



CITY OF LAWNDALE

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

AGENDA

LAWNDALE PLANNING COMMISSION MEETING

Wednesday, January 25, 2023 - 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 – November 9, 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. 22-25: Consideration to Amend the Hawthorne Boulevard Specific Plan (HBSP) to Prohibit Car Wash Facilities Within the HBSP and an Exemption from CEQA**

G. **REGULAR AGENDA**

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

1. Metro C Line (Green) Draft EIR

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, February 8, 2023, 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 January 25, 2023, was posted not less than 72 hours prior to the meeting.

Adrian Gutierrez,
Administrative Assistant II



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
NOVEMBER 9, 2022**

A. CALL TO ORDER

Chairperson Martinez called the regular meeting to order at 6:34 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 Sitka, Commissioner Price

Commissioners Absent: Commissioner Erick Escamilla

Other Participants: Acting Assistant City Attorney Kellan R. Martz, Community Development Manager 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 – September 28, 2022

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

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 22-28: Consideration of an Amendment to Title 17 of the Lawndale Municipal Code Pertaining to Development Standards for Accessory Dwelling Units to Reflect Recent Changes in State Law and Finding of Exemption from CEQA

Associate Planner Hernandez gave a presentation on the item.

The public comment section was opened and closed by Chairperson Martinez since there was no audience present.

Commissioner Sitka motioned to adopt Resolution 22-06, recommending that the City Council amend Title 17 of the Lawndale Municipal Code, pertaining to Accessory Dwelling Units (City-Wide) and determine that the draft ordinance is exempt from the

CEQA guidelines pursuant to section 15061(b)(3), with a second from Vice Chairperson Smith. The vote carried 4-0, with Commissioner Escamilla absent.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Manager Chavez spoke about the Housing Element.

City Manager, Sean M. Moore, spoke about the following: election results, updated regulations for accessory dwelling units (ADU), and various enforcement projects.

Manager Chavez provide Vice Chairperson Smith with updates on 15413 Hawthorne Boulevard, and road improvements related to the 41-unit mixed-use project.

I. ITEMS FROM THE COMMISSION

The Commission discussed and agreed to cancel the November 23rd and December 28th regular meetings due to Thanksgiving and Christmas holidays.

J. ADJOURNMENT

Chairperson Martinez adjourned the meeting at 7:22 p.m. to the next regularly scheduled meeting to be held on Wednesday, December 14, 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,
Community Development Manager





CITY OF LAWDALE PLANNING COMMISSION

STAFF REPORT

DATE: January 25, 2023

TO: Honorable Chairman and Members of the Planning Commission

REVIEWED BY: Jared Chavez, Community Development Manager 

PREPARED BY: Jose Hernandez, Associate Planner 

RE: **CASE NO. 22-25: CONSIDERATION TO AMEND THE HAWTHORNE BOULEVARD SPECIFIC PLAN (HBSP) TO PROHIBIT CAR WASH FACILITIES WITHIN THE HBSP AND AN EXEMPTION FROM CEQA**

BACKGROUND:

The proposed amendment will prohibit car-wash uses within the Hawthorne Boulevard Specific Plan (HBSP) area. The Specific Plan was approved by the City to allow for appropriate land use categories, development standards, General Plan consistency, design guidelines for streetscape and landscaping, and establish a conceptual framework for the improvements to Hawthorne Boulevard.

The Hawthorne Boulevard Specific Plan (HBSP) was adopted to promote economic development opportunities on the City's major corridors. The major corridors include the following thoroughfares: Hawthorne Boulevard, Manhattan Beach Boulevard, Redondo Beach Boulevard and Artesia Boulevard. The intersection at Hawthorne Boulevard and Manhattan Beach Boulevard is in many ways the center of the City of Lawndale and is a strategically important area for commercial activity.

The commercial land uses located within the HBSP are primarily located on the City's major thoroughfares that are recognized as vital to the City's community growth. In addition, the proposed HBSP amendment will be consistent with the City's recent adopted urgency moratorium that prohibits the expansion and approval of any existing car wash or any future car-wash proposal.

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ANALYSIS:

Hawthorne Boulevard is the City's "central artery" and a direct reflection of the City's commercial growth. The City's commercial land uses within the major thoroughfares are very limited and crucial that future developments are consistent with the City's General Plan goals. The City's limited amount of commercial land prompted the approval of the HBSP which focused on key subjects such as: appropriate land uses, design guidelines, framework to establish beautification efforts along Hawthorne Boulevard and rehabilitate/revitalize existing business commercial centers.

Most recently, within the last decade, rapid car-wash proposals increased in Lawndale and the immediate regional area. The increase of these types of uses prompted staff to study the issue and adopt an urgency ordinance because car wash uses are not consistent with City's General Plan. Section 3-4 (page 3-9) of the City's General Plan encourages "good design, reinvestment, improvement of the City's identity and image, and the enhancement of the economic vitality" that are of no threat to the public health, safety and welfare of the community. Most of the revenue generated by car-wash uses is not taxable because it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the express carwash is designed to operate in a largely automated format with few staff for employment opportunities.

Currently, Lawndale has five (5) existing car wash businesses within the City's two square miles, and in comparison to nearby jurisdictions has a highly concentrated amount of car-wash facilities within the City. This existing concentration of car-wash uses is of a great concern because this may utilize commercial sites that the City must rely on to recycle underutilized properties for residential development in order to meet the regional housing needs assessment ("RHNA"). RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan and quantifies the need for housing within a jurisdiction.

Any future car-wash uses will compromise the overall public health, is injurious to achieving the required RHNA housing units and threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. It is critical to maintain the sites identified as part of the Housing Element sites inventory in order to meet the future housing needs of the community and failure to do so threatens the City's ability to address its housing needs and the existing housing crisis. A proposed carwash within the HBSP commercial land uses would remove potential sites explicitly identified as part of the sites inventory list of the Housing Element that are suitable for providing adequate housing to meet existing and future needs of the community.

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With this in mind, the proposed amendment to the Hawthorne Boulevard Specific Plan amends the Land Use Matrix table with the following recommendation:

**TABLE 2-1
LAND USE MATRIX**

LAND USE ACTIVITY	GC	OC	NC	RC	Development Standards
2. Automotive Related Uses					
a) Auto Parts Sales - No Installations	Y	N	N	N	
b) Auto Parts Sales - With Repair	N			N	SEC. F.2
c) Auto and Light Truck Repair (i.e., engine and drive train, miscellaneous work, excluding heavy truck repair)	N	N	N	N	SEC. F.2
d) Auto and Light Truck Bodywork and Painting	N	N	N	N	SEC. F.2
e) Auto Detailing	N	N	N	N	SEC. F.2
f) Car Washes	N	N	N	N	SEC. F.2
g) <u>f</u>) Fuel/Service Stations	N	N	N	N	SEC. F.2
h) <u>g</u>) Auto Impounding	N	N	N	N	SEC. F.2
i) <u>h</u>) Vehicle Leasing/Rental	SUP	N	N	N	
j) <u>i</u>) Vehicle Sales New (car, RV, truck and boat with accessory indoor repair)	SUP	Y	N	N	SEC. F
k) <u>j</u>) Vehicle Sales Used (car, RV, truck and boat with accessory indoor repair)	SUP	Y	N	N	

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

AGENDA ITEM F-1

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 because the proposed amendment is preventing future development of car washes, the activity is not subject to CEQA. The proposed amendments to the Hawthorne Boulevard Specific plan, 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 January 13, 2023. 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 No. 1196-23.

RECOMMENDATION:

IT IS RECOMMENDED THAT the Planning Commission:

- 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. 23-01, setting forth findings of fact and recommending that the City Council adopt the draft Ordinance No. 1196-23.

Attachments:

- 1) PC Resolution No. 23-01
- 2) Draft Ordinance

RESOLUTION NO. 23-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE HAWTHORNE BOULEVARD SPECIFIC PLAN TO PROHIBIT CAR-WASH LAND USES, AND ADOPT A FINDING OF CATEGORICAL EXEMPTION FROM CEQA

WHEREAS, the Planning Commission for the City of Lawndale is charged with the responsibility of reviewing proposed amendments to the Hawthorne Boulevard Specific Plan (“HBSP”); and

WHEREAS, the HBSP, which was originally adopted in 1999, may be amended from time to time; and

WHEREAS, the General Commercial (GC) zoning district within the HBSP is “intended to provide a broad range of commercial activity including general retail, restaurants, service commercial (including vehicle service), personal service, lodging, and office uses” (add citation); and

WHEREAS, the HBSP currently allows car wash uses with an approved conditional use permit and compliance with all of the HBSP requirements; and

WHEREAS, removing car wash uses within the HBSP will align with the intended goals of the General Commercial (GC) zoning district within the HBSP and the City of Lawndale General Plan; and

WHEREAS, the Planning Commission of the City of Lawndale now desires to recommend to the City Council that the City amend the Hawthorne Boulevard Specific Plan to prohibit car wash uses in the Hawthorne Boulevard Specific Plan; and

WHEREAS, the proposed HBSP amendment was duly and properly noticed for discussion and public hearing before the Planning Commission on January 25, 2023; 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, having reviewed, analyzed and studied said proposal.

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

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

Section 2. The Planning Commission finds and determines that the proposed amendment to the HBSP, as set forth in the draft Ordinance attached hereto as Attachment “B” and incorporated herein by this reference, is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale. Specifically the Planning Commission finds that the proposed amendment is consistent with the following policies of the General Plan: (i) Policy

2a of the Economic Development Element, which is to maintain and promote land uses that improve the City’s tax base; (ii) Policy 3c of the Economic Development Element, which is to correct infrastructure deficiencies that inhibit commercial and industrial economic development; (iii) Policy 2a of the Land Use Element, which is to promote the use of land to be at an appropriate density based upon compatibility with the majority of surrounding existing land uses; and (iv) Policy 7a of the Land Use Element which is to encourage a balance of commercial uses to serve the needs of the residents.

Section 3. The Planning Commission does hereby recommend that the City Council adopt the draft Ordinance, attached hereto as Attachment “B”, amending the HBSP.

Section 4. The Planning Commission finds that after careful consideration of text, facts, exhibits, testimony, staff reports and public comments, the Planning Commission recommends that City Council:

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. Adopt the proposed ordinance entitled: “Hawthorne Boulevard Specific Plan”

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF JANUARY, 2023

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. 23-01** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **25th day of January, 2023** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jared Chavez,
Community Development Manager

DRAFT ORDINANCE NO. 1196-23

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAWNDALE, CALIFORNIA AMENDING THE HAWTHORNE
BOULEVARD SPECIFIC PLAN TO REMOVE CAR WASH USES
WITHIN THE HAWTHORNE BOUELVARD SPECIFIC PLAN AND
A FINDING OF CATEGORICAL EXEMPTION FROM CEQA**

-DRAFT-

SUMMARY: This ordinance removes car wash uses within the Hawthorne Boulevard Specific Plan (HBSP).

WHEREAS, the Hawthorne Boulevard Specific Plan (“HBSP”), which was originally adopted in 1999, may be amended from time to time; and

WHEREAS, the General Commercial (GC) zoning district within the HBSP is “intended to provide a broad range of commercial activity including general retail, restaurants, service commercial (including vehicle service), personal service, lodging, and office uses[;]”and

WHEREAS, the proposed Hawthorne Boulevard Specific Plan was duly noticed and agendized for discussion and public hearing before the Planning Commission on January 25, 2023; and

WHEREAS, at the meeting of the Planning Commission on January 25, 2023, the Planning Commission recommended that the City Council approve the amendments to the Hawthorne Boulevard Specific Plan set forth below; and

WHEREAS, the proposed Hawthorne Boulevard Specific Plan was duly noticed and agenized for discussion and public hearing before the City Council on January 13, 2023; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on _____, 2023 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 Hawthorne Boulevard Specific Plan made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 2. The proposed amendment to the Hawthorne Boulevard Specific Plan, as described below, are consistent with the goals and objectives of the adopted General Plan.

SECTION 3. Table 2-1 of the Hawthorne Boulevard Specific Plan, found in Chapter 2, Section D, is amended to remove car was uses and read as follows (deletions indicated in ~~strike through~~, additions in **bold**):

**"TABLE 2-1
LAND USE MATRIX**

LAND USE ACTIVITY	GC	OC	NC	RC	Development Standards
2. Automotive Related Uses					
a) Auto Parts Sales - No Installations	Y	N	N	N	
b) Auto Parts Sales - With Repair	N			N	SEC. F.2
c) Auto and Light Truck Repair (i.e., engine and drive train, miscellaneous work, excluding heavy truck repair)	N	N	N	N	SEC. F.2
d) Auto and Light Truck Bodywork and Painting	N	N	N	N	SEC. F.2
e) Auto Detailing	N	N	N	N	SEC. F.2
f) Car Washes	N	N	N	N	SEC. F.2
g) f) Fuel/Service Stations	N	N	N	N	SEC. F.2
h) g) Auto Impounding	N	N	N	N	SEC. F.2
i) h) Vehicle Leasing/Rental	SUP	N	N	N	
j) i) Vehicle Sales New (car, RV, truck and boat with accessory indoor repair)	SUP	Y	N	N	SEC. F
k) j) Vehicle Sales Used (car, RV, truck and boat with accessory indoor repair)	SUP	Y	N	N	

SECTION 4. 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 5. 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 6. 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 _____, 2023.

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 _, 2023, by the following roll call vote:

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

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory Murphy, City Attorney