



# CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260  
Phone (310) 973-3200 – [www.lawndalecity.org](http://www.lawndalecity.org)

## AGENDA

### LAWNDALE PLANNING COMMISSION MEETING

Wednesday, July 27, 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 comment by email to [agutierrez@lawndalecity.org](mailto:agutierrez@lawndalecity.org). Submit your written comments to the Community Development Department 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 welcome to attend the meeting in person. If you are sick or experiencing symptoms of illness, refrain from entering any City facilities to prevent the spread of diseases.

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 – July 13, 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. **Discussion about the General Plan and Specific Plan Update**

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

**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, August 10, 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 July 27, 2022, was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,  
Administrative Assistant II



**MINUTES OF THE  
LAWNDALE PLANNING COMMISSION REGULAR MEETING  
JULY 13, 2022**

**A. CALL TO ORDER**

Chairperson Martinez called the regular meeting to order at 6:30 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Chairperson John Martinez, Vice Chairperson Smith, Commissioner Madonna Sitka, Commissioner Erick Escamilla

**Commissioners Absent:** Commissioner Ni Kal S. Price

**Other Participants:** Assistant City Attorney Alondra Espinosa, Acting Director of Community Development Jared Chavez, Associate Planner Jose Hernandez, 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 – May 11, 2022**

**Commissioner Sitka motioned to approve the minutes, with a second from Vice Chairperson Smith. The vote was carried 4-0, with Commissioner Price absent.**

**E. PUBLIC COMMENTS**

Samuel Cruz, 160<sup>th</sup> Street, spoke about his negative interactions with the City regarding his properties and the permitting process. He announced that we would be running for City Council due to the City's poor leadership.

Cynthia Cruz, 160<sup>th</sup> Street, expressed similar comments to Samuel Cruz. She also spoke about the rise in homelessness and the lack of response and resources from the City.

**F. PUBLIC HEARINGS**

**1. Case No. 22-15: Consideration of Amendment to Tract Map No. 73502 for Property Located at 4440 W. 153<sup>rd</sup> and Finding Exemption from CEQA**

Acting Director Chavez presented the item. She clarified that the property owner is seeking to amend the tract map so they can have the residential units occupied more quickly, and to help them refinance the property to help negate some of the financial losses related to the project.

Chairperson Martinez asked if the residential units can be rented out before the issuance of a Certificate of Occupancy. Acting Director Chavez responded that no one can occupy the complex without the certificate.

Commissioner Sitka requested clarification on why the tract map is being removed and if the City will issue a Temporary Certificate of Occupancy. Acting Director Chavez provided details about the project and entitlement process and clarified that no temporary certificate would be issued.

Chairperson Martinez opened the public hearing at 6:45 p.m.

Randall Abram, 171<sup>st</sup> Street, pointed out that multiple residential projects on his block going from owner-occupied to rental units. He also commented on investment landlords purchasing properties to increase rents, making it more likely for residents to become displaced.

The property owner's son thanked the Commission for their time and consideration.

Ike Mbelu, Architect, thanked the Commission and made himself available to respond to any questions.

Samuel Cruz, 160<sup>th</sup> Street, asked for clarification on whether the units would be rented out or be owner-occupied. Mr. Cruz advocated that the City protect and expand homeownership to help beautify the City.

Chairperson Martinez closed the public hearing at 6:51 p.m.

Commissioner Escamilla asked if the project would still include affordable housing units. Acting Director Chavez confirmed that several units were designated for affordable housing.

Chairperson Martinez agreed with the sentiment to protect and promote homeownership, but would also like to see the units occupied to stop the nuisances that are affecting the neighboring residents.

Chairperson Martinez re-opened the public hearing at 6:53 p.m.

Lisa Davis, Resident, commented on the crime rate possibly increasing once the units become occupied. She also commented on how the project has negatively impacted street parking. She mentioned the issues with the homeless on the property. Lastly, she advocated that units be owner-occupied.

Commissioner Escamilla asked if the plans showed sufficient parking spaces for the entire complex and the location of the parking entrances. Mr. Mbelu responded that the project provides more parking spaces than what is minimally required by the code and indicated the location of the parking entrances.

Vice Chairperson Smith asked if there would be on-site management, with Mr. Mbelu confirming that there would be. Vice Chairperson Smith requested to include this as a condition in writing.

Chairperson Martinez closed the public hearing at 6:56 p.m.

Acting Director Chavez added that the property owner could still rent out the residential units, even after the tract map is recorded.

**Chairperson Martinez motioned to adopt Resolution 22-03 for Case No. 22-15, with the finding that the project is exempt under sections 15060(c)(2) and 15061(b)(3) of the CEQA guidelines, along with the inclusion of a condition requiring on-site management, with a second from Vice Chairperson Smith. The vote was carried 4-0, with Commissioner Price absent.**

**G. REGULAR AGENDA ITEMS**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Acting Director Chavez introduced Jose Hernandez, the new Associate Planner, to the Commission.

**I. ITEMS FROM THE COMMISSION**

Chairperson Martinez congratulated Associate Planner Hernandez and commented on how nice it felt to have another meeting.

**J. ADJOURNMENT**

Chairperson Martinez adjourned the meeting at 7:03 p.m. to the next regularly scheduled meeting to be held on Wednesday, July 27, 2022, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

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John Martinez, Chairperson

ATTEST:

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Jared Chavez,  
Acting Director of Community Development

# City of Lawndale General Plan & Hawthorne Boulevard Specific Plan Update



General Plan Update and PC  
Workshop

7/27/2022

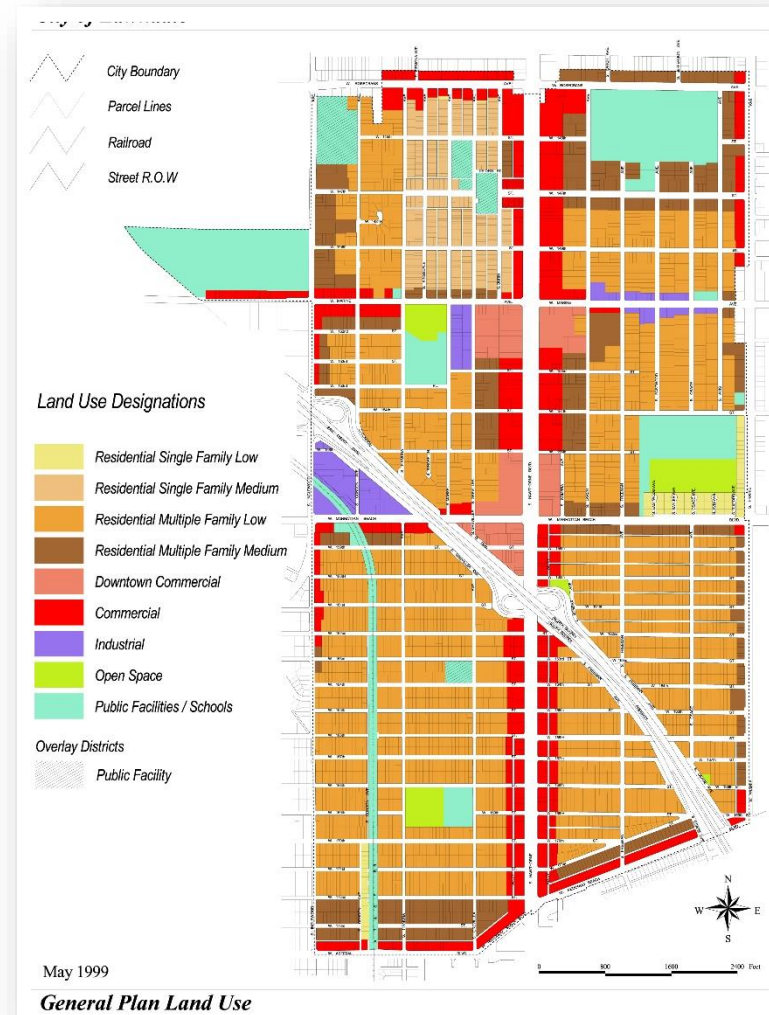
Planning Commission

Community Development Department



# What is the General Plan?

- Serves as a Guiding document to achieve a communities vision for the future.
- It address all aspects for development, housing traffic, natural resources, open space, safety land use & public facilities.
- 8 elements



# What is the Housing Element?

- Is one of the General Plan 7 Mandatory Elements.
- Embodies policies for providing adequate housing.
- By statute it must be updated every 5-8 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 Land Use element and diagrams.





# Regional Housing Needs Assessment

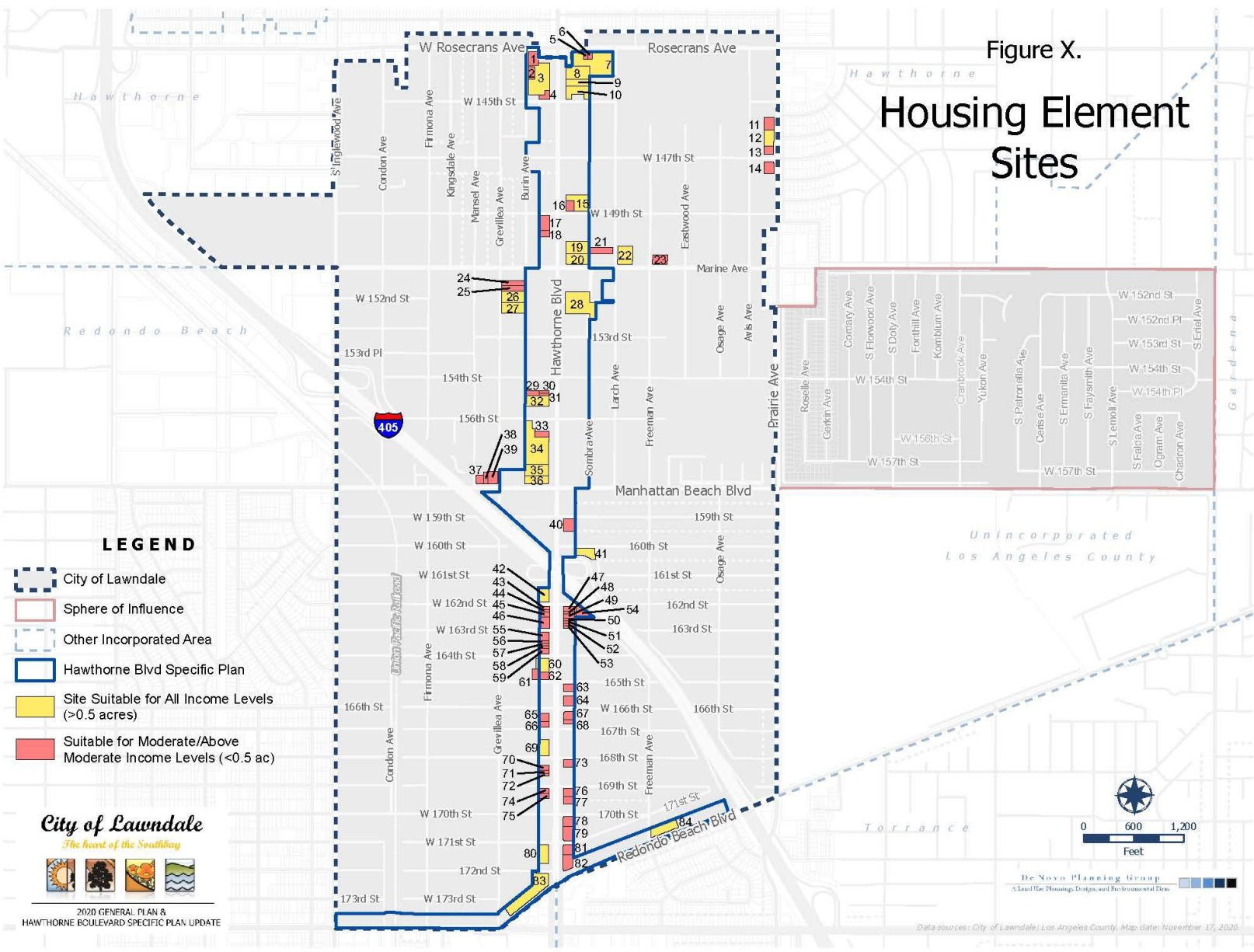
- HCD (California Department of Housing and Development ) allocates a region's share of projected housing needs to the appropriate Council of Governments.
- For the LA county Region SCAG (Southern California Association of Governments) is in charge of the RHNA Allocation
- For this update SCAG allocated a total of 2497 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
<b>TOTAL</b>	<b>2,497</b>

Figure X.  
**Housing Element  
 Sites**



**LEGEND**

- City of Lawndale
- Sphere of Influence
- Other Incorporated Area
- Hawthorne Blvd Specific Plan
- Site Suitable for All Income Levels (>0.5 acres)
- Suitable for Moderate/Above Moderate Income Levels (<0.5 ac)

**City of Lawndale**  
*The heart of the Southbay*



Data sources: City of Lawndale; Los Angeles County. Map date: November 17, 2020.

# Density

## Overlays will be identified

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

## Areas in the HBSP

- Will increase to 150 du/acre

## Areas outside the HBSP

- Increase to 100 du/acre

No other land uses designations are proposed

Existing uses will remain and will not be non-conforming

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

# Input on the General Plan

- What type of development is needed in Lawndale? Industrial? Commercial? Public Spaces?
- What potential benefits of new growth are of most interest to you?

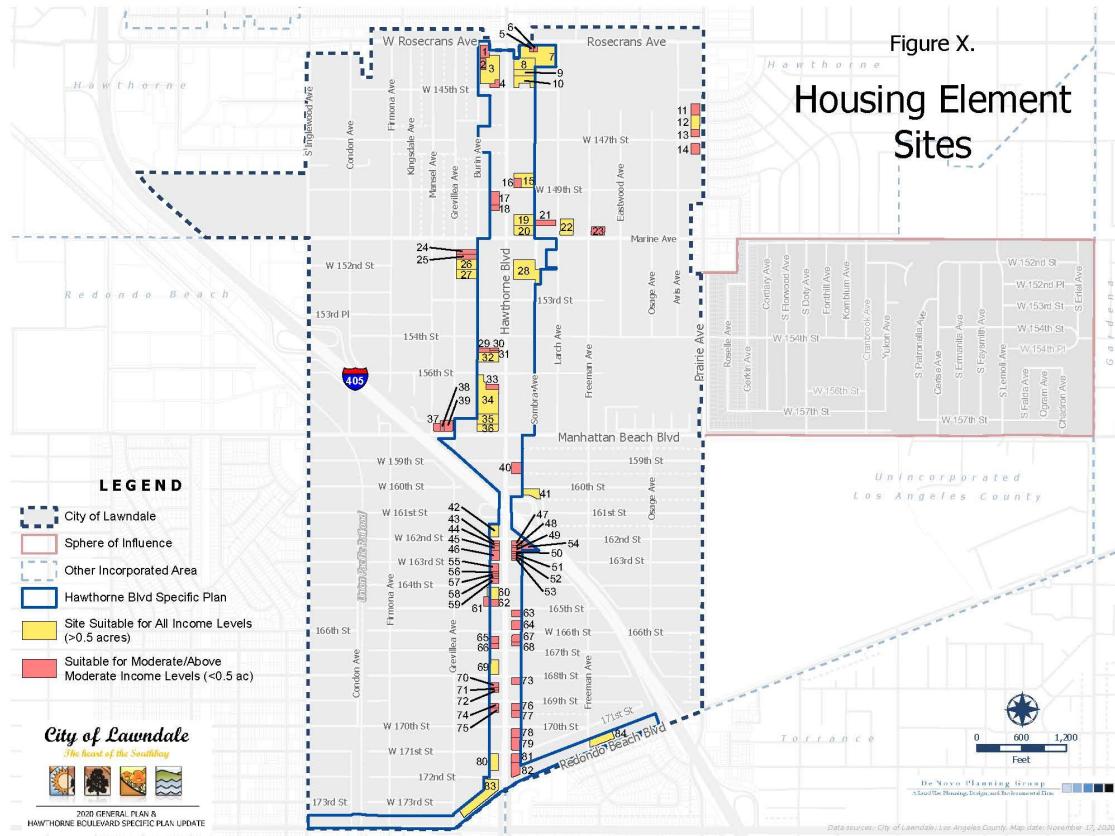


# Input on the General Plan

- What potential aspects of new growth are of most concern for you?
- What type of development do you envision within the Hawthorne Boulevard Specific Plan Area? Is it different north/south of I-405?



- Besides the selected housing sites, are there other sites or areas of the City that should be developed? If so what type of development do you envision? Jobs and economic growth? Housing? Both?



# Input on the General Plan

- How flexible should the City be in allowing underutilized residential, commercial and industrial properties transition to other uses over time?



# Next steps

- Housing Element Resubmittal to HCD
- Hawthorne Specific Plan Draft projected April 2023
- Draft General Plan Projected Jan 2023
- General Plan update adoption projected Oct 2023