



CITY OF LAWDALE

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

AGENDA

LAWDALE PLANNING COMMISSION MEETING

Wednesday, August 10, 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. 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 27, 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**

1. **Case No. 19-21: Specific Plan Amendment, Special Use Permit, Parking Study and Development Permit for a Mixed Use Development Project Consisting of 35 1-bedroom Apartment Units and 5,557 square feet of Retail Located at 17000 Hawthorne Blvd. (Request to continue the project until the August 24, 2022, regular meeting)**

G. **REGULAR AGENDA**

None

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 24, 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 August 10, 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
JULY 27, 2022**

A. CALL TO ORDER

Chairperson Martinez called the regular meeting to order at 6:32 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson John Martinez, Commissioner Madonna Sitka, Commissioner Price, Commissioner Erick Escamilla

Commissioners Absent: Vice Chairperson Scott Smith

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

Commissioner Sitka led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – July 13, 2022

Commissioner Sitka motioned to approve the minutes, with a second from Commissioner Escamilla. The vote was carried 3-0, with Commissioner Price abstaining and Vice Chairperson Smith absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

None

G. REGULAR AGENDA ITEMS

1. Discussion about the General Plan and Specific Plan Update

Acting Director Chavez presented the item. The Commission provided staff with input on what type of changes they would want to see implemented through the General Plan and Specific Plan Update:

- Make the sidewalks along Hawthorne Boulevard more pedestrian friendly and allow retailers and commercial tenants to utilize the sidewalk.
- Create more pedestrian crosswalks on Hawthorne Boulevard.

- Group tall development buildings immediately adjacent to the north and south ends of the 405 freeway on Hawthorne Boulevard.
- Gradually taper off the heights of buildings, making buildings smaller the farther north or south they are from the 405 freeway.
- Make the commercial areas of the City more lucrative to attract more businesses.
- Create a process to streamline the development of non-conforming commercial lots.
- Find ways to incorporate communal spaces within the boulevard and on development sites for residents and community members.
- See more uses that attract people to live and work in Lawndale.
- Promote residents and workers to do everything within the City.
- Find a balance between meeting the State’s Regional Housing Needs Allocations numbers while retraining the City’s “small town” feel.
- See more multi-story mixed-use projects with retail on the first floor and residential units on top.
- Find a way to determine which parcels are underutilized, so the City can focus on finding uses that maximize the potential of a parcel.
- Oversee the industrial areas of the City to promote effective land use. This will also protect residents from nuisances, and maintain a safe and healthy living environment.
- See more owner-occupied residential units to help bolster civic pride for the City.
- The Commission referenced Downtown Carson as an example of the type of developments they want to see on Hawthorne Boulevard.

The Commission pointed out how difficult it was to visualize the proposed changes without having realistic renderings for reference.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Acting Director Chavez spoke about the upcoming National Night Out Event to be held outside City Hall on Tuesday, August 2, 2022. She also promoted the workshop for the General Plan Update, scheduled for the end of August 2022.

I. ITEMS FROM THE COMMISSION

Commissioner Sitka asked if there was any activity at the vacant lot on the southwest corner of 166th Street and Hawthorne Boulevard. She would like to see the property occupied by a business. City staff summarized the history of the property.

Commissioner Price asked about the damaged barber shop building off the northeast corner of 164th Street and Hawthorne. Staff informed the Commission that the property owner has plans that are currently being reviewed by the City.

Commissioner Escamilla announced that his firm is looking for electrical, mechanical, and plumbing engineers.

J. ADJOURNMENT

Chairperson Martinez adjourned the meeting at 7:28 p.m. to the next regularly scheduled meeting to

be held on Wednesday, August 10, 2022, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

John Martinez, Chairperson

ATTEST:

Jared Chavez,
Acting Director of Community Development

DRAFT




CITY OF LAWDALE PLANNING COMMISSION

STAFF REPORT

DATE: August 10, 2022

TO: Honorable Chairman and Members of the Planning Commission

PREPARED BY: Jared Chavez, Acting Director, Community Development 

RE: **CASE NO. 19-21: SPECIFIC PLAN AMENDMENT, SPECIAL USE PERMIT, PARKING STUDY AND DEVELOPMENT PERMIT FOR A MIXED USE DEVELOPMENT PROJECT CONSISTING OF 35 1-BEDROOM APARTMENT UNITS AND 5,557 SQUARE FEET OF RETAIL LOCATED AT 17000 HAWTHORNE BLVD.**

PROJECT DESCRIPTION:

The applicant is requesting approval of a Special Use Permit, A Development Permit, a Specific plan amendment to increase the density from 33 units an acre to 119 units acre and approval of a parking study for the construction of a mixed-use development consisting of 35-1 bedroom residential apartment units and approximately 5,557 sq. ft. of retail/commercial space on a 14,351 sq. ft. lot. The Project will be a five story structure with a 50 foot maximum height, underground parking as well as some ground level parking. The proposed Project is located within the Hawthorne Boulevard Specific Plan (HBSP) and is designated as GC (General Commercial).

APPLICANT: Dynamics Capital Group

PROPERTY OWNER: 17000 Hawthorne Blvd OPP Fund LLC
408 N Bowling Green Way
Los Angeles, CA 90049

LOCATION: 17000 Hawthorne Blvd.

APN: 4075-014-025

ZONE: GC (General Commercial)

AGENDA ITEM F-1

ANALYSIS:

The applicant is request a two week continuance in order to decide if they will continue the project or withdraw it.

RECOMMENDATION:

IT IS RECOMMENDED THAT the Planning Commission take the following action:

- 1) Continue the public hearing until August 24, 2022, in order to allow the applicant additional time to consider their project.