

General Plan & Hawthorne Boulevard Specific Plan Update



CITY OF LAWDALE

8th Virtual Community Workshop

Community Development Department

12/15/2021



City of Lawndale
The heart of the Southbay

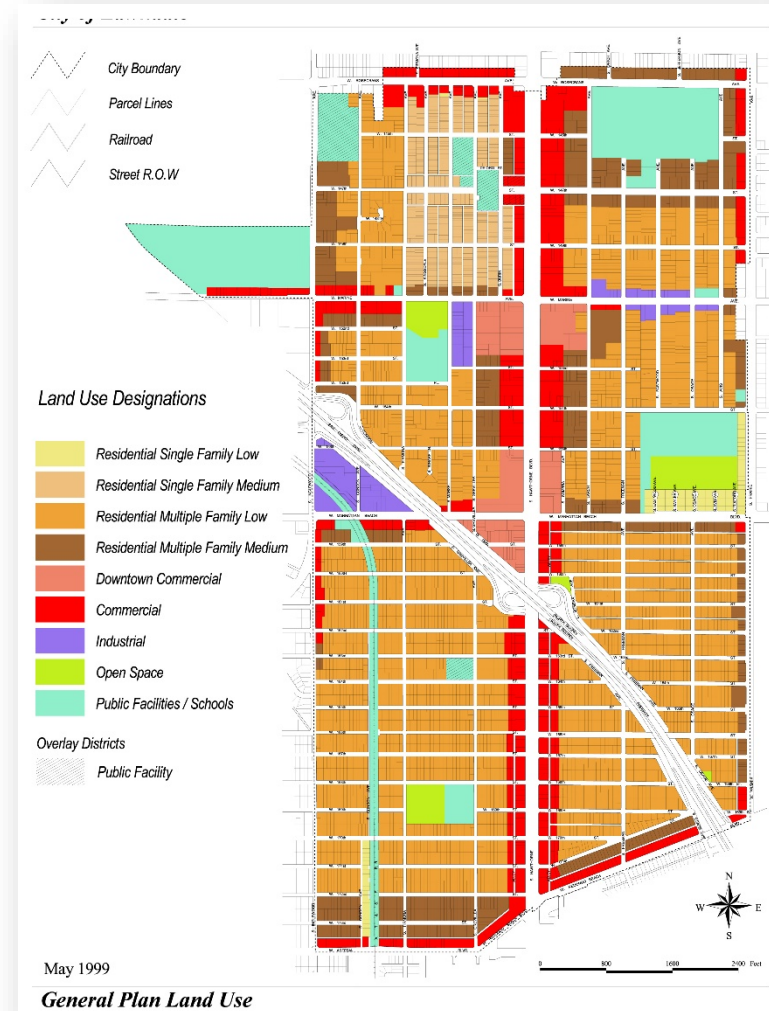


2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE



What is the General Plan?

- It address all aspects of development, housing, traffic, natural resources, open space, safety, land use & public facilities.
- Serves as a **guiding document** to achieve a communities vision for the future.
- The City's General Plan currently includes nine elements.



Seven Mandatory Elements

- Land Use
- Open Space
- Conservation
- Housing
- Circulation
- Noise
- Safety



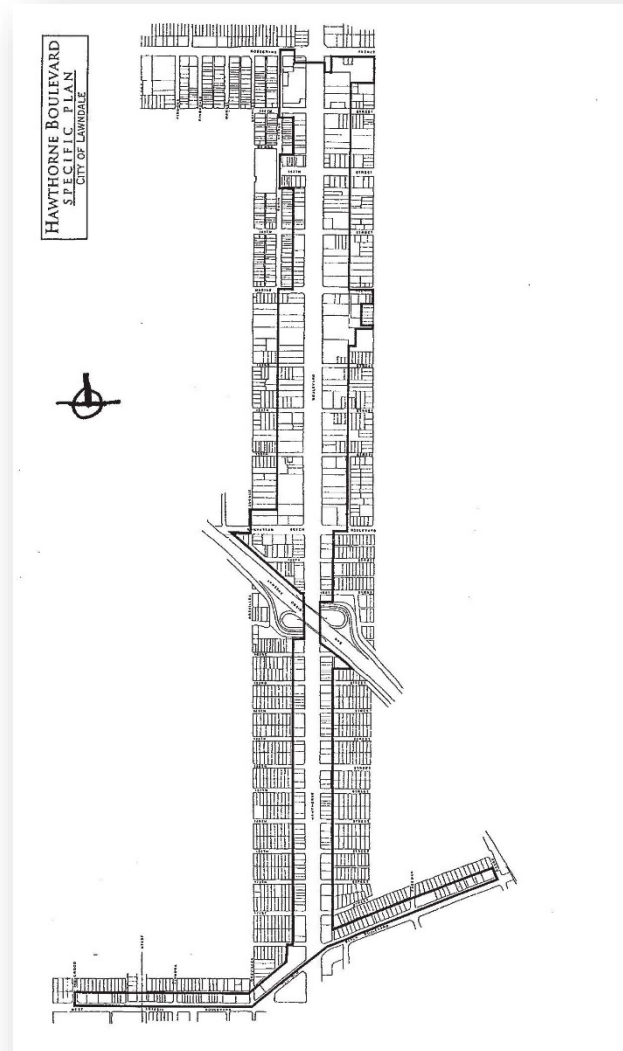
Two Optional Elements

- Economic Element
- Air Quality



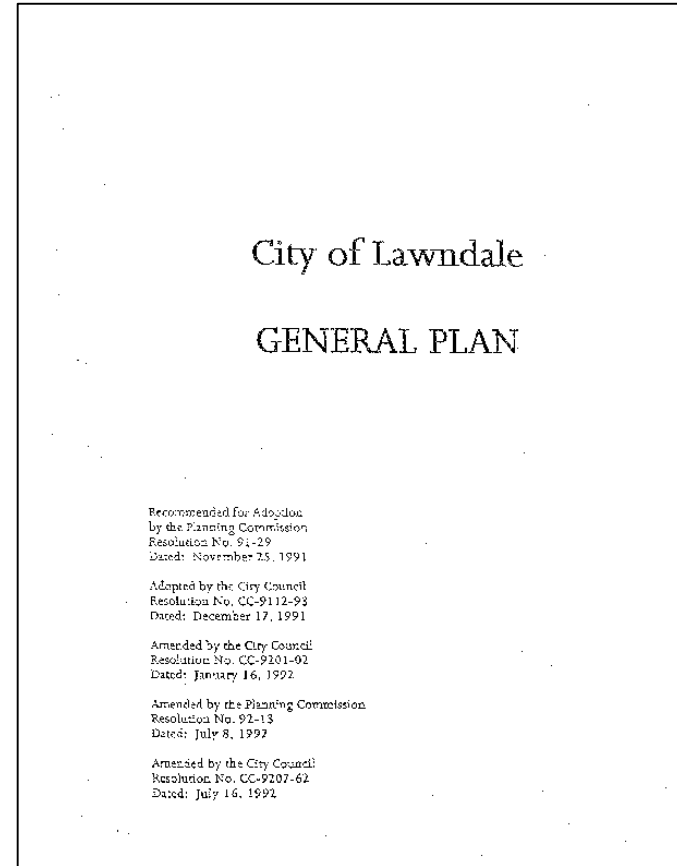
What is the Hawthorne Boulevard Specific Plan? (“HBSP”)

- An overlay that works in conjunction with the General Plan.
- Used to systematically implement the General Plan in a specific area of the City.
- More specified standards such as design, parking, landscaping, etc. are implemented .



Why They Need to be Updated

- The city's General Plan was adopted by the City Council on December 17, 1991.
- The latest update to the General Plan was in 2016 (Safety Element).
- The HBSP was initially included in the General Plan but later was removed and adopted as its own stand-alone document in 1999.
- Last major revision to the HBSP was in June 2009.



Housing Element 2021-2029 Update

PUBLIC REVIEW DRAFT 2021—2029 HOUSING ELEMENT

November 2021



City of Lawndale
14717 Burin Avenue
Lawndale, CA, 90260

What is the Housing Element

- It is one of the 7 Mandatory Elements in the General Plan.
- It embodies policies for providing adequate housing.
- By statute, it must be updated every eight years according to a schedule set by HCD ("Department of Housing and Community Development").
- Housing Element updates must be consistent with other elements such as the Land Use Element and diagrams.



Housing Element – Required Contents

- Review of previous element.
- Housing needs assessment.
- Inventory and analysis of adequate sites.
- Analysis of potential governmental and non-governmental constraints.
- Housing policies and programs.
- Quantified objectives.
- Collect and compile public comments regarding the Housing Element.

Housing Element – New State Policies

- SB 35: Streamlines approval process for affordable housing.
- SB 166: To maintain enough land to meet the RHNA between the planning period (2021-2029).
- AB 686: To include goals and programs affirmatively furthering fair housing.
- AB1398: 120 Grace period from Oct 15, 2021 to adopt Housing Element and complete the re-zoning no later than one-year after adoption.
- AB 1397: Allows re-using sites provided that housing is allowed by-right provided the meet affordability standard and have adequate infrastructure.

Housing Element – New State Policies

- AB 1736: Amends Density Bonus for development
- AB 2162 and SB 48: Requires to update the zoning codes supporting housing, along with reduced parking requirements for these projects.

Regional Housing Needs Assessment (RHNA)

HCD (California Department of Housing and Development) allocates a region’s share of projected housing needs to the appropriate Council of Governments.

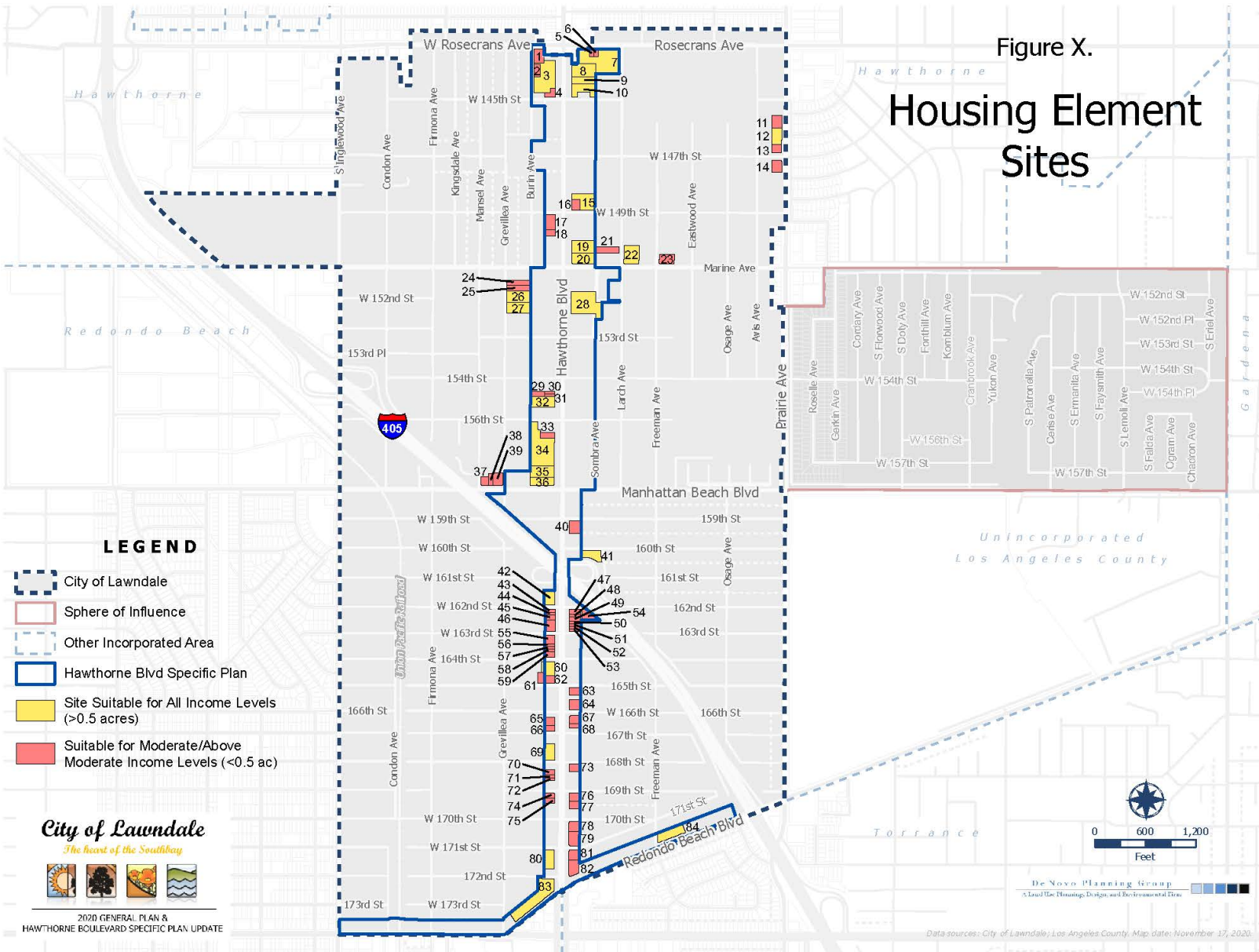
- For the LA county Region, SCAG (Southern California Association of Governments) is in charge of the RHNA Allocation
- For this update SCAG allocated a total of 2,497 Units.

VIII. REGIONAL HOUSING NEEDS ALLOCATION

Final 6th Cycle Regional Housing Needs Allocation for Lawndale:

	Units
Very-Low Income (<50% of AMI)	732
Low Income (50-80% of AMI)	311
Moderate Income (80-120% of AMI)	371
Above Moderate Income (>120% of AMI)	1,083
TOTAL	2,497

Figure X.
Housing Element
Sites



Density

Overlays will be identified

- One for areas within the HBSP.
- One for areas outside the HBSP.
- Current density for multi-family is 33 du/acre

Areas within the HBSP

- Density will increase to 150 du/acre

Areas outside the HBSP

- Density will increase to 100 du/acre

Existing uses will remain and will not be non-conforming.

Requirements for overlay will include affordability, parking standards, community benefits such as courtyards etc.

Housing Element Schedule

November 24, 2021: Begin Public Review period

November 23, 2021: Sent to HCD for 60 day comment period to end January 21, 2022

December 8, 2021: Planning Commission Hearing, the Commission recommended City Council review the document

January 21, 2022: Receive comments from HCD

February 7, 2022: City Council Hearing

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