



CITY OF LAWNDALE

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

AGENDA

LAWNDALE PLANNING COMMISSION MEETING

Wednesday, September 28, 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 – August 10, 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. 22-23: CONSIDERATION TO ADD CHAPTER 17.104 TO TITLE 17 OF THE LAWNDALE MUNICIPAL CODE PERTAINING TO CITY WIDE STREAMLINE STANDARDS FOR ELECTRIC VEHICLE CHARGING STATIONS**

G. **REGULAR AGENDA**

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

1. Santa's Sleigh Event

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, October 12, 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 September 28, 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
AUGUST 10, 2022**

A. CALL TO ORDER

Chairperson Martinez called the regular meeting to order at 6:33 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson John Martinez, Vice Chairperson Scott Smith, Commissioner Madonna Sitka, Commissioner Price, Commissioner Erick Escamilla (arrived at 6:37 p.m.)

Other Participants: Assistant City Attorney Alondra Espinosa, 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 – July 27, 2022

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

E. PUBLIC COMMENTS

Andrew Mungaro, 153rd Street, spoke about the City's landscaping requirements and how they go against the water conservation policies established by other agencies.

Chairperson Martinez provided a brief background on the city's landscaping requirements throughout the years. Commissioner Price and Vice Chairperson Smith recommended that Mr. Mungaro also share his comments with the City Council.

Commissioner Price inquired about the city's capabilities for electronically distributing messages and notices to all residents.

Chairperson Martinez asked if the City website has a quick guide for what requires a permit.

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)

Acting Director Chavez summarized why the project was being continued.

Commissioner Price motioned to approve the continuance for Case No. 19-21 until the August 24, 2022, regular meeting, with a second from Commissioner Sitka. The vote carried 5-0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Acting Director Chavez spoke about the upcoming meeting regarding the Metro Green Line Extension and encouraged everyone to attend.

I. ITEMS FROM THE COMMISSION

Commissioner Price asked about the city’s policy on handbills and flyers. Acting Director Chavez recommended contacting the Code Enforcement Department for issues with handbills and flyers.

J. ADJOURNMENT

Chairperson Martinez adjourned the meeting at 6:52 p.m. to the next regularly scheduled meeting to be held on Wednesday, August 24, 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

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CITY OF LAWNDALE PLANNING COMMISSION

STAFF REPORT

DATE: September 28, 2022

TO: Honorable Chairman and Members of the Planning Commission

REVIEWED BY: Jared Chavez, Community Development Manager *Je*

PREPARED BY: Jose Hernandez, Associate Planner *JH*

RE: **CASE NO. 22-23 – CONSIDERATION TO ADD CHAPTER 17.104 TO TITLE 17 OF THE LAWNDALE MUNICIPAL CODE PERTAINING TO CITY WIDE STREAMLINE STANDARDS FOR ELECTRIC VEHICLE CHARGING STATION(S)**

PROJECT DESCRIPTION:

A public hearing to consider amending Title 17 of the Lawndale Municipal Code and add Chapter 17.104 of the Lawndale Municipal Code, pertaining to city wide streamline standards for electric vehicle charging station(s).

The proposed amendment to add Electric Vehicle Charging Stations streamline standards are intended to bring the City's code in compliance with the recent changes in the State Law. Currently, the City of Lawndale does not have an adopted ordinance that streamlines EVCS as written in AB 1236 and AB 970. The proposed code amendment would bring the City of Lawndale into compliance with EVCS requirements by the state of California.

In an effort to adopt an ordinance prior to January 1, 2023, this allows staff and the City to prepare and comply with the State's requirements as written in AB 970.

The Community Development Department has received a few electrical charging station projects and processed the project consistent with state regulations. Staff attached a draft ordinance consistent with AB 970.

BACKGROUND:

The California State Legislature passed two recent electric charging stations bills, Assembly Bill (AB) 1236 (2015) and AB 970 (2021) in an effort to expedite the permit

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process for electric vehicle (EV) charging stations. The initial bill, AB 1236, found that local government compliance was not widespread by the Governor's Office of Business and Economic Development. Thus, AB 970 is written to speed up EV charging deployment and address the problem of noncompliance. AB 970 codifies the California Governor's Office of Business and Economic Development best management practices by establishing that permit applications would be "deemed complete" or "deemed approved".

AB 970 will allow a permit for an EV charging station application to be automatically deemed approved if a local government takes no action on the permit application 20 business days after the application was deemed complete. In the effort to expedite and streamline permitting process for electric vehicle charging stations (EVCS), jurisdictions are required to adopt their own ordinance that comply with the California Government Code to achieve a timely and cost-effective EVCS installation.

California is one of the most robust states in zero emissions vehicle (ZEV) infrastructure, and therefore these bills aim to establish a process that would allow property owners (residential or commercial) to facilitate building additional infrastructure for ZEVs. Which this goes hand-in-hand with Governor Newsom's efforts to phase out new gasoline-fueled vehicles by 2035.

Assembly Bill 1236

Legislature AB 1236 was adopted in October of 2015. AB 1236 was an original attempt by the state to require every city to expedite, streamline and administrate the permitting process for electric vehicle charging stations and to adopt a checklist for the review of each EV charging station application. Specifically, this bill required the following:

1. Requires local jurisdictions to adopt an ordinance on or before September 30, 2017, that streamlines the permitting process for EV charging stations.
2. Requires local jurisdictions to publish, on a publicly accessible website, a checklist of all requirements and the required permitting documentation, allow for electronic submittal of a permit application and associated documents, and authorize electronic signatures on all submittal documents.
3. Requires an EV charging station to meet health and safety standards and requirements imposed by State and Local permitting authorities, as well as safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, accredited testing laboratories, and, where applicable, rules of the California Public Utilities Commission regarding safety and reliability.

Assembly Bill 970

AB 970 was adopted to amend AB 1236. AB 970 went into effect on January 1, 2022 for cities with a population of 200,000 residents or more. However, AB 970 does not go

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into effect until January 1, 2023 for cities with populations of less than 200,000 residents. AB 970 clarifies that this provision applies to all cities, including charter cities. AB 970 amends AB 1236 by requiring the following timelines for a streamline process:

1. The application shall be deemed complete five business days after submission for applications of at least 1, but not more than 25 electric vehicle charging stations at a single site; or ten business days after submission for applications of more than 25 electric vehicle charging stations at a single site.
2. EV Charging Stations shall be deemed approved twenty business days after the application was deemed complete, if the application: is at least 1 but not more than 25 electric vehicle charging stations at a single site; or forty business days after the application was deemed complete, if the application is for more than 25 electric vehicle charging stations at a single site.

Nevertheless, Lawndale must comply with AB 1236, and update the City Municipal Code to ensure it also complies with AB 970.

ENVIRONMENTAL ASSESSMENT:

Staff is requesting that the Planning Commission recommend that the City Council determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed amendments to the Electric Vehicle Charging Station Ordinance, are consistent with the State law.

PUBLIC REVIEW:

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on September 15, 2022. As of the writing of this staff report, no comments from the public have been received concerning the proposed ordinance.

LEGAL REVIEW:

The City Attorney has reviewed and approved the draft ordinance.

RECOMMENDATION:

IT IS RECOMMENDED THAT the Planning Commission:

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- 1) Recommend the City Council find and determine that the draft ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines;
- 2) Conduct a public hearing; and
- 3) Adopt Resolution No. 22-05, setting forth findings of fact and recommending that the City Council adopt the draft ordinance.

ATTACHMENTS:

- 1) Resolution No 22-05
- 2) Draft Ordinance
- 3) EV Charging Station Checklist #1
- 4) EV Charging Station Checklist #2
- 5) EV Charging Station Checklist #3

RESOLUTION NO. 22-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE NO. _____ AND ADD CHAPTER 17.104 TO TITLE 17 OF THE LAWNSDALE MUNICIPAL CODE, PERTAINING TO ELECTRIC VEHICLE CHARGING STATIONS AND ADOPT A FINDING OF CEQA EXEMPTION

WHEREAS, the State of California and the City of Lawnsdale has consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, the State of California recently adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and

WHEREAS, the State of California recently adopted Assembly Bill 970 amending Assembly Bill 1236 requiring an application to install an electric vehicle charging station to be deemed complete after a specific number of business days depending on the number of electric vehicle charging stations proposed after an application is submitted; and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the reliance on fossil fuels; and

WHEREAS, the Planning Commission considered this Resolution at a properly noticed public hearing on September 28, 2022 and recommended adoption by the City Council; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff, and the Planning Commission has reviewed, analyzed and studied said proposal.

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 Planning Commission finds and determines that the changes to the City's Municipal Code made by this proposed Ordinance are consistent with the General Plan of the City of Lawnsdale. Additionally, the proposed updates to the Lawnsdale Municipal Code would bring the City's Code up to date with the State Government Code pertaining to electric vehicle charging stations.

Section 3. The Planning Commission finds that after careful consideration of text, facts, exhibits, testimony, staff reports and public comments, the Planning Commission recommends that:

1. Find and determine that the draft ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. The City Council adopt the proposed ordinance entitled: "Electric Vehicle Charging Stations"

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2022

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 22-05** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28th day of September, 2022** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jared Chavez,
Community Development Manager

DRAFT ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAWNDALE, CALIFORNIA ADDING CHAPTER 17.104 TO TITLE
17, ZONING, OF THE LAWNDALE MUNICIPAL CODE
REGARDING ELECTRIC VEHICLE CHARGING STATIONS AND
FINDINGS OF EXEMPTION FROM CEQA**

-DRAFT-

SUMMARY: This ordinance adds regulations in the City's Zoning Code for electric vehicle charging stations consistent with current state law.

WHEREAS, the State of California and the City of Lawndale has consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, in 2015 the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and

WHEREAS, the State of California recently adopted Assembly Bill 970 amending Assembly Bill 1236 requiring an application to install an electric vehicle charging station to be deemed complete after a specific number of business days depending on the number of electric vehicle charging stations proposed after an application is submitted; and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the reliance on fossil fuels ; and

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on September 28, 2022 and recommended adoption by the City Council; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on _____, 2022 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA,
DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The changes to the Zoning Code of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 2. Chapter 17.104 is added to Title 17 of the City of Lawndale Municipal Code to read, in its entirety, as follows:

“17.104.010 Electric Vehicle Charging Station

17.72.020 Intent and Purpose. The intent and purpose of this chapter is to adopt an expedited, streamlined permitting process for electric vehicle charging stations that complies with Government Code Section 6580.71, to achieve timely and cost-effective installations. This chapter is designed to encourage the use of electric vehicles by removing what the State Legislature considers to be unreasonable barriers, thus minimizing costs to property owners and the city, and expanding the ability of property owners to install electric vehicle charging systems and electric vehicle charging spaces. This chapter allows the city to achieve these goals while protecting the public health and safety.

17.72.030 Definitions

For purposes of this chapter, the following words and phrases shall have the following meanings:

- A. “Electric vehicle charging station or charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Article, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
- B. “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- C. “Electronic submittal” means the utilization of one or more of the following:
 - 1. Electronic mail or email.
 - 2. Facsimile.
 - 3. The internet
- D. “Zoning Clearance” means an approval from the City’s Planning department, as allowed in the City of Lawndale Municipal code, by verifying the proposed use, structure and/or equipment complies with the City’s land use requirements.

17.72.040 Applicability

This chapter applies to the permitting of all electric vehicle charging stations in the City. Electric vehicle charging stations legally established or permitted prior to the effective date of this Chapter are not subject to its requirements unless physical modifications or alterations are undertaken that materially change the size, type, or components of an electric vehicle charging station in such a way as to require new

permitting. Routine operation and maintenance or like for like replacements with no structural alterations shall not require a permit.

17.72.050 Technical Review

A. In the technical review of a charging station permit application, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any such permit on the approval of such system by an association, as that term is defined by Civil Code Section 4080.

B. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

C. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

17.72.060 Duties of Building and Safety Division and Building Official

A. The Building Official shall implement an expedited, streamlined permitting process and adopt a checklist of all requirements which electric vehicle charging stations shall comply with in order to be eligible for expedited review within 30 days of the adoption of this chapter.

B. Electric vehicle charging stations shall be eligible for expedited review as provided in this chapter.

C. All documents required for submission of an expedited electric vehicle charging station system shall be made available on the city's publicly accessible website.

D. Electronic submittal of the required permit application and documents via email, the city's website, or facsimile shall be made available to all electric vehicle charging station permit applicants.

E. The Building and Safety Division shall adopt a standard plan and checklist of all requirements with which electric vehicle charging stations shall comply with to be eligible for expedited review.

F. The electric vehicle charging station permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the "Plug-in Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Governor's Office of Planning and Research.

G. All fees prescribed for the permitting of electrical vehicle charging stations shall comply with Government Code Section 17556.

17.72.070 Expedited Review and Inspection Requirements

A. For an application for electric vehicle charging stations that meets the requirements of the approved checklist and standard plan, the Building and Safety Division shall issue a building permit or other non-discretionary permit within three (3) business days following receipt of a completed application. The expedited, streamlined permitting process and checklist refers to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The checklist adopted by the city shall be published on the city’s website. The Building Official may require the applicant to apply for an electric vehicle charging station use permit only if the Official finds, based on substantial evidence, the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission by filing a written appeal pursuant to chapter 17.12 of the Lawndale Municipal Code.

B. Review of the application for a permit for an electric vehicle charging station shall be limited to the Building Officials review of local, state and federal building health and safety requirements. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

C. If an electric vehicle charging station permit is required pursuant to subsection (A) of this section, the Building Official may deny the application if the Building Official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such written findings shall include the basis for the rejection of the potential feasible alternative for preventing adverse impact. Such decisions may be appealed to the Planning Commission as provided in this chapter.

D. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost. The city shall use its best efforts to ensure the selected method, condition, or mitigation meets the conditions of Civil Code Section 714(d)(1)(A)-(B).

E. If an application for an electric vehicle charging station is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant within three business days following the date the application is deemed incomplete.

F. The Building Official shall allow for electronic submittal of permit applications covered by this chapter and associated supporting documentations. In accepting such permit applications, the Building

Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

G. A permit application that satisfies the information requirements in the city's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the city's adopted checklist, and is consistent with all applicable laws and health and safety standards, the Building Official shall approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until it passes final inspection by the city.

H. Only one inspection shall be required and it shall be performed by the Building and Safety Division for electric vehicle charging stations eligible for expedited review.

I. The inspection shall be done in a timely manner and should combine inspections of multiple trades if feasible. An inspection shall be scheduled within two business days of a request.

J. If an electric vehicle charging station fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this chapter.

17.72.80 Electric Vehicle Charging Station Use Permit and Appeals

A. If the Building Official determines, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the Building Official shall make written findings to support this determination and shall require the applicant to apply for a conditional use permit pursuant to the provisions of Title 17 (Zoning).

B. If the Building Official requires an electric vehicle charging station use permit, the Planning Commission shall approve an application for a electric vehicle charging station use permit to install an electric vehicle charging station, provided that the Planning Commission is able to make the findings set forth in Section 17.28.050 of the Code and the Planning Commission determines there are feasible methods to satisfactorily mitigate or avoid specific, adverse impact upon public health and safety.

C. Appeals. Decisions of the Building Official may be appealed to the Planning Commission pursuant to the provisions of chapter 17.12of the Lawndale Municipal Code; Decisions of the Planning Commission may be appealed to the City Council pursuant to the provisions of chapter 17.12 of the Lawndale Municipal Code.

17.72.090 Electric Vehicle Charging Station Installation Requirements

A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

17.72.100 Zoning Clearance

A. A zoning clearance shall be required if, based on substantial evidence, a finding is made that the charging station would have a specific, adverse impact upon the public health, safety and general welfare.

B. Any conditions on a zoning clearance approval shall be solely imposed in order to mitigate the specific, adverse impact upon the public health or safety and shall do so at the lowest cost possible.

C. New and proposed electric charging stations shall be subject to the City of Lawndale Residential Development Standards and Design Guidelines.

D. New and proposed electric charging stations shall be designed in a manner to protect the visual character of the city through careful design, siting, landscaping and innovative camouflaging techniques for electrical charging station equipment. ”

SECTION 3. This Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This ordinance would allow for the construction of electric vehicle charging stations consistent with and as required by state law. Additionally, this ordinance is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty

(30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be posted and published in a newspaper of general circulation in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2022.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Rhonda Hofmann Gorman, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly approved and adopted the foregoing Ordinance No. _ at its regular meeting held on the _ day of _, 2022, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Rhonda Hofmann Gorman, Mayor Pro Tem					
Pat Kearney					
Bernadette Suarez					
Sirley Cuevas					

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory Murphy, City Attorney



City of Lawndale
Community Development Department
 14717 Burin Avenue, Lawndale, CA 90260
 (310) 973-3230 - Office
 (310) 970-2150 - Fax
 www.Lawndalecity.org

**Eligibility Checklist for Expedited
 Electric Vehicle Charging Station
 Residential Permitting**

*This checklist is provided to determine if your application is eligible for expedited EVCS processing.
 If any item is checked NO, revise design, otherwise application must go through standard review process.*

Type of Charging Station(s) Proposed	Power Levels (proposed circuit rating)	Check one
Level 1	110/120 volt alternating current (VAC) at 15 or 20 Amps	<input type="checkbox"/>
Level 2 – 3.3 kilowatt (kW) (low)	208/240 VAC at 20 or 30 Amps	<input type="checkbox"/>
Level 2 – 6.6kW (medium)	208/240 VAC at 40 Amps	<input type="checkbox"/>
Level 2 – 9.6kW (high)	208/240 VAC at 50 Amps	<input type="checkbox"/>
Level 2 – 19.2kW (highest)	208/240 VAC at 100 Amps	<input type="checkbox"/>
Other (provide detail): _____	Provide rating: _____	<input type="checkbox"/>

PERMIT APPLICATION

A. Is the application complete with the following information: Project address, parcel #, builder/owner name, contractor name, valid contractor's license #, phone numbers, etc.	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the application include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N

ELECTRIC LOAD CALCULATION WORKSHEET

A. Is an electrical load calculation worksheet included? (CEC 220)	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Based on the load calculation worksheet, is a new electrical service panel upgrade required	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, do plans include the electrical service panel upgrade	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging circuit appropriately sized for a continuous load (125%)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. If charging equipment proposed is a Level 2 – 9.6 kW station with a circuit rating of 50 Amps or higher, is a completed circuit card with electrical calculations included with the single line diagram	<input type="checkbox"/> Y	<input type="checkbox"/> N

SITE PLAN & SINGLE LINE DRAWING

A. Is a site plan and electrical plan with a single-line diagram included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If mechanical ventilation requirements are triggered for indoor venting requirements (CEC 625.29 (D)), is a mechanical plan included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Is the site plan fully dimensioned and drawn to scale	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Showing location, size, and use of all structures	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Showing location of electrical panel to charging system	<input type="checkbox"/> Y	<input type="checkbox"/> N
3) Showing type of charging system and mounting	<input type="checkbox"/> Y	<input type="checkbox"/> N

COMPLIANCE WITH 2013 CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)

A. Does the plan include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the electrical plan identify the amperage and location of existing electrical service panel	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, does the existing panel schedule show room for additional breakers	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging unit rated more than 60 amps or more than 150V to ground	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, are disconnecting means provided in a readily accessible location in line of site and within 50' of EVCS (CEC 625.23)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. Does the charging equipment have a Nationally Recognized Testing Laboratory (NRTL) approved listing mark? (UL 2202/UL 2200)	<input type="checkbox"/> Y	<input type="checkbox"/> N
E. If trenching is required, is the trenching detail called out	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Is the trenching in compliance with electrical feeder requirements from structure to structure(CEC 225)	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Is the trenching in compliance of minimum cover requirements for wiring methods or circuits(18" for direct burial per CEC 300)	<input type="checkbox"/> Y	<input type="checkbox"/> N



City of Lawndale
Community Development Department
 14717 Burin Avenue, Lawndale, CA 90260
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 www.Lawndalecity.org

**Eligibility Checklist for Expedited
 Electric Vehicle Charging Station
 Multi-Unit Dwelling Permitting**

*This checklist is provided to determine if your application is eligible for expedited EVCS processing.
 If any item is checked NO, revise design, otherwise application must go through standard review process.*

Type of Charging Station(s) Proposed	Power Levels (proposed circuit rating)	Check one
Level 1	110/120 volt alternating current (VAC) at 15 or 20 Amps	<input type="checkbox"/>
Level 2 - 3.3 kilowatt (kW) (low)	208/240 VAC at 20 or 30 Amps	<input type="checkbox"/>
Level 2 – 6.6kW (medium)	208/240 VAC at 40 Amps	<input type="checkbox"/>
Level 2 – 9.6kW (high)	208/240 VAC at 50 Amps	<input type="checkbox"/>
Level 2 – 19.2kW (highest)	208/240 VAC at 100 Amps	<input type="checkbox"/>
Other (provide detail):	Provide rating:	<input type="checkbox"/>

PERMIT APPLICATION

A. Is the application complete with the following information: Project address, parcel #, builder/owner name, contractor name, valid contractor's license #, phone numbers, etc.	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the application include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N

ELECTRIC LOAD CALCULATION WORKSHEET

A. Is an electrical load calculation worksheet included? (CEC 220)	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Based on the load calculation worksheet, is a new electrical service panel upgrade required	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, do plans include the electrical service panel upgrade	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging circuit appropriately sized for a continuous load (125%)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. If charging equipment proposed is a Level 2 – 9.6 kW station with a circuit rating of 50 Amps or higher, is a completed circuit card with electrical calculations included with the single line diagram	<input type="checkbox"/> Y	<input type="checkbox"/> N

SITE PLAN & SINGLE LINE DRAWING

A. Is a site plan and electrical plan with a single-line diagram included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If mechanical ventilation requirements are triggered for indoor venting requirements (CEC 625.29 (D)), is a mechanical plan included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Is the site plan fully dimensioned and drawn to scale	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Showing location, size, and use of all structures	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Showing location of electrical panel to charging system	<input type="checkbox"/> Y	<input type="checkbox"/> N
3) Showing type of charging system and mounting	<input type="checkbox"/> Y	<input type="checkbox"/> N

COMPLIANCE WITH 2013 CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)

A. Does the plan include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the electrical plan identify the amperage and location of existing electrical service panel	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, does the existing panel schedule show room for additional breakers	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging unit rated more than 60 amps or more than 150V to ground	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, are disconnecting means provided in a readily accessible location in line of site and within 50' of EVCS. (CEC 625.23)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. Does the charging equipment have a Nationally Recognized Testing Laboratory (NRTL) approved listing mark. (UL 2202/UL 2200)	<input type="checkbox"/> Y	<input type="checkbox"/> N
E. If trenching is required, is the trenching detail called out	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Is the trenching in compliance with electrical feeder requirements from structure to structure (CEC 225)	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) IS the trenching in compliance of minimum cover requirements for wiring methods or circuits (18" for direct burial per CEC 300)	<input type="checkbox"/> Y	<input type="checkbox"/> N

COMPLIANCE WITH 2013 MANDATORY CALGREEN CODE FOR NEW CONSTRUCTION

A. Do CAL Green EV Readiness installation requirements apply to this project	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Should be identified during plan review. (5.106.5.3)	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Do the plans demonstrate conformance with mandatory measures for 3% of total parking spaces in lots with 51+ must be EV capable	<input type="checkbox"/> Y	<input type="checkbox"/> N
* 2016 CAL Green proposed mandatory requirements – For new construction include measures for 6% of total parking spaces in lots with 10+ spaces being EV capable (Effective January 1, 2017)	<input type="checkbox"/> Y	<input type="checkbox"/> N



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**Eligibility Checklist for Expedited
 Electric Vehicle Charging Station
 Non-Residential Permitting**

*This checklist is provided to determine if your application is eligible for expedited EVCS processing.
 If any item is checked NO, revise design, otherwise application must go through standard review process.*

Type of Charging Station(s) Proposed	Power Levels (proposed circuit rating)	Check one	
Level 1	110/120 volt alternating current (VAC) at 15 or 20 Amps	Commercial/Office Building	<input type="checkbox"/>
Level 2 – 3.3 kilowatt (kW) (Low)	208/240 VAC at 20 or 30 Amps	Multi-Unit dwelling	<input type="checkbox"/>
Level 2 – 6.6 kW (medium)	208/240 VAC at 40 Amps	Commercial Office Building	<input type="checkbox"/>
Level 2 – 9.6 kW (high)	208/240 VAC at 50 Amps	Public Access	<input type="checkbox"/>
Level 2 – 19.2 kW (highest)	208/240 VAC at 100 Amps		<input type="checkbox"/>
DC Fast Charging	440 or 480 VAC	Public Access/Large Com. Office Building or parks Hospitality & Recreation	<input type="checkbox"/>
Other (Provide Detail):	Provide Ratings:		<input type="checkbox"/>

PERMIT APPLICATION

A. Is the application complete with the following information: Project address, parcel #, builder/owner name, contractor name, valid contractor license #, phone numbers etc.	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the application include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N

ELECTRIC LOAD CALCULATION WORKSHEET

A. Is an electrical load calculation worksheet included? (CEC 220)	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Based on the load calculation worksheet, is a new electrical service panel upgrade required	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, do plans include the electrical service panel upgrade	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging circuit appropriately sized for a continuous load (125%)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. If charging equipment proposed is a Level 2 – 9.6 kW station with a circuit rating of 50 Amps or higher, is a completed circuit card with electrical calculations included with the single line diagram	<input type="checkbox"/> Y	<input type="checkbox"/> N

SITE PLAN & SINGLE LINE DRAWING

A. Is a site plan and electrical plan with a single-line diagram included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If mechanical ventilation requirements are triggered for indoor venting requirements (CEC 625.29 (D)), is a mechanical plan included with the permit application	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Is the site plan fully dimensioned and drawn to scale	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Showing location, size, and use of all structures	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Showing location of electrical panel to charging system	<input type="checkbox"/> Y	<input type="checkbox"/> N
3) Showing type of charging system and mounting	<input type="checkbox"/> Y	<input type="checkbox"/> N

COMPLIANCE WITH 2013 CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)

A. Does the plan include EVCS manufacturer's specs and installation guidelines	<input type="checkbox"/> Y	<input type="checkbox"/> N
B. Does the electrical plan identify the amperage and location of existing electrical service panel	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, does the existing panel schedule show room for additional breakers	<input type="checkbox"/> Y	<input type="checkbox"/> N
C. Is the charging unit rated more than 60 amps or more than 150V to ground	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) If yes, are disconnecting means provided in a readily accessible location in line of site and within 50' of EVCS. (CEC 625.23)	<input type="checkbox"/> Y	<input type="checkbox"/> N
D. Does the charging equipment have a Nationally Recognized Testing Laboratory (NRTL) approved listing mark. (UL 2202/UL 2200)	<input type="checkbox"/> Y	<input type="checkbox"/> N
E. If trenching is required, is the trenching detail called out	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Is the trenching in compliance with electrical feeder requirements from structure to structure? (CEC 225)	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Is the trenching in compliance of minimum cover requirements for wiring methods or circuits (18" for direct burial per CEC 300)	<input type="checkbox"/> Y	<input type="checkbox"/> N

COMPLIANCE WITH 2013 MANDATORY CALGREEN CODE FOR NEW CONSTRUCTION

A. Do CAL Green EV Readiness Installation requirements apply to this project	<input type="checkbox"/> Y	<input type="checkbox"/> N
1) Should be identified during plan review. (5.106.5.3)	<input type="checkbox"/> Y	<input type="checkbox"/> N
2) Do the plans demonstrate conformance with mandatory measures for 3% of total parking spaces in lots with 51+ must be EV capable	<input type="checkbox"/> Y	<input type="checkbox"/> N
* 2016 CAL Green proposed mandatory requirements – For new construction include measures for 6% of total parking spaces in lots with 10+ spaces being EV capable (Effective January 1, 2017)	<input type="checkbox"/> Y	<input type="checkbox"/> N