan and the requirements of State Housing Element law. The current Housing Element covers the period from July 1, 2021 – June 30, 2029.

The Housing Element was updated/revised and it was adopted by the City Council on February 7, 2022. The Housing Element has been approved by the California Department of Community and Housing Development (HCD) for certification.

Housing Element implementation is further discussed in **Section 4. Housing Element Activity**.

Economic Development Element

Throughout the reporting period the City made efforts to decrease the vacancy rate within the City's commercial zones. New businesses such as Mateos Ice Cream, Zankou Chicken, Scooby Joe's Pet Spa, A Plus African Food and Market Services, Stay Café/Fat Tomato, Bellagio Car Wash and La Hacienda restaurant were opened or getting ready for business during the reporting period. The department is making ongoing efforts to facilitate the approval process for new businesses while complying with all local, state and federal regulations.

Open Space Element

Typical of most communities located within mature urbanized settings, Lawndale has a limited amount of open space areas. During the City's reporting period a major decision by Metro allowed right of way open space area located within residential neighborhoods as is. Maintaining and conserving open space areas for the city is a key goal identified in the City's General Plan element. Open space areas are important not only to provide recreational activities for residents, but also as a visual break from the built environment.

Goal RM-1. Parks, Recreation, and Open Space. Parks, recreation, and open space facilities provide innumerable benefits that enrich a community. There are two forms of parkland provided in the City – parks that are City-owned and parks that are contracted through a Joint Powers Agreement with the Lawndale Elementary School district for City utilization. The City operates the Harold E. Hofmann Community Center and the Dan McKenzie Community Garden. The City strives to provide well-planned, welcoming, and safe opportunities for recreation to all members of the community.

Goal RM-6 Water Conservation. Water is an indispensable resource that is integral to Lawndale's prosperity and growth. The City embraces an integrated water management approach in order to preserve these precious resources for years to come

Goal RM-5. Energy Resources. Future development within the City will result in increased energy demands for the operation of businesses, homes, and transportation facilities. To reduce greenhouse gas emissions, pollutants, and ensure that there are adequate energy resources for future generations, safe management and conservation methods need to be implemented

During the 2025 reporting period the City with coordination with the South Bay Cities of Governments continued to follow the adopted Climate Action Plan ("CAP"). The CAP serves as a roadmap and guidance document for reducing GHG emissions within City operations and the community at large. The CAP includes a list of non-binding goals, measures, and sub-strategies for the possible emission reductions by sector to reach the City's GHG target for 2024. The forecast continues to describe the impacts of these strategies on the City's target for the year 2035.

Air Quality Management Plan

Due to the nature of the guiding and implementing policies of the Air Quality Management Plan, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse air quality impacts to the environment and sensitive receptors.

Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The City aims to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

In 2012, the City applied for grant funding through the State of California 2008 Disaster Recovery Initiative Program, which is under the Community Development Block Grant Program. This application was made to update the Safety Element and the City's Local Hazard Mitigation Plan. In January 2013, the City received notice that funding had been awarded in the amount of \$250,000. Accordingly, the Safety Element and the local hazard Mitigation Plan were updated and adopted in August of 2016. During the reporting period, efforts have been undertaken to initiate the further update of the Safety Element and the Local Hazard Mitigation Plan.

Due to the nature of the guiding and implementing policies of the Safety Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis. Additionally, staff receive training in emergency preparedness and local hazard mitigations on an annual basis.

Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors, and the City continues to enforce its noise ordinances.

4. Housing Element Activity

The 2021-2029 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2021-2029 Housing Element in February 2022. The Housing Element was approved by the HCD for certification on October 13, 2022.

During the reporting period the Community Development Department continued implementing the Housing Element's Housing Plan. This included the ongoing implementation of programs for housing conservation, production of housing, provision of adequate housing sites, removal of governmental constraints, and promotion of equal housing opportunity.

Regional Housing Needs Assessment ("RHNA")

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2020. Under the RHNA Plan, each of the

SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate the construction of during the 2021-2029 assessment period. There are many ways to “facilitate” construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law.

The City of Lawndale received a RHNA allocation of 2,497 units for the 2021-2029 RHNA period. After credits for projected accessory dwelling units are taken into consideration, the City of Lawndale has a remaining 2021-2029 RHNA of 2,463 units, including 724 extremely/very low-income, 296 low-income, 370 moderate-income units, and 1,073 above moderate-income units.

Attachment D shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2025 – December 31, 2025, categorized by income level.

Affordable Housing Categories and Income Limits

Affordable housing is broken down into four categories. Each category is based upon a percentage of median income for Los Angeles County, adjusted for household size. The income limits are updated annually by the U.S. Department of Housing and Urban Development and form the income eligibility limits used by the HCD. These household income limits, as defined by California Housing Element law, are:

- Acutely Low: Households earning a low income limit to equal 15% of the medium income.
- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income
- Moderate: Households earning 81% to 120% of median family income
- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2024 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	10350	11800	13300	14750	15950	17100	18300	19450
Extremely Low	26500	30300	34100	37850	40900	43950	46950	50560
Very Low	44150	50450	56750	63050	68100	73150	78200	83250
Low	70650	80750	90850	100900	10900	117050	125150	133200
Median	68750	78550	88400	98200	106050	113900	121750	129600
Moderate	82500	94300	106050	117850	127300	136700	146150	155550

Table 2: Household Income Limits

Housing Production in Context with City Housing Policy

Production of affordable housing is facilitated by means of several specific City policies and housing programs. Primary City housing programs include the Rental Rehabilitation Program, Acquisition and Rehabilitation Program, Condominium Conversion Ordinance, Affordable Housing Development Program, Accessory Dwelling Unit Ordinance, and Density Bonus Ordinance. However, many of these programs have been severely impacted by the loss of Redevelopment Agency Housing Set-Aside funds and are effectively on hold until new funding sources can be secured.

20142021 RHNA Production Summary

For the current RHNA cycle, 120 total units have been constructed (i.e., Certificate of Occupancy issued). In addition, 72 residential entitlements were approved for 2025 which may add more housing units towards the City's RHNA cycle. Of those units, zero (0) fall within the affordable categories. During the reporting period of 2025, fourteen (14) sites were issued building permits to construct new residential units.

Housing Production Expectations

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2021-2029 Housing Element update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction, development of accessory dwelling units and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

ATTACHMENT D

Please Start Here

General Information	
Jurisdiction Name	Lawndale
Reporting Calendar Year	2025
Contact Information	
First Name	Jose
Last Name	Hernandez
Title	Associate Planner
Email	Jhernandez@Lawndalecity.org
Phone	3103718877
Mailing Address	
Street Address	14717 Burin Avenue
City	Lawndale
Zipcode	90260

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Lawndale	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes														Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bc Applic	
1					2	3	4	5														6	7	8	9	10	11
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	R=Rentor O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?			
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	266	266	72	0					
		4204 W 162nd Street		SPR 25-01	ADU	O	1/18/2024												1	1	1		NONE	No	No		
		4533 W 165th Street		SPR 25-04	ADU	O	2/12/2024												1	1	1		NONE	No	No		
		4134 Manhattan Beach Blvd		SPR 25-06	ADU	O	2/14/2024												1	1	1		NONE	No	No		
		4305 W 165th Street		SPR 25-08	ADU	O	3/14/2024												1	1	2		NONE	No	No		
		14806 Eastwood Ave		SPR 25-11	2 to 4	O	4/2/2024												4	4	4		NONE	No	No		
		14819 Eastwood Ave.		SPR 25-16	ADU	O	2/20/2025												1	1	1		NONE	No	No		
		15425 Hawthorne Blvd		SPR 25-18	5+	O	2/27/2025												37	37	37		NONE	No	No		
		4133 W. 162nd St.		SPR 25-23	SFD	O	3/6/2025												1	1	1		NONE	No	No		
		15301 Avisa Ave.		SPR 25-30	ADU	O	3/25/2025												1	1	1		NONE	No	No		
		14812 Condon Ave.		SPR 25-31	ADU	O	3/26/2025												1	1	1		NONE	No	No		
		4440 W. 170th St.		SPR 25-34	ADU	O	4/2/2025												1	1	1		NONE	No	No		
		4522 W. 167th St.		SPR 25-36	SFD	O	10/16/2024												1	1	1		NONE	No	No		
		4522 W. 167th St.		SPR 25-37	ADU	O	10/22/2024												1	1	1		NONE	No	No		
		14801 Eastwood Ave.		SPR 25-45	SFD	O	5/6/2025												1	1	1		NONE	No	No		
		14801 Eastwood Ave.		SPR 25-46	ADU	O	5/6/2025												1	1	1		NONE	No	No		
		15011 Osage Ave.		SPR 25-47	ADU	O	5/14/2025												1	1	1		NONE	No	No		
		16018 Grevillea Ave.		SPR 25-51	ADU	O	6/3/2025												1	1	1		NONE	No	No		
		15433 Freeman Ave.		SPR 25-55	SFD	O	6/30/2025												1	1	3		NONE	No	No		
		15433 Freeman Ave.		SPR 25-56	ADU	O	6/30/2025												1	1	1		NONE	No	No		
		4612 W. 153rd St.		SPR 25-58	ADU	O	7/2/2025												1	1	1		NONE	No	No		
		14828 Avisa Ave.		SPR 25-61	SFD	O	7/15/2025												1	1	2		NONE	No	No		
		4737-39 W. 165th St.		SPR 25-62	ADU	O	7/15/2025												1	1	1		NONE	No	No		
		4516 W. 147th St.		SPR 25-64	ADU	O	7/21/2025												1	1	1		NONE	No	No		
		4711 W. 172nd St.		SPR 25-65	ADU	O	7/24/2025												1	1	1		NONE	No	No		
		15801 Hawthorne Blvd.		SPR 25-72	5+ R		8/14/2025												166	166	0		NONE	No	No		
		4709 W. 171st St.		SPR 25-74	ADU	O	8/19/2025												1	1	1		NONE	No	No		
		14508 Kingsdale Ave		SPR 25-79	ADU	O	9/22/2025												1	1	0		NONE	No	Yes		
		4036 W. 160th St		SPR 25-81	ADU	O	9/22/2025												1	1	1		NONE	No	No		
		16900 Hawthorne Blvd		SPR 25-82	5+	O	9/23/2025												30	30	0		NONE	No	No		
		4570-72 W 173rd St		SPR 25-87	ADU	O	10/2/2025												1	1	1		NONE	No	No		
		15917 Prairie Ave		SPR 25-89	ADU	O	10/23/2025												1	1	1		NONE	No	Yes		
		16316 Inglenwood Ave.		SPR 25-92	ADU	O	11/4/2025												1	1	1		NONE	No	No		
		15341 Mansel Ave.		SPR 25-93	ADU	O	11/4/2026												1	1	1		NONE	No	No		

Note: "+" indicates an optional field

Jurisdiction	Lawndale	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	732	-	-	-	-	-	-	-	-	-	-	-	732
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	311	-	-	-	-	-	-	-	-	-	-	-	311
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	371	-	-	-	-	-	-	-	-	-	-	-	371
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,083	-	-	-	-	-	-	-	-	-	-	-	-
Total RHNA		2,497	-	-	-	-	1	14	-	-	-	-	15	1,068
Total Units		-	-	-	-	-	1	14	-	-	-	-	15	2,482

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting 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 LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: August 3, 2026
TO: Honorable Mayor and City Council
FROM: Lucho Rodriguez, Acting City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Conference with Legal Counsel – Potential Litigation**

The City Council will conduct a closed session pursuant to Government Code Section 54956.9(d)(2), to confer with legal counsel regarding a significant exposure to litigation, the facts and circumstances of which are not known to the potential plaintiff: one (1) case.