

**MINUTES**  
**LAWNDALE CITY COUNCIL REGULAR MEETING**  
**SUCCESSOR AGENCY REGULAR MEETING**  
**HOUSING AUTHORITY REGULAR MEETING**  
**May 19, 2025**

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

Mayor Pullen-Miles called the meeting to order at 6:32 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

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

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

**B. CEREMONIALS**

Councilmember Talavera led the flag salute. Pastor Matthew Harbison of Lawndale Wesleyan Church provided the inspiration.

**C. PUBLIC SAFETY REPORT**

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

Lieutenant Osburn summarized the recent law enforcement activities and invited the community to the Neighborhood Watch meeting scheduled for May 21, 2025, at 6:00 p.m. at the Harold E. Hofmann Community Center.

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

Battalion Chief David Christian summarized the fire report.

**D. PRESENTATION**

**3. Recognition of City of Lawndale Outstanding Older American - Mr. Jay Gould**

Presentation of City Plaque to Mr. Jay Gould, for his recognition as the City of Lawndale's 2025 Outstanding Older American.

Mayor Pullen-Miles and the City Council presented the City Plaque to Mr. Jay Gould, for his recognition as the City of Lawndale's 2025 Outstanding Older American.

**4. 65th Annual National Public Works Week Proclamation - May 18-24, 2025**

Presentation of City of Lawndale Proclamation to the Public Works Director in Recognition of National Public Works Week: May 18-24, 2025.

Mayor Pullen-Miles and the City Council presented the City of Lawndale Proclamation Certificate to the Public Works Director representing the Public Works Department in Recognition of National Public Works Week: May 18-24, 2025.

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

Deena Sopko, Resident, commented on bulky items dumped on sidewalks and near fire hydrants, the trash collection truck leaking oil on the street and provided picture handouts.

Bridget Miller, Resident, commented on traffic on 145<sup>th</sup> Street and Avis Avenue, and requested a three-way stop sign.

Matthew Harbison, Resident, thanked Public Works staff for covering graffiti, and commented on a pothole that was filled with asphalt.

Randall Abram, Resident, submitted an electronic public comment regarding fireworks health and safety.

**F. COMMENTS FROM COUNCIL**

Councilmember Talavera thanked everyone that attended tonight's meeting and voicing their concerns, asked if the City can address the trash truck oil leak, school area traffic, commented that he has received several complaints from residents about school traffic, and thanked Public Works staff for their work.

City Manager Dr. Moore responded that staff will follow up with bulky item pickups, and with Republic Services about their trash truck leaking oil.

Councilmember Suarez thanked everyone that attended tonight's meeting and asked if we have received any updates of when Republic Services will have new trash trucks.

Councilmember Cuevas thanked everyone that attended tonight's meeting, asked why a three-way stop sign cannot be installed on 145<sup>th</sup> Street and Avis Avenue, and thanked staff for covering the pothole.

Mayor Pro Tem Kearney thanked everyone that attended tonight's meeting, commented on Republic Services receiving new trash trucks and asked if staff can find out if the trash truck is leaking oil or its contents.

Mayor Pullen-Miles thanked everyone that attended tonight's meeting, commented that staff will address the oil leak from the trash truck, asked if the contractor can be held accountable for cleaning up the oil spill, thanked Resident Miller for her request for a three-way stop sign on 145<sup>th</sup> Street and Avis Avenue, Public Works staff for filling the pothole, and commented on the railroad ties needing repair.

City Manager Dr. Moore responded that staff will survey the oil spill damage and contact Republic Services.

Councilmember Cuevas thanked Resident Abram for the public comment he submitted regarding fireworks health and safety.

**G. CONSENT CALENDAR**

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

Recommendation: that the City Council approve.

**6. Accounts Payable Register**

Recommendation: that City Council adopt Resolution No. CC-2505-021 authorizing the payment of certain claims and demands in the amount of \$562,438.42.

**7. Minutes of the Lawndale City Council Regular Meeting - May 5, 2025**

Recommendation: that the City Council approve the minutes.

**8. South Bay Workforce Investment Board Quarterly Summary Report**

Recommendation: that the City Council receive and file.

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

**H. CONSENT CALENDAR**

**SUCCESSOR AGENCY**

**9. Minutes of the Successor Agency Special Meeting, December 2, 2024**

Recommendation: that the City Council approve the minutes.

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

**I. CONSENT CALENDAR**

**LAWNDALE HOUSING AUTHORITY**

**10. Minutes of the Housing Authority Meeting, June 3, 2024**

Recommendation: that the City Council approve the minutes.

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

By consensus, the City Council reordered the agenda and considered agenda Item L.15. Eastside of 147th Traffic Mitigations at this time.

**L. 15. Eastside of 147th Traffic Mitigations**

Recommendation: that the City Council 1.) Direct staff to proceed with the design of alternative 2 road diet; 2.) Implement the construction of alternative 2 road diet, and 3.) Prepare a new speed survey for 147th Street east following the completion of the road diet improvements.

Public Works Director Rodriguez presented the staff report.

City Attorney Murphy commented that Councilmember Cuevas can participate in the discussion as long as the discussion focuses on the Eastside of 147th Street.

Councilmember Cuevas asked if it is known how often vehicles fail to stop at the stop sign, and what the parking option is for Alternative 4.

Public Works Director Rodriguez responded that staff can investigate how often vehicles fail to stop at the stop sign, Alternative 4 offers parallel parking, and a bicycle lane with buffer zones between designating parking, bicycle lane and traffic lanes.

Discussion ensued among Councilmembers and staff about contacting the South Bay Council of Governments (SBCCOG) for funding support, the legal requirement for the width of travel lanes, adding two-way left turn lanes to Alternative 4, and the location of the bicycle lane.

In response to Councilmember Suarez's and Mayor Pullen-Miles' questions, Public Works Director Rodriguez responded that different modes of transportation can utilize the bicycle lane, and vehicles can use bicycle lanes to make turns.

Mayor Pullen-Miles opened public comments.

Ryan, Resident, commented in opposition to Alternative 1, and in favor of Alternatives 2, 3 and 4.

Andrew Blackney, Resident, commented in favor of Alternative 4.

Matthew Harbison, Resident, commented on e-bikes using bicycle lanes, and e-bikes safety regulation enforcement.

Mayor Pullen-Miles closed public comments.

Councilmember Suarez asked if the bicycle buffer zones can be physical separations and commented that she would like this road to be a part of the Local Travel Network.

Public Works Director Rodriguez responded that physical separations can be implemented.

In response to Mayor Pro Tem Kearney's questions, Public Works Director Rodriguez stated that street moratoriums are in place to protect City investments and requested left turn lanes be added to Alternative 4.

Discussion ensued among City Councilmembers and staff about adding medians, improving driver behavior, and 2-way lanes to relieve traffic.

Lieutenant Osburn commented that emergency responders will not have full access to streets if a center median is installed.

City Manager Dr. Moore commented that street sweeping may also be affected if a center median is added.

In response to Mayor Pullen-Miles's question, City Attorney Murphy responded it is appropriate to discuss funding at a future meeting after the design is established.

**A motion was made by Councilmember Suarez and seconded by Mayor Pro Tem Kearney to direct staff to proceed with the design of alternative 4 road diet, implement the construction of alternative 4 road diet, and prepare a new speed survey for 147th Street East following the completion of the road diet improvements.**

**L. PUBLIC HEARING**

**CITY COUNCIL/ SUCCESSOR AGENCY/ LAWNDALE HOUSING AUTHORITY**

**11. Public Hearing for Budget Workshop Fiscal Year 2025-26**

Recommendation: There is no formal recommendation with this item, however staff is looking for direction from Council regarding the budget.

Finance Director Manuelian introduced the Public Hearing for Budget Workshop Fiscal Year 2025-26.

**A motion was made by Councilmember Suarez and Mayor Pro Tem Kearney to continue the Public Hearing for Budget Workshop Fiscal Year 2025-26 agenda item to the June 2, 2025, City Council meeting. The motion passed by a vote of 5-0.**

**M. PUBLIC HEARING**

**CITY COUNCIL**

**12. Extension of Urgency Ordinance No. 1210-25 for Amendments to Title 17 of the Lawndale Municipal Code to Establish Chapter 17.54 Housing Opportunity Overlay Zones and a Zoning Map Amendment of Properties to Establish the Housing Opportunity Overlay Zones for Various Properties Within the City and Hawthorne Boulevard Specific Plan; and a Determination that the Urgency Ordinance is Exempt from CEQA Pursuant to CEQA Guidelines Section 15183**

Recommendation: that the City Council: 1.) Conduct a public hearing; 2.) Determine that Urgency Ordinance No. 1210-25 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15183 of the CEQA Guidelines; and 3. Adopt by four-fifths (4/5) vote of the City Council for the extension of Urgency Ordinance No. 1210-25.

Community Development Director Kann presented the staff report.

Mayor Pullen-Miles opened the public hearing at 7:59 p.m.

There was no one from the public wishing to speak.

Mayor Pullen-Miles closed the public hearing at 7:59 p.m.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to determine that Urgency Ordinance No. 1210-25 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15183 of the CEQA Guidelines and adopt by four-fifths (4/5) vote of the City Council for the extension of Urgency Ordinance No. 1210-25. The motion passed by a vote of 5-0.**

**N. ADMINISTRATION**

**13. Resolution CC-2505-022 for SBI to be Approved for FY 25/26**

Recommendation: that the City Council adopt the attached Resolution No. CC-2505-022 approving the project list of streets as attached herein Exhibit A- Project Description/Location.

Public Works Director Rodriguez presented the staff report.

**A motion was made by Councilmember Cuevas and seconded by Councilmember Talavera to adopt the attached Resolution No. CC-2505-022 approving the project list of streets as attached herein Exhibit A- Project Description/Location. The motion passed by a vote of 5-0.**

**14. Consider Approval of a Mobile Recreation Program in the Community Services Department**

Recommendation: that the City Council consider the approval of a Mobile Recreation Program in the Community Services Department and provide direction to staff on the possibility of adding a Mobile Recreation Program to the Department.

Community Services Director Minter presented the staff report.

City Manager Dr. McCre commented that this option is an alternative to assigning staff to parks.

Councilmember Suarez commented in favor of establishing a Mobile Recreation Program.

In response to Councilmember Talavera's question, Community Services Director Minter stated that the plan of expanding is dependent on the community involvement and success rate.

Mayor Pro Tem Kearney is in favor of establishing this program and would like the program to be operated Monday through Saturday.

In response to Councilmember Cuevas's questions, Community Services Director Minter stated that the program would have two staff members, if approved, the program will be brought to the Youth Advisory Committee (YAC) for their feedback, it would have a marketing plan, a dedicated webpage with the schedule of activities, and the item will be brought back to City Council to approve additional staff, if necessary.

Mayor Pullen-Miles is in favor of approving this program.

Mayor Pullen-Miles opened public comments.

Matthew Harbison, Resident, commented on funding, asked if the City can receive donations from outside agencies or the public, and if the program has been budgeted.

Mayor Pullen-Miles closed public comments.

Community Services Director Minter commented that he will follow up on budget planning.

In response to Councilmember Suarez's and Mayor Pro Tem Kearney's questions, City Attorney Murphy responded that he will share information with City Councilmembers about the City setting up a nonprofit organization and research the ability of receiving supply donations from nonprofit organizations.

In response to Councilmember Cuevas's questions, Community Services Director Minter responded that the Parks, Recreation and Social Services Commission funding has been allocated.

**A motion was made by Mayor Pro Tem Kearney and seconded by Councilmember Cuevas to approve a Mobile Recreation Program in the Community Services Department. The motion passed by a vote of 5-0.**

**15. Eastside of 147th Traffic Mitigations**

Recommendation: that the City Council 1.) Direct staff to proceed with the design of alternative 2 road diet; 2.) Implement the construction of alternative 2 road diet, and 3.) Prepare a new speed survey for 147th Street east following the completion of the road diet improvements.

This matter was moved and previously discussed after the Consent Calendar.

**O. CITY MANAGER REPORT**

City Manager Dr. Moore commented that he attended the 2025 California Contract Cities Association (CCCA) Annual Municipal Seminar, invited the community to attend the City's Memorial Day Remembrance ceremony on May 26, 2025, at 9:00 a.m. at City Hall, and thanked the City Council for their patience as staff follows up on requests made by them.

**P. ITEMS FROM CITY COUNCILMEMBERS**

**16. Further Discussion on Establishing an Annual Festival Recognizing Hispanic-American Contributions to the Community and the Creation of an Ad Hoc Subcommittee**

Requested by Councilmember Talavera.

Recommendation: that the City Council 1.) discuss establishing a new annual Hispanic-American Contribution festival; 2.) discuss establishing an Ad Hoc Subcommittee to plan and organize the new event; and/or 3.) provide further direction to staff.

City Attorney Murphy commented that the City does not have a legal requirement to provide equal programming to all groups; however, the programs must be open to the public.

In response to Councilmember Cuevas's question, City Manager Dr. Moore responded that the City Council can add an additional event to the budget.

Discussion ensued among City Council members and staff regarding changing the Blues Festival to a Multicultural festival, and cost.

Councilmember Talavera commented on his proposal for a cultural event, that there was no intent to exclude any group, requested the event to bring all Hispanic American cultures together, thanked everyone for their questions and input, does not support hosting a multicultural event, and is in favor of receiving donations from nonprofit organizations.

Councilmember Suarez commented that she supports hosting the event if it is funded by outside parties and not by taxpayer money.

Discussion ensued among City Councilmembers and staff about the type of event to approve, funding being used for the Blues Festival and what funding to use for the new event, Blues Festival attendees' city of residence, receiving donations for events, and when to host the event.

Mayor Pullen-Miles opened public comments.

Matthew Harbison, Resident, commented on the City hosting high-quality events, and reevaluating existing events.

Mayor Pullen-Miles closed public comments.

Councilmember Suarez commented on planning a small event first to evaluate public participation and partnering with outside agencies.

**By consensus, the City Council approved and established a Hispanic-American Contributions Festival, created an Ad Hoc Subcommittee to plan the festival, and the Mayor appointed Mayor Pro Tem Kearney and Councilmember Talavera to serve on the ad hoc subcommittee.**

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

Councilmember Talavera attended the City's Youth in Government Day event, Virtual meeting with Supervisor Holly J. Mitchell's office, Mother's Day Senior Luncheon, 2025 CCCA Annual Municipal Seminar, and thanked Community Services Director Minter for organizing the City's Youth in Government Day event.

Councilmember Suarez attended a South Bay Cities Council of Governments Steering Committee meeting, 2025 CCCA Annual Municipal Seminar, and asked staff to create a policy that allows the City to give priority to City residents when they apply for a job with the City.

Councilmember Cuevas attended a Los Angeles County Public Health meeting via Zoom, and the 2025 CCCA Annual Municipal Seminar.

Mayor Pro Tem Kearney attended the City's Youth in Government Day event, Liability Trust and Oversight Committee meeting, Los Angeles County West Vector Board meeting, Mother's Day Senior Luncheon, 2025 CCCA Annual Municipal Seminar, and thanked Community Services Director Minter for organizing the City's Youth in Government Day event.

Mayor Pullen-Miles attended the City's Youth in Government Day event, and the 2025 CCCA Annual Municipal Seminar, and requested a tour of Los Angeles County Men's Central Jail.

#### **Q. CLOSED SESSION**

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

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



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

The City Council convened into closed session at 9:07 p.m.

The City Council reconvened from closed session at 9:14 p.m.


City Attorney Murphy announced that there was no reportable action taken.

**R. ADJOURNMENT**

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 9:16 p.m.

  
Robert Pullen-Miles, Mayor

ATTEST:

  
Erica Harbison, City Clerk  
Approved: June 2, 2025