

**MINUTES OF A REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF HAWTHORNE,  
CALIFORNIA HELD NOVEMBER 8, 2016.**

Mayor Vargas called the City Council meeting to order at 6:09 p.m. in the City Council Chambers of City Hall, 4455 W. 126<sup>th</sup> Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
Absent: Councilmember Michelin.

Patricia Donaldson gave the evening's invocation. Herminia Balboa led the Pledge of Allegiance.

1.

Under oral communications, **Pat Donaldson** Chamber of Commerce apologized for incident that occurred with the Chamber website, it was done without permission. Announced the turkey giveaway on November 22, at 1:00 p.m. at Finance Auto. **Jose Gonzales** showed a new drawing to be built at the skate park. **Jim Holland**, ambassador from One Legacy and Donate Life spoke on the importance of tissue organ donation. **Jim Radek** was a recipient of a cornea transplant. **Alex Monteiro** thanked everyone at City Hall, Police Association and Executive Group for participating in the Halloween festivity. **David Granados** thanked for the support to the friends of the library book sale, Spoke on new programs that library offers and announced that they have a partnership with LA County Public Health to offer free flu shots on December 7 from 1:30 to 3:30 p.m.

2.

Mayor Vargas recessed the Parking Authority and Housing Authority meetings to conduct the meeting of the City Council.

3.

Mayor Vargas moved, seconded by Councilmember Valentine, that the reading of the City Council minutes of the regular meeting of June 14, 2016 be waived and that they be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

4.

Mayor Vargas moved, seconded by Councilmember Valentine, to waive full readings of resolutions and ordinances on November 8, 2016's agenda.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

5.

The City Treasurer submitted a financial statement regarding warrants.

Warrants Nos.: 138726-193101 ; 453269-453432 ; 38267-38267 ; 10176-10178

Warrant Totals: \$ 641,005.90 ; \$1,477,911.68 ; \$9.84 ; \$9,112.14

Mayor Vargas moved, seconded by Councilmember Valentine, that the following warrants, properly audited and signed, be paid.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

## RESOLUTIONS

6.

### RESOLUTION NO. 7861

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA DESIGNATING 118TH STREET BETWEEN RAMONA AVENUE AND MANOR DRIVE AS A PREFERENTIAL PARKING DISTRICT.

11/08/16

Mayor Vargas moved, seconded by Councilmember Valentine, that Resolution 7861 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

7.

City Clerk Huber announced that this was the time and place for the Public Hearing and **Approval** of Ordinance No. 2127, amending Various Provisions of Title 17 (“Zoning”) of the Hawthorne Municipal Code to add live-work units to the General Commercial (C-3) Zone, rename the Freeway Commercial/Mixed Use (C-1) Zone to Regional Commercial, remove residential uses from the Freeway Commercial/Mixed Use (C-1) Zone, clarify that non-conforming residential uses are to comply with development standards identified by the Director as most compatible, add regulations for nonconforming residential structures, add required findings of approval for conditional use permits, add required special findings of approval for parking variances, add provisions related to shared parking agreements and clarify that vehicle sales are prohibited home occupations, and make other minor, non-substantive changes.

Planning Department’s declaration publication filed. No written communications were received.

Mayor Vargas called for public comments.

Under oral comments, Mr. Allen Richards, Mr. Alex Monteiro and Mr. Jim Radek spoke in support of Ordinance No. 2127.

Mayor Vargas ordered to close the public portion of the hearing. MOTION CARRIED.

John Ramirez, acting Planning Director gave a brief presentation about this Ordinance.

#### **ORDINANCE NO. 2127 (2<sup>nd</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE 17 (“ZONING”) OF THE HAWTHORNE MUNICIPAL CODE (“HMC”) TO ADD LIVE-WORK UNITS TO THE GENERAL COMMERCIAL (C-3) ZONE, RENAME THE FREEWAY COMMERCIAL/MIXED USE (C-1) ZONE TO “REGIONAL COMMERCIAL,” REMOVE RESIDENTIAL USES FROM THE FREEWAY COMMERCIAL/MIXED USE (C-1) ZONE, CLARIFY THAT NON-CONFORMING RESIDENTIAL USES ARE TO COMPLY WITH THE DEVELOPMENT STANDARDS IDENTIFIED BY THE DIRECTOR AS MOST COMPATIBLE, ADD REGULATIONS FOR NON-CONFORMING RESIDENTIAL STRUCTURES, ADD REQUIRED FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMITS, ADD REQUIRED SPECIAL FINDINGS OF APPROVAL FOR PARKING VARIANCES, ADD PROVISIONS RELATED TO SHARED PARKING AGREEMENTS, CLARIFY THAT VEHICLES SALES ARE PROHIBITED HOME OCCUPATIONS AND MAKE OTHER MINOR, NON-SUBSTANTIVE CHANGES.

Mayor Vargas moved, seconded by Councilmember Valentine, that Ordinance No. 2127 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

8.

City Clerk Huber announced that this was the time and place for the Public Hearing and **Approval** of Ordinance No. 2128, An Ordinance of the City Council of the City of Hawthorne, California, Amending Various Provisions of Title 17 (“Zoning”) of the Hawthorne Municipal Code to modify project area and setback requirements for Highest Density Residential Use, the Mixed Use (MU) Overlay Zone and the Mixed Commercial (CM) Classification, increase parking and unit size requirements for all Residential Uses in the City of Hawthorne, and increase minimum required commercial floor area for mixed use developments in the City of Hawthorne.

Planning Department’s declaration publication filed. No written communications were received.

Mayor Vargas called for public comments.

Under oral comments, Mr. Allen Richards, Mr. Alex Monteiro spoke in support of Ordinance No. 2128.

Mayor Vargas ordered to close the public portion of the hearing. MOTION CARRIED.

John Ramirez, acting Planning Director gave a brief presentation about this Ordinance.

**ORDINANCE NO. 2128 (2<sup>nd</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE 17 (“ZONING”) OF THE HAWTHORNE MUNICIPAL CODE TO MODIFY PROJECT AREA AND SETBACK REQUIREMENTS FOR HIGHEST DENSITY RESIDENTIAL USE, THE MIXED USE (MU) OVERLAY ZONE AND THE MIXED COMMERCIAL (CM) CLASSIFICATION, INCREASE PARKING AND UNIT SIZE REQUIREMENTS FOR ALL RESIDENTIAL USES IN THE CITY OF HAWTHORNE, AND INCREASE MINIMUM REQUIRED COMMERCIAL FLOOR AREA FOR MIXED USE DEVELOPMENTS IN THE CITY OF HAWTHORNE.

Mayor Vargas moved, seconded by Councilmember Valentine, that Ordinance No. 2128 be approved and adopted.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.  
NOES: None. ABSENT: Councilmember Michelin.

**ORDINANCES**

9.

**ORDINANCE NO. 2125 (1st Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, REPEALING AND RE-ADOPTING CHAPTER 5.58 (MESSAGE ESTABLISHMENTS) OF DIVISION II (BUSINESSES REGULATED) OF TITLE 5 (BUSINESS REGULATION & LICENSES) PROVIDING REASONABLE REGULATIONS UPON MESSAGE ESTABLISHMENTS AND AMENDING VARIOUS PROVISIONS OF TITLE 17 (“ZONING”) TO CONDITIONALLY PERMIT MESSAGE ESTBALISHMENTS IN THE C-2 ZONE (LOCAL COMMERCIAL CLASSIFICATION) ONLY AND PROHIBIT MESSAGE ESTABLISHMENTS IN ALL OTHERS ZONES OF THE CITY.

Ordinance 2125 was introduced by title only by Councilmember Reyes English.

10.

**ORDINANCE NO. 2129 (1st Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ENACTING CHAPTER 10.81 TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE RELATING TO THE IMPOSITION OF COMMUNITY-BASED SAFETY REQUIREMENTS ON THE OPERATION OF MODEL AIRCRAFT CONSISTENT WITH CERTAIN FEDERAL AVIATION RULES ON THE OPERATION OF BOTH MODEL AIRCRAFT AND CIVIL UNMANNED AIRCRAFT SYSTEMS (“UASs”) (COMMONLY KNOWN AS DRONES).

Ordinance 2129 was introduced by title only by Councilmember Valentine.

The Interim City Manager, Arnold Shadbehr, presented the following agenda and requested approval of the indicated recommendations.

11.

Approve Progress Payment #4 due to MSL Electric, Inc. for Intersection Widening and Traffic Signal Modification Project (#15-05) at the following intersections: 1) Inglewood Avenue at El Segundo Boulevard, 2) Crenshaw Boulevard at Rocket Road and 3) Crenshaw Boulevard at Jack Northrop Avenue. The amount of \$346,471.55 will be paid for with Measure R Grant funds.

12.

Approve Progress Payment #7 due to Great Scott Tree Service, Inc. for Street Tree Trimming Project #13-03. The amount of \$38,700.00 will be paid for with approved and allocated Tree Trimming funds.

13.

Approve Progress Payment #2 to Sequel Contractors, Inc. of Santa Fe Springs, CA for Project #11-02, Aviation Boulevard and Marine Avenue Intersection Improvement Project. The amount of \$329,322.73 will be funded from Measure R Grant and Proposition C Funds.

14.

Approve Progress Payment #8 due to Zumar Industries of Tacoma, Washington. The amount of \$7,387.19 will be paid for with approved and allocated Gas Tax funds

15.

Approve Progress Payment #3 due to Martinez Landscape of Sylmar, CA. The amount of \$289,417.57 will be funded through the approved and allocated Gas Tax, Measure R, and Weed Abatement funds.

16.

Approve Investment Report for the quarter ended September 31, 2016.

Mayor Vargas moved seconded by Councilmember Reyes English to approve items 11-12-13-14-15-16 of the City Manager's consent calendar.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.

NOES: None. ABSENT: Councilmember Michelin.

## CITY ATTORNEY'S CONSENT CALENDAR

17.

Deny Claim of Cesia Samayoa who suffered injuries in a pedestrian v. civilian vehicle auto collision on April 23, 2016 at or near the intersection of Rosecrans and Yukon Avenue. Claimant alleges a severe head trauma injury.

Councilmember Reyes English moved seconded by Mayor Vargas to approve item 17 of the City Attorney's consent calendar.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.

NOES: None. ABSENT: Councilmember Michelin.

18.

## CITY COUNCIL'S DISCUSSION/ACTION ITEMS

a.- Cancellation of December 27, 2016 Council meeting, (Shadbehr).

Councilmember Reyes English moved seconded by Mayor Vargas to approve the Cancellation of December 27, 2016 Council meeting.

ROLL CALL-AYES: Councilmembers Awad, Reyes English, Valentine, Mayor Vargas.

NOES: None. ABSENT: Councilmember Michelin.

19.

## ELECTED OFFICIAL REPORTS AND RECOMMENDATIONS.

City Treasurer **Patterson** thanked everyone for attending the Council meeting.

Councilmember **Valentine** thanked the community for showing interest on the ordinances that were on the agenda.

Councilmember **Awad** agreed with the comments of fellow councilmembers.

Councilmember **Reyes English** thanked staff in City Hall and Police Department for the support gave to the kids on Halloween. Also thanked everybody who is helping, contributing and assisting in “Operation Gobble”.

Mayor **Vargas** thanked his council colleagues for attending the meeting on Election Day.

20.

Mayor Vargas adjourned the regular meeting at 8:17 p.m..

---

Norbert Huber  
City Clerk