

City of Lawndale

NOTICE OF A **PUBLIC HEARING**

**BEFORE THE PLANNING COMMISSION OF THE CITY OF
LAWNDALE**

EXTENSION OF URGENCY ORDINANCE NO. 939-04 **TEMPORARY PROHIBITION OF** **APARTMENT TO CONDOMINIUM CONVERSIONS**

NOTICE is hereby given that at **7:00 p.m. on Wednesday, December 8, 2004** the Planning Commission of the City of Lawndale will hold a public hearing at the City of Lawndale City Council Chambers located at 14717 Burin Avenue, Lawndale, California to review the following project:

Extension of Urgency Ordinance No. 939-04 (Condominium Conversions): Pursuant to the authority conferred by Section 65858(a) of the California State Government Code, the Planning Commission will solicit information regarding a potential 12-month extension of Urgency Ordinance No. 939-04 which prohibits the conversion of apartment buildings to residential condominiums.

The City has retained the services of a professional planning consulting firm to examine the regulations governing the conversion of existing apartment units to residential condominiums. The consulting firm has initiated the basic research and examination of records. However, the project will not be completed by the expiration date of Urgency Ordinance No. 939-04 (i.e. January 30, 2005). Staff recommends that the Moratorium prohibiting the conversions of apartment to residential condominiums be extended for 12-months to allow the consulting firm to complete the investigation and provide recommendations to the Planning Commission and the City Council.

If you wish to challenge the nature of the above noted proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Lawndale at, or prior to the public hearing.

Staff is of the opinion that the proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 and Section 15306, Class 1 and 6 of the State Guidelines. The files for this proposal are available for review Monday through Thursday, 8:00 a.m. to 3:00 p.m., in the Community Development Department offices located at 14717 Burin Ave., Lawndale, California.

This notice has posted in accordance with local regulations regarding public notice concerning planning issues. The notice is for information purposes only.

The City of Lawndale's contact person is David Meyer, AICP, Interim Director of Community Development.