



CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260
Phone (310) 973-3200 – www.lawndalecity.org

AGENDA

LAWNDALE PLANNING COMMISSION MEETING

Wednesday, March 9, 2022 - 6:30 p.m.

Lawndale City Hall Council Chamber

14717 Burin Avenue

Members of the public may provide their comments when the public comment sections of the meeting are opened. Anyone unable to attend the meeting may submit their public comments by email to agutierrez@lawndalecity.org. Submit your written comments as early as possible, preferably prior to the start of the meeting or if you are unable to send an email, call the Community Development Department at (310) 973-3230 by 5:30 p.m. the day of the meeting. Electronic or written comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Members of the public are welcomed to attend the meeting in person. If you are sick or experiencing COVID-19 symptoms, please refrain from entering any City facility and practice safety protocols.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](#). Interested parties may contact the Community Development Department at (310) 973-3230 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **PLEDGE OF ALLEGIANCE**

D. **CONSENT CALENDAR**

1. **Minutes of the Lawndale Planning Commission Regular Meeting – January 26, 2022**

E. **PUBLIC COMMENTS**

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, but not required, state your name and city of residence, and make your presentation. The maximum time for the presentation is 3 minutes.

F. **PUBLIC HEARINGS**

None

G. **REGULAR AGENDA**

1. **General Plan Annual Progress Report 2021**

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

1. Introduce New City Manager – Sean M. Moore

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, March 23, 2022, 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 will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at (310) 973-3230 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 accommodations 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 Planning Commission meeting to be held on March 9, 2022, was posted not less than 72 hours prior to the meeting.

Adrian Gutierrez,
Administrative Assistant II



**MINUTES OF THE
LAWNDALE PLANNING COMMISSION REGULAR MEETING
JANUARY 26, 2022**

A. CALL TO ORDER

Chairperson Martinez called the regular meeting to order at 6:33 p.m. The regular meeting was held virtually utilizing the Microsoft Teams platform.

B. ROLL CALL

Commissioners Present: Chairperson John Martinez, Vice Chairperson Scott Smith, Commissioner Madonna Sitka, Commissioner Ni Kal S. Price, Commissioner Erick Escamilla

Other Participants: Assistant City Attorney Christina M. Burrows, Acting Director of Community Development Jared Chavez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Chairperson Martinez led the flag salute.

D. CONSENT CALENDAR

1. **Minutes of the Lawndale Planning Commission Regular Meeting – December 8, 2021**

A motion by Vice Chairperson Smith to approve the minutes was seconded by Commissioner Price. The vote carried 5-0.

E. PUBLIC COMMENTS

None.

F. PUBLIC HEARINGS

1. **Case No. 21-18: A Proposal for a Special Use Permit, General Plan Amendment, Zone Change, Density Bonus and Design Review to Develop a 12 Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration and a Mitigation Monitoring & Reporting Program (Continued from the November 10, 2021, regular meeting)**

Acting Director Chavez presented the item and spoke about the revised project description.

City staff and the Commission discussed several items related to the project, such as: covered parking spaces, common open space, landscaping, accessibility to the trash enclosure, and various design aspects.

Chairperson Martinez re-opened and closed the public hearing at 7:01 p.m. There were no comments from the public.

A motion by Vice Chairperson Smith to adopt Resolution 21-14 setting forth findings of fact and conditions of approval relative to the submitted application and recommending that the City Council approve the project, was seconded by Commissioner Price. The vote carried 5–0.

2. Case No. 21-23: Consideration of a Special Use Permit, Design Review and Tentative Parcel Map No. 82290 for a Two-Story Three Unit Development Located at 4624 W. 169th Street and a Fining of Exemption from CEQA

Acting Director Chavez presented the item.

Chairperson Martinez opened the public hearing at 7:09 p.m. and closed it at 7:10 p.m. There were no comments from the public.

A motion by Commissioner Price to adopt Resolution 21-17 setting forth findings of fact and conditions of approval relative to the submitted application, and that the project is categorically exempt under sections 15315 and 15332 of the CEQA guidelines, was seconded by Commissioner Escamilla. The vote carried 5–0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Acting Director Chavez mentioned that the Draft Housing Element will go to the City Council at the February 7, 2022, council meeting. She also noted that staff made changes to the Draft Housing Element based on comments made by the state.

Acting Director Chavez notified the Commission and the public of several new restaurants that are preparing to open in the City.

I. ITEMS FROM THE COMMISSION

Chairperson Martinez asked City staff to look into the technical issues encountered during the meeting.

Vice Chairperson Smith asked about the Del Taco located off 166th Street and Hawthorne Blvd. Acting Director Chavez responded to his questions.

Commissioner Sitka mentioned that the Lawndale Wesleyan Church’s contacted her about obtain permits for an overhang. Acting Director Chavez advised Commissioner Sitka to have the church contact the Community Development Department.

Commissioner Escamilla wished everyone a belated Happy New Years.

J. ADJOURNMENT

Chairperson Martinez adjourned the meeting at 7:17 p.m. to the next regularly scheduled meeting to

be held on Wednesday, January 26, 2022, at 6:30 p.m. at the Lawndale City Hall council chamber located at 14717 Burin Avenue, Lawndale, California.

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST:

Jared Chavez,
Acting Director of Community Development

DRAFT



CITY OF LAWDALE PLANNING COMMISSION

STAFF REPORT

DATE: March 9, 2022

TO: Honorable Chairman and Members of the Planning Commission

PREPARED BY: Jared Chavez, Acting Community Development Director *JC*

RE: **GENERAL PLAN ANNUAL PROGRESS REPORT 2021**

BACKGROUND:

The General Plan Annual Progress Report (APR) summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. It covers the period from January 1, 2021 through December 31, 2021. 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 the Governor's Office of Planning and Research (OPR) an Annual Report on the status and implementation of the General Plan.

The City of Lawndale's General Plan includes nine elements – seven mandated elements and two optional elements (Air Quality and Economic Development). The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

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)(B)(i). The California Department of Community and Housing Development (HCD) requires specific information related the development of housing in the City. This detailed information is summarized in the tables attached to this staff report.

AGENDA ITEM G-1

ANALYSIS:

The Annual Progress Report provides a brief summary of General Plan related actions undertaken during the reporting period. The following is a summary of major activities during the reporting period:

- There were 1,510 recorded counter visits to the Community Development Department; 138 site plan reviews were performed; 140 residential property reports; and 682 building permits were issued.
- Adopting new density bonus regulations and updating existing ordinances, including the accessory dwelling unit regulations.
- Through the reporting period many new major businesses opened within City boundaries, reducing the amount of vacancies for commercial spaces, as well as meeting the General Plan and Specific Plan goals and objectives. Some of the businesses that opened in 2021 were; Farfield Brewery, a UPS store, and Pineway Cloud Kitchen. Project approvals still in process include a hotel project, a fried chicken fast food restaurant, and an ice cream shop, all project still under construction.

In the past, the Planning Commission has requested that staff make recommendations for ways to further implement the General Plan. The items listed below would all qualify as ways of implementing the General Plan:

- 1) **COMPLETE REVISION AND MODERNIZATION OF ZONING CODE.** Efforts are ongoing. The most recent revision includes the Density Bonus regulations and Accessory Dwelling Unit regulations considered by the City Council. The City of Lawndale is up to date with new zoning regulations and updates the City Zoning Code regularly. The zoning code will be completely updated as part of the housing element update adopted in 2022.
- 2) **UPDATE THE GENERAL PLAN.** The General Plan is currently being updated and the completion date is expected to be in December 2022.
- 3) **UPDATE THE HAWTHORNE BOULEVARD SPECIFIC PLAN.** The Specific Plan is currently being updated along with the General Plan and the completion date is expected to be in December 2022.
- 4) **UPDATE THE HOUSING ELEMENT.** The housing element was updated in 2022 and covers the period from July 1 2021 – June 30, 2029. The Community Development Department has completed the Housing Element Updated and it was adopted by the City Council on February 7, 2022. The City is currently waiting for HCD certification.
- 5) **INCREASE INCENTIVES FOR COMMERCIAL AND RESIDENTIAL LOT MERGERS.** Applications are handled on a case by case basis.

AGENDA ITEM G-1

- 6) **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 is working on promoting housing and mixed use development within the Hawthorne Boulevard Specific Plan corridor. The new updated Housing Element includes policies that will encourage building of more housing on the Hawthorne Boulevard. Staff is working on updating the Zoning Code to increase density and adopt regulations to create overlays that will encourage housing, including affordable housing. The City has been working with developers on 3 proposed mixed use projects in different areas of the City. Two of those 3 proposed projects are to be located on Hawthorne Boulevard and one on Manhattan Beach Boulevard.
- 7) **COMPREHENSIVE PLAN TO REDUCE URBAN RUNOFF IN LAWNSDALE.** The City's Public Works Department is currently working with County of Los Angeles on developing the Alondra Park Regional storm water capture project. The project is scheduled to be completed in 2023.
- 8) **UPDATE CEQA GUIDELINES FOR DEVELOPMENT.** Recently completed. The CEQA Guidelines were prepared and adopted in 2018, no new updates have been incorporated.

ENVIRONMENTAL REVIEW:

Not Required

PUBLIC REVIEW:

Public Noticing is not required however, the General Plan Annual Progress report was publicly noticed in the Daily Breeze on March 3, 2022.

LEGAL REVIEW:

Not Required

RECOMMENDATION:

STAFF RECOMMENDS THAT the Planning Commission review the draft Annual Report and adopt Resolution No. 22-01, directing staff to forward the report to the City Council and then to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

ATTACHMENTS:

- A) GENERAL Plan Annual Progress Report 2021
- B) Annual Housing Element Implementation Progress Report
- C) Resolution No. 22-01

AGENDA ITEM G-1

ATTACHMENT "A"

General Plan Annual Progress
Report 2021

City of Lawndale General Plan Annual Progress Report Calendar Year 2021

February 2022



City of Lawndale
Community Development Department
Jared Chavez, Acting, Director of Community Development
14717 Burin Avenue
Lawndale, California 90260

Prepared by:
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Acting Director
Community Development Department
(310) 973-3206
jchavez@lawndalecity.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, 2021 through December 31, 2021. 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 City of Lawndale's General Plan includes nine elements – seven mandated elements and two optional elements (i.e. Air Quality and Economic Development). The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

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 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; (34) 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 2021 were 1,510 **visits**, which was much lower in comparison to the previous year which had **3,024 visits**. The counter visits had a significant decrease due to the global pandemic and the closures demanded by the state.

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 2021, the Planning Division processed **138** site plan review applications and **140** residential property reports, and brought **17** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.

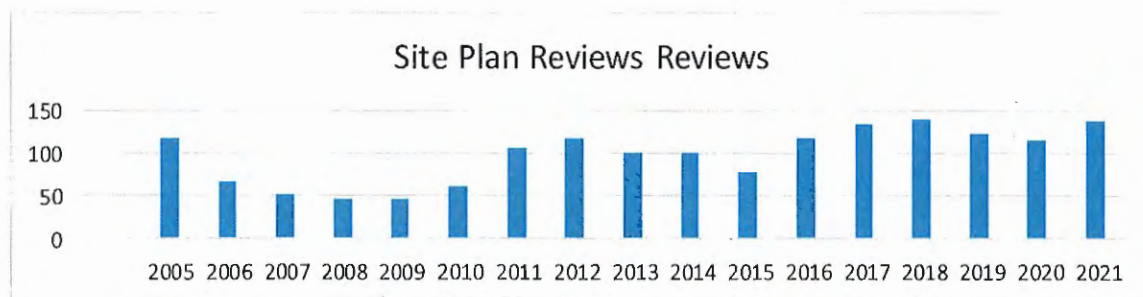


Figure 1. Site Plan Reviews

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 2021 was 682**, which is down (1.7%) from the 694 permits issued in 2020. This is off from the high of 920 permits issued in 2006, but construction has stabilized and appears to be making a steady recovery.

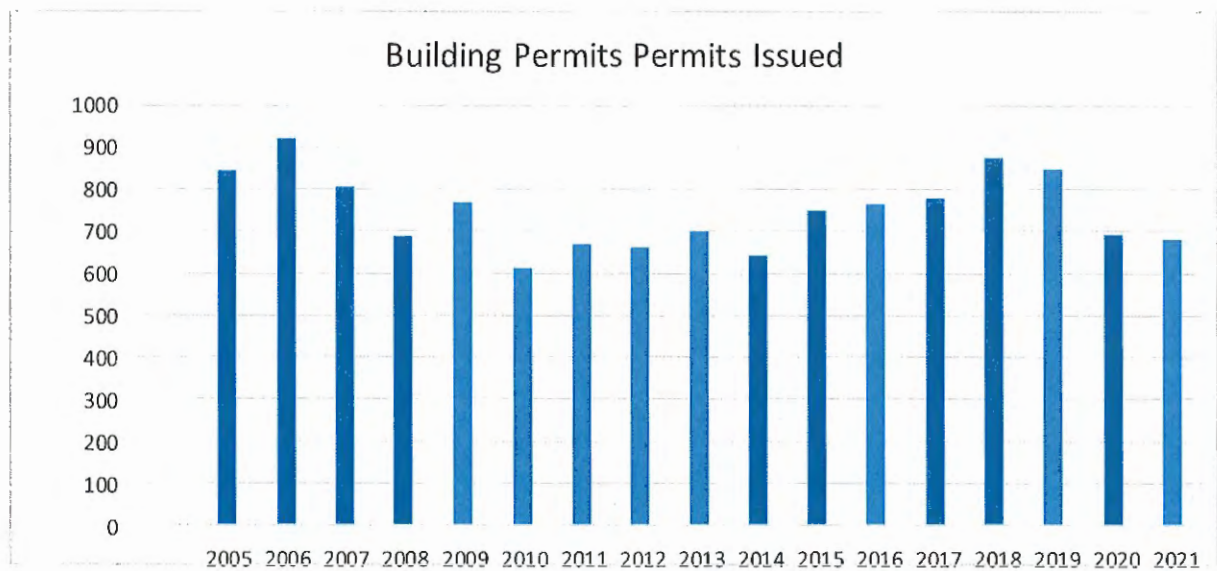


Figure 2. Building Permit Activity

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. Additionally, the City has received some set aside funds from the CA Department of Finance for the development of affordable housing projects. The City intends on using set aside funds in developing affordable housing incentives for developers.

3. General Plan Implementation Status

In preparation for a comprehensive update of its 1999 General Plan, the City of Lawndale appropriated funds in the fiscal year 2007-2008 budget for an evaluation of the General Plan. However, just as the housing crisis and economic downturn necessitated many cities to implement austerity measures, the City of Lawndale was also affected and forced to cut the appropriation from its general fund for the General Plan update.

The City of Lawndale is currently working on updating its General Plan. The City is working with a consultant to update all the General Plan Elements. The Housing Element was updated in 2021 and was adopted by the City Council in February of 2022. It is currently being reviewed by the Department of Housing and Community Development of the State of California.

Structure of the General Plan

Element	Type	Year Adopted
Community Development		
Land Use	Mandated	1992
Circulation	Mandated	1992
Housing	Mandated	2021*
Environmental Justice	Mandated	N/A
Economic Development	Optional	1992
* HE updated in 2021; adopted 2/7/2022		
Resource Management		
Open Space	Mandated	1992
Conservation	Mandated	1992
Air Quality Management	Optional	1992
Hazard Management		
Safety	Mandated	2016
Noise	Mandated	1992

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.

Policy 6g. The City shall protect, encourage and where feasible, provide housing opportunities for low and moderate income households, as well as for the homeless.

In 2021 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 2021 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 5.1. Zoning Ordinance Update. During the reporting period, the Planning Commission undertook the review of a number of zoning code regulations in order to ensure that the zoning code reflects the City's community enhancement goals and policies. New regulations regarding the Density Bonus regulations and Accessory Dwelling Units within City boundaries were adopted and approved by the Lawndale City Council. The key objectives and main components of the ordinance involve the following:

- *Density Bonus regulations were updated, the amendments are summarized as follows:*
 - *Updates to the eligibility requirements for Density Bonuses;*
 - *Revises definitions for eligible parties, incentives, and concessions;*
 - *Provides additional incentives to developers for development projects for housing foster youth, disabled veterans, and homeless persons;*
 - *Updates affordability requirements and time limits;*
 - *Reduces parking requirements for projects near major public transit areas;*
 - *Adds requirements for developers to replace pre-existing affordable units; and*
 - *Provides provisions for donations of land.*

- *Accessory Dwelling Unit regulations were updated, the amendments are summarized as follows:*
 - *Unit size*
 - *Lot Coverage and open space*
 - *Height*
 - *Building separation*

Development Activity

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, permits were issued for 13 new dwelling units, a decrease in units compared to 23 built in 2020. 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.

Furthermore, tenant improvements to commercial properties had a slight decrease from nine (9) permits issued for commercial tenant improvements in 2020 to two (2) permits issued in 2021. The table below identifies major development applications processed during the reporting period.

Residential				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
14515 Burin	ADU	PR 20-980	+1	5/5/21
4162 W 156 th	ADU	PR 20-1042	+1	5/6/21
4449 W 166	ADU	PR 20-1016	+1	10/26/21
4024 W 165 TH	ADU	PR 20-602	+1	11/4/21
17228 Condon Ave	Junior ADU	PR 20-662	+1	6/17/21
4730 W 171st	ADU	PR 20-540	+1	2/4/21
15007 Freeman	ADU	PR 20-302	+1	3/15/21
4721 W 161 st	ADU	PR 20-840	+1	10/18/21
4567 W 154 th	ADU	PR 20-876	+1	9/8/21
4139 W 160 Th	ADU	PR 2021-238	+1	9/13/21
15020 Kingsdale Ave	Two Story SFU	PR 20-1068	+1	7/29/21
4516 W 160 Th	ADU	PR 19-996	+1	9/1/2021
4613 W 172 nd	ADU	PR 20-405	+1	10/21/21
Commercial				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
16725 Hawthorne Blvd.	T.I For Commercial Business	PR 20-617	-	3/8/21
16129 Hawthorne Blvd.	T.I. for Commercial Business	PR 20-543	-	10/28/21

Table 2: Development Activity

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 3. Roadway Improvements. Improvements to streets and sidewalks are heavily favored in the City's 5-Year Capital Improvement Plan (CIP) for the period FY 17/18 – FY 21/22. The CIP has established priorities for street improvements, identifying areas of greatest need and coordinating short and long-range planning efforts. Road segment improvements that were either in design, under construction, or closed out during the reporting period included the following:

1. 147th Street from Hawthorne Blvd. to Prairie Ave.
2. 153rd St. from Freeman Ave. to East End.
3. 159th St. from Firmona Ave. to Grevillea Ave.
4. Freeman Ave. from Marine Ave. to 154th St.
5. Grevillea Ave. from 159th St. to 170th St.
6. Grevillea Ave. from 170th St. to Artesia Blvd.
7. 161st St. from Grevillea Ave. to East End
8. 156th St. from Hawthorne Blvd to East End
9. 147th St. from Inglewood Ave. to Condon Ave.

One major street improvement project that kicked-off in 2011 and continued in the planning and design phase throughout 2021 was the Inglewood Avenue corridor widening. This project has regional significance and involves multi-jurisdictional coordination between the cities of Lawndale, Redondo Beach, and Hawthorne. The road widening will significantly improve traffic circulation along Inglewood Avenue north of Manhattan Beach Boulevard and the associated intersection improvement at Inglewood Avenue and Marine Avenue will greatly improve the Level of Service (LOS) at that intersection.

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 has been updated and it was adopted by the City Council on February 7, 2022. The Housing Element has been submitted to 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 Fairfield Brewery, Pineway Cloud Kitchen and a UPS store opened 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. Open space areas are important not only to provide recreational activities for residents, but also as a visual break from the built environment.

Goal 1. Open Space. The City currently has seven parks that offer recreational activities for the residents. Although no new parks were constructed during the reporting period, the City has made ongoing efforts to preserve existing parkland by providing continued maintenance of and improving existing park facilities.

Conservation Element

Goal 1. Water Conservation. In December 2013, the City Council adopted a resolution affirming its commitment to the implementation of low impact development controls for new development projects and towards establishing a "Green Streets" policy to reduce storm water runoff discharges from municipal streets to receiving waters. During the reporting period the City continued to implement low impact development controls for all new construction and remodel projects.

Goal 3. Energy Conservation. To minimize negative environmental effects of supplying and using energy by reducing the community's reliance upon traditional energy resources through the initiation of energy conservation practices and the utilization of available energy technology.

During the 2021 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 2021. 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 is under review by the HCD for certification..

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. Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2021 – December 31, 2021, 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 2021 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	8,400	9,600	10,800	12,000	12,950	13,900	14,900	15,850
Extremely Low	24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800

Very Low	41,400	47,300	53,200	59,100	63,850	68,600	73,300	78,050
Low	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900
Median	56,600	64,000	72,000	80,000	86,400	92,800	99,200	105,600
Moderate	67,200	76,800	86,400	96,000	103,700	111,350	119,050	126,700

Table 3: 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, 86 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, zero (0) fall within the affordable categories. During the reporting period, twenty-three (13) new units were constructed.

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.

AGENDA ITEM G-1

ATTACHMENT "B"

Annual Housing Element
Implementation Progress Report

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	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 DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	92	92	36	0					
	4075-014-002	4343 W. 171st St.	n/a	SPR 21-01	2 to 4	O	01-04-2021							2	2	2		No	No	N/A	Approved	
	4074-009-029	4139 W. 160th St.	n/a	SPR 21-11	ADU	R	02-08-2021							1	1	1		No	No	N/A	Approved	
	4077-016-002	14723 Prairie Ave.	n/a	SPR 21-17	5+	R	02-16-2021							12	12			No	No	N/A	Pending	Pending
	4076-014-016	4327 W. 156th St.	n/a	SPR 21-22	ADU	R	02-25-2021							1	1	1		No	No	N/A	Approved	
	4080-012-013	4746 W. 163rd St.	n/a	SPR 21-27	ADU	R	03-03-2021							1	1	1		No	No	N/A	Approved	
	4078-032-016	14316 Mansel Ave.	n/a	SPR 21-29	ADU	R	03-08-2021							1	1	1		No	No	N/A	Approved	
	4077-017-021	14811 Avis Ave.	n/a	SPR 21-30	ADU	R	03-17-2021							1	1	1		No	No	N/A	Approved	
	4080-008-006	4740 W. 161st St.	n/a	SPR 21-31	ADU	R	03-22-2021							1	1	1		No	No	N/A	Approved	
	4077-019-006	14716 Freeman Ave.	n/a	SPR 21-33	ADU	R	03-29-2021							1	1	1		No	No	N/A	Approved	
	4074-007-021	4231 W. 162nd St.	n/a	SPR 21-34	ADU	R	04-06-2021							1	1	1		No	No	N/A	Approved	
	4076-005-014	15230 Eastwood Ave.	n/a	SPR 21-37	ADU	R	04-21-2021							1	1	1		No	No	N/A	Approved	
	4080-002-032	4551 W. 163rd St.	n/a	SPR 21-40	ADU	R	04-26-2021							1	1	1		No	No	N/A	Approved	
	4074-024-006	4040 W. 160th St.	n/a	SPR 21-43	ADU	R	05-11-2021							1	1	1		No	No	N/A	Approved	
	4078-014-007	15014 Condon Ave.	n/a	SPR 21-49	ADU	R	05-19-2021							1	1	1		No	No	N/A	Approved	
	4080-009-009	4732 W. 162nd St.	n/a	SPR 21-53	ADU	R	05-26-2021							1	1	1		No	No	N/A	Approved	
	4079-019-001	4522 W. 154th St.	n/a	SPR 21-54	ADU	R	06-01-2021							1	1	1		No	No	N/A	Approved	
	4081-005-015	4705 W. 171st St.	n/a	SPR 21-55	ADU	R	06-02-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 6/21/20
	4077-019-010	14806 Freeman Ave.	n/a	SPR 21-57	ADU	R	06-10-2021							1	1	1		No	No	N/A	Approved	
	4080-031-024	4419 W. 165th St.	n/a	SPR 21-60	ADU	R	06-14-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 7/7/202
	4074-022-001	16210 Osage Ave	n/a	SPR 21-66	ADU	R	06-22-2021							1	1	1		No	No	N/A	Approved	
	4081-015-001	4624 W. 168th St.	n/a	SPR 21-67	ADU	R	06-22-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 7/20/20
	4081-011-014	4627 W. 173rd St.	n/a	SPR 21-79	ADU	R	07-12-2021							1	1	1		No	No	N/A	Approved	
	4074-014-020	4127 W. 165th St.	n/a	SPR 21-84	ADU	R	08-04-2021							1	1	1		No	No	N/A	Approved	
	4080-005-038	4732 W. 160th St.	n/a	SPR 21-89	SFD	O	08-18-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 9/9/202
	4076-009-008	15227-15229 Freeman	n/a	SPR 21-91	SFD	O	08-25-2021							1	1	1		No	No	N/A	Pending	Reponse letter sent 10/14/2021
	4074-025-013	4012-4014 W. 159th St.	n/a	SPR 21-94	ADU	R	09-01-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 9/16/20
	4077-014-007	14616 Osage Ave.	n/a	SPR 21-97	ADU	R	09-15-2021							1	1	1		No	No	N/A	Pending	Correction letter issued 10/5/20
	4075-002-059	4143 W. 168th St.	n/a	SPR 21-102	ADU	R	09-22-2021							1	1	1		No	No	N/A	Approved	
	4079-021-003	15412 Firmona Ave.	n/a	SPR 21-104	ADU	R	09-22-2021							1	1	1		No	No	N/A	Approved	
	4076-010-027	15306 Larch Ave	n/a	SPR 21-106	ADU	R	09-27-2021							1	1	1		No	No	N/A	Approved	
	4077-009-007	14429 Larch Ave.	n/a	SPR 21-109	ADU	R	09-30-2021							1	1	1		No	No	N/A	Approved	
	4074-008-028	4133 W. 159th St.	n/a	SPR 21-110	2 to 4	O	10-12-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 12/2
	4043-032-021	4455 Rosecrans Ave.	n/a	SPR 21-111	ADU	R	10-12-2021							1	1	1		No	No	N/A	Approved	
	4074-015-020	4134 W. 165th St.	n/a	SPR 21-115	ADU	R	10-21-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 11/6
	4080-023-014	4551-4553 W. 160th St.	n/a	SPR 21-118	ADU	R	10-28-2021							1	1	1		No	No	N/A	Approved	
	4080-023-014	4551 W. 160th St.	n/a	SPR 21-119	ADU	R	10-28-2021							1	1	1		No	No	N/A	Approved	
	4076-016-038	4309 Manhattan Beach	n/a	SPR 21-123	ADU	R	11-09-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 12/6
	4080-005-031	4737 W. 161st St.	n/a	SPR 21-127	ADU	R	11-18-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 12/1
	4077-026-005	14920 Osage Ave.	n/a	SPR 21-128	ADU	R	11-22-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 2/28
	4081-019-014	4522 W. 167th St.	n/a	SPR 21-132	ADU	R	11-30-2021							2	2	2		No	No	N/A	Pending	ADU and Jr. ADU proposed. Cc
	4079-005-011	14504 Condon Ave.	n/a	SPR 21-135	ADU	R	12-01-2021							1	1	1		No	No	N/A	Pending	
	4076-016-013	15628 Sombra Ave.	n/a	SPR 21-136	ADU	R	12-16-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 1/13
	4081-005-003	4750 - 4752 W. 170th S	n/a	SPR 21-137	ADU	R	12-16-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 1/13
	4076-016-017	15638 Sombra Ave.	n/a	SPR 21-138	ADU	R	12-20-2021							1	1	1		No	No	N/A	Pending	Correction letter issued on 1/13
	4074-012-027	4131 W. 163rd St.	n/a	Case No. 21-05	2 to 4	R	1/21/2021							3	3	3		No	No	N/A	Approved	
	4081-002-009	4726-4728 W. 167th St.	n/a	Case No. 21-07	2 to 4	R	2/11/2021							2	2	2		No	No	N/A	Approved	
	4077-019-006	14716 Freeman Ave.	n/a	Case No. 21-10	SFD	O	3/29/2021							1	1	1		No	No	N/A	Approved	
	4081-014-001	4624 W. 169th St.	n/a	Case No. 21-23	2 to 4	R	7/12/2021							3	3	3		No	No	N/A	Approved	
	4079-002-009	15200-15206 Grevillea	n/a	Case No. 21-24	5+	R	8/9/2021							26	26	26		No	No	N/A	Pending	Applicant is still revising project

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	96	-	-	-	-	-	-	-	-	-	-	96
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	57	-	-	-	-	-	-	-	-	-	-	57
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	62	-	-	-	-	-	-	-	-	-	-	62
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Above Moderate		166	-	5	-	3	13	20	51	26	13	131	35
Total RHNA		381											
Total Units			-	5	-	3	13	20	51	26	13	131	250

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lawndale		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Residential Rehabilitation	Preserve and improve the quality of the City's housing stock	ongoing	The loss of Redevelopment Agency Housing Set-Aside funds effectively put the program on hold;
Rental Rehabilitation	Rehabilitate dilapidated units as affordable rental housing	ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured.
Acquisition and Rehabilitation	Acquire and rehabilitate existing housing units and resell them to low and very low income households	Ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured.
Condominium Conversion Ordinance	Increase homeownership opportunities	Ongoing	During the reporting period, no rental housing units were converted for homeownership.
Section 8 Housing Choice Vouchers	Provide rental assistance to lower income households	Ongoing	In order to more efficiently process applications for Section 8 assistance, the Lawndale Housing Authority transferred administrative responsibilities of its Section 8 program to the Los Angeles County Housing Authority. However, the City continues to provide information on the Section 8 program and refer residents to the LA County Housing Authority.
Conservation of Existing and Future Affordable Units	Monitor status of a senior housing development at risk of converting to market rate	Ongoing	City staff continue to monitor the status of 56 at-risk units within the Lawndale Senior Housing development, although it is now unclear how the City would be able to prevent the development from switching to market rate since Housing Set-Aside funds are no longer available.
Affordable Housing Development	Facilitate affordable housing development by providing financial and regulatory incentives	Ongoing	The City can no longer provide gap financing; however, City staff have been providing technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions and how the provisions can be applied to affordable housing developments.
Accessory Dwelling Units	Promote the development of Accessory dwelling units as defined under State law	Ongoing	Promotional materials distributed.
Homeownership	Promote and participate in County administered first-time home buyer programs	Ongoing	City staff continue to advertise the availability of these programs via the public counter and the City's newsletter and website.
Residential Development on Vacant and Underutilized Sites	Monitor status of vacant and underutilized sites in the City	Ongoing	City staff continue to provide sites information to potential developers. The proposed amendment to the Hawthorne Boulevard Specific Plan has been placed on hold while staff prepares for an all encompassing amendment to the mixed-use regulatio
Residential Development Monitoring	Ensure the availability of adequate sites	Ongoing	City staff continue to monitor the residential sites inventory for its ability to accommodate the RHNA.

Density Bonus Ordinance/Affordable Housing Development Incentives	Lower the average cost of land per d.u. making affordable housing more feasible	Ongoing	A Density Bonus Ordinance was updated in 2021.
Lot Consolidation	Encourage owner-initiated merger or consolidation of contiguous properties	Ongoing	City staff have discussed lot consolidation provisions with individual developers; however, brochures still need to be developed and a working session needs to be held.
Transitional and Supportive Housing	Facilitate the movement of homeless individuals and families to permanent housing	Ongoing	An ordinance permitting transitional and supportive housing was adopted in Sept. 2013.
Emergency Shelters	Provide shelter to homeless families and/or individuals on a limited short-term basis	Ongoing	An ordinance permitting emergency shelters was adopted in Sept. 2013.
Single Room Occupancy Units	Allow for alternative housing types	Ongoing	An ordinance permitting SROs was adopted in Sept. 2013
Housing for Persons with Disabilities	Make reasonable accommodations to allow disabled persons an equal opportunity to use a dwelling	Ongoing	The Zoning Code grants staff the authority to permit minor variances to reasonably accommodate people with disabilities.
Special Use Permit Requirement	Evaluate development review processes to identify and implement ways to streamline	Ongoing	City staff continue to look for efficiencies in the way that development proposals are reviewed and processed, e.g. standard conditions of approval for projects.
Fair Housing Program	Ensure individuals of similar income levels have a like range of housing choices available to them	Ongoing	The City continues to offer fair housing services as a participating jurisdiction under LA County's arrangement with the Housing Rights Center.

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		13
Total Units		13

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	3	1	0
2 to 4	5	1	2
5+	2	0	0
ADU	39	12	3
MH	0	0	0
Total	49	14	5

Housing Applications Summary	
Total Housing Applications Submitted:	49
Number of Proposed Units in All Applications Received:	92
Total Housing Units Approved:	36
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	-	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		#N/A
Total Units		#N/A

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0

Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		2
Total Units		2

AGENDA ITEM G-1

ATTACHMENT "C"

Resolution No. 22-01

RESOLUTION NO. 22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA DIRECTING STAFF TO FORWARD THE GENERAL PLAN ANNUAL PROGRESS REPORT 2021 TO THE CITY COUNCIL FOR ITS REVIEW AND CONSIDERATION

WHEREAS, the City of Lawnsdale (“City”) has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014, and 2022; and

WHEREAS, in February 2022, the City Council adopted a Housing Element covering the period of 2021-2029, which is currently being reviewed by the California Department of Housing and Community Development (“HCD”); 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 2021 considered by the Planning Commission on March 9, 2022 is intended to satisfy the requirements of Government Code section 65400; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2021, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2021.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

Section 1. The Planning Commission finds and determines that the recitals above are true and correct.

Section 2. The General Plan APR for calendar year 2021 appropriately and accurately summarizes the City’s progress during 2021 in implementing the action policies in its adopted General Plan.

Section 3. That City staff forward the General Plan APR 2021 to City Council for its review and consideration.

Section 4. That the City Council find that the General Plan APR for 2021 is exempt from the requirements of the California Environmental Quality Act (“CEQA”) under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the APR may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF MARCH, 2022

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF LAWDALE)

I, Jared Chavez Acting, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 22-01** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **9th day of March, 2022** by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:

Jared Chavez, Acting
Community Development Director