



CITY OF LAWNDALE

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

AGENDA

LAWNDALE PLANNING COMMISSION MEETING

Wednesday, February 22, 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 – January 25, 2023**

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. **General Plan Annual Progress Report 2022**

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, March 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 February 22, 2023, was posted not less than 72 hours prior to the meeting.

Adrian Gutierrez,
Administrative Assistant II



**MINUTES OF THE
LAWNDALE PLANNING COMMISSION REGULAR MEETING
JANUARY 25, 2023**

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 Madonna Sitka, Commissioner Ni Kal S. Price

Other Participants: Assistant City Attorney Stephanie Gutierrez, City Manager Sean M. Moore, 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 – November 9, 2022

Commissioner Sitka motioned to approve the minutes with a second from Commissioner Price. The vote was carried 4-0.

E. PUBLIC COMMENTS

None

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

Associate Planner Hernandez gave a presentation on the item. City Manager Moore provided additional background on the history of prohibiting car washes in the city.

Commissioner Price asked if existing carwashes would be able to upgrade their facilities. City Manager Moore said that existing carwashes can upgrade their facilities, but they will be unable to expand or make major changes to the site.

Chairperson Martinez opened the public hearing at 6:46 p.m. and closed it at 6:47 p.m. since there were no comments from the public.

Commissioner Price motioned to adopt Resolution 23-01, recommending that the City Council adopt an ordinance amending the Hawthorne Boulevard Specific Plan to

prohibit carwash land uses, and adopt a finding of exemption from the CEQA guidelines pursuant to section 15061(b)(3), with a second from Vice Chairperson Smith. The vote was carried 4-0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

City Manager Moore spoke about the 60-day comment period for the draft environmental impact report for the Metro C Line, formerly known as the Green Line. He mentioned the costs for each alternative, which ranges from \$1.9 billion to \$3 billion, and the outreach efforts being done by Metro and the City.

City Manager Moore notified the Commission of the closure of the methadone clinic on Marine Avenue, and briefly spoke about several commercial developments within the city.

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

Chairperson Martinez adjourned the meeting at 7:02 p.m. to the next regularly scheduled meeting to be held on Wednesday, February 8, 2023, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

John Martinez, Chairperson

ATTEST:

Sean M. Moore, City Manager
for
Jared Chavez, Community Development Manager



CITY OF LAWNDALE PLANNING COMMISSION

STAFF REPORT

DATE: February 22, 2023

TO: Honorable Chairman and Members of the Planning Commission

REVIEWED BY: Jared Chavez, Community Development Manager

PREPARED BY: Jose Hernandez, Associate Planner

RE: **GENERAL PLAN ANNUAL PROGRESS REPORT 2022**

BACKGROUND:

The General Plan Annual Progress Report (APR) summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. It covers the period from January 1, 2022 through December 31, 2022. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to the Governor's Office of Planning and Research (OPR) an Annual Report on the status and implementation of the General Plan.

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

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2)(B)(i). The California Department of Community and

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Housing Development (HCD) requires specific information related to the development of housing in the city. This detailed information is summarized in the tables attached to this staff report.

ANALYSIS:

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

- There were 2,260 recorded counter visits to the Community Development Department; 141 site plan reviews were performed; 94 residential property reports; and 1414 building permits were issued.
- Adopting new residential developments standards (SB 9) and updating existing ordinances, including the accessory dwelling unit regulations reflecting AB (Assembly Bill) 221 and SB (Senate Bill) 897 updates.
- Through the reporting period many new major businesses opened within City boundaries, reducing the number of vacancies for commercial spaces, as well as meeting the General Plan and Specific Plan goals and objectives. Some of the businesses that opened in 2022 were; El Pollo Campero, C & S Gardening Center, La Michoacana, and Curly Girl Luv Beauty Supply.

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

- 1) **COMPLETE REVISION AND MODERNIZATION OF ZONING CODE.** Efforts are ongoing. The most recent revision includes the Density Bonus regulations and Accessory Dwelling Unit regulations considered by the City Council. The City of Lawndale is up to date with new zoning regulations and updates the City Zoning Code regularly. The zoning code will be completely updated as part of the housing element update adopted in 2022.
- 2) **UPDATE THE GENERAL PLAN.** The General Plan is currently being updated and the completion date is expected to be towards the end of 2023.
- 3) **UPDATE THE HAWTHORNE BOULEVARD SPECIFIC PLAN.** The Hawthorne Boulevard Specific Plan is currently being updated along with the General Plan and its completion is expected to be in April of 2023.
- 4) **UPDATE THE HOUSING ELEMENT.** The housing element was updated in 2022 and covers the period from July 1, 2021 – June 30, 2029. The Community Development Department completed the Housing Element Updated and was adopted by the City Council on February 7, 2022. The City of Lawndale received HCD approval on October 13, 2022.

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- 5) **INCREASE INCENTIVES FOR COMMERCIAL AND RESIDENTIAL LOT MERGERS.** Applications are handled case by case.
- 6) **PROVIDE ADEQUATE HOUSING SITES THROUGH APPROPRIATE LAND USE, ZONING, AND SPECIFIC PLAN DESIGNATIONS TO ACCOMMODATE THE CITY'S SHARE OF REGIONAL HOUSING NEEDS.** The City is working on promoting housing and mixed-use development within the Hawthorne Boulevard Specific Plan corridor. The new updated Housing Element includes policies that will encourage building of more housing on the Hawthorne Boulevard. Staff is working on updating the Zoning Code to increase density and adopt regulations to create overlays that will encourage housing, including affordable housing. The City has been working with developers on 3 proposed mixed-use projects in different areas. Two of those 3 proposed projects will be on Hawthorne Boulevard and one on Manhattan Beach Boulevard.
- 7) **COMPREHENSIVE PLAN TO REDUCE URBAN RUNOFF IN LAWNSDALE.** The City's Public Works Department is currently working with County of Los Angeles on developing the Alondra Park Regional storm water capture project. The project is scheduled to be completed in 2023.
- 8) **UPDATE CEQA GUIDELINES FOR DEVELOPMENT.** Recently completed. The CEQA Guidelines were prepared and adopted in 2018, and no recent updates have been incorporated.

ENVIRONMENTAL REVIEW:

Staff is requesting that the Planning Commission recommend that the City Council determine that the proposed amendments are 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 General Plan Annual Progress Report 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. The proposed General Plan Annual Progress Report is consistent with state law.

PUBLIC REVIEW:

Public Noticing is not required however, the General Plan Annual Progress report was publicly noticed in the Daily Breeze on February 10, 2023.

LEGAL REVIEW:

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The City Attorney has reviewed and supports the staff's General Plan Annual Progress report recommendation.

RECOMMENDATION:

STAFF RECOMMENDS THAT the Planning Commission review the draft Annual Report and adopt Resolution No. 23-02, directing staff to forward the report to the City Council and then to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

ATTACHMENTS:

- A) General Plan Annual Progress Report 2022
- B) Annual Housing Element Implementation Progress Report
- C) Resolution No. 23-02

AGENDA ITEM F-1

ATTACHMENT “A”

General Plan Annual Progress
Report 2022

City of Lawndale General Plan Annual Progress Report Calendar Year 2022

February 2023



**City of Lawndale
Community Development Department
Jose Hernandez, Associate Planner
14717 Burin Avenue
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**Prepared by:
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1. Introduction

The General Plan Annual Progress Report summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. The report covers the period from January 1, 2022 through December 31, 2022. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to their legislative body, Governor's Office of Planning and Research and Department of Housing Community Development ("HCD") an Annual Report on the status and implementation of the General Plan.

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

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2). The report includes, (1) the status of the General Plan and progress in its implementation; (2) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement of housing; (3) the number of housing development applications received; (4) the number of units included in all development applications; (5) the number of units approved and disapproved; (6) the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; (7) a listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the City's inventory; (8) the number of applications submitted pursuant to Government Code Section 65913.4(a) (i.e. streamline approval for affordable housing), and the location and the total number of developments approved, the total number of building permits issued, the total number of units including both rental housing and for-sale housing by area



median income category constructed using the process provided in Government Code Section 65913.4(b) (i.e. ministerial streamline approval process for affordable housing); (9) if the City has received funding pursuant to the Local Government Planning Support Grants Program, the information required pursuant to Health and Safety Code Section 50515.04(a); (10) the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus; and (11) information related to density bonuses granted pursuant to Density Bonus Law (Gov. Code Section 65915), including the number of density bonus applications received, number of density bonus applications approved, and data from a sample of projects, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project. In addition, the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund has been prepared pursuant to California Health and Safety Code Section 34176.1(f), which reports the activities of the Lawndale Housing Authority during the fiscal year.

Lawndale Background



Figure 1. Location Map

Incorporated in 1959, the City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 3 miles east of the Pacific Ocean. Although Lawndale only encompasses approximately two square miles, the community is home to nearly 33,500 residents with very few parcels of remaining vacant land. Surrounding communities include the cities of Hawthorne to the north, Redondo Beach to the west, and Torrance to the south. The City is well served by several

regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway), which both pass through the community and provide access to major employment centers in Los Angeles County.

The City of Lawndale has grown from its predominately agricultural roots to a built-out City that is centrally located in the South Bay area, evolving into a bedroom community primarily consisting mostly of medium-density residential development.

2. Community Development Department

The Community Development Department is responsible for the review of development and building activity to ensure compliance with zoning and building codes, General Plan policies, the California Environmental Quality Act, and community values. The Department provides information to the general public on zoning, building, housing, redevelopment and economic development related matters; assists the community in establishing land use plans; ensures the quality of new projects through the development review process; and provides staff support to the Planning Commission, City Council, and the general public.

Counter activity is the number of counter visits recorded in the Department, which are kept and tracked on a monthly basis. Total *recorded* counter visits for 2022 were 2,260 **visits**, which was much higher in comparison to the previous year which had **1,510 visits**. The counter visits had a significant increase due to the decrease of restrictions from the global pandemic and the closures demanded by the state.

Planning Division

The Planning Division is responsible for two key functions: current planning and advanced planning. It is the Division’s goal to provide timely and effective management of these two functions. Current planning involves the processing and review of various development applications for conformance with the City’s Zoning Ordinance, General Plan, Specific Plan, and other land use policies. The Planning Division is responsible for reviewing applications and issuing permits pertaining to:

- Residential, commercial, and industrial design reviews
- Special Use Permits
- Subdivisions
- General proposed development

In 2022, the Planning Division processed **141** site plan review applications and **94** residential property reports, and brought **28** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.



Figure 1. Site Plan Reviews

Advanced planning involves the City’s long-range planning activities, which include updating and preparing various planning documents such as Specific Plans, the City’s General Plan, and implementation of text amendments. Planning staff also assembles and maintains community data and demographics and coordinates the reporting of this data to outside agencies.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, the Planning Division, the Fire Department, and the Engineering Division.

In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects (residential, commercial, and industrial), grading, roofing, installation of mechanical and utility equipment, etc. **The total number of permits issued in 2022 was 1,414**, which increased from the 682 permits issued in 2021. This will mark a new high of building permits issued for Lawndale since the previous high was from 2006 (960 issued), but construction has stabilized and appears to be making a steady recovery.

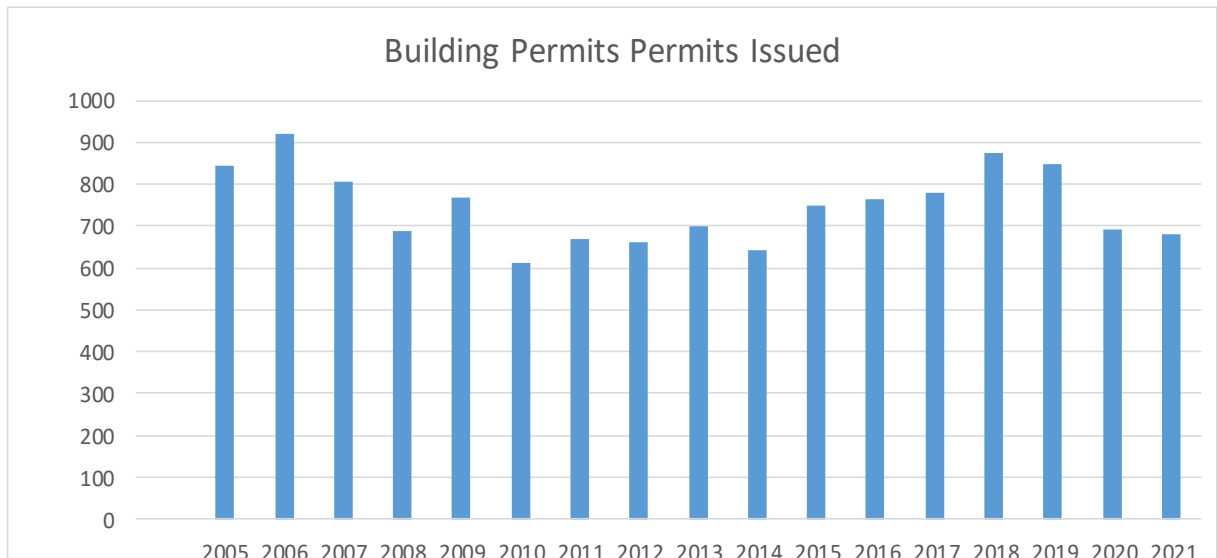


Figure 2. Building Permit Activity

Housing Division

Activity in the Housing Division slowed dramatically following the dissolution of the Redevelopment Agency which helped fund all of the City's housing programs. Although these programs were effectively on hold during the reporting period, the City is hoping in the near future to reintroduce the Great Neighborhoods Program with the injection of new housing funds provided from the Housing Division. Additionally, the City has received some set aside funds from the CA Department of Finance for the development of affordable housing projects. The City intends on using set aside funds in developing affordable housing incentives for developers.

3. General Plan Implementation Status

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

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

Structure of the General Plan

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

Table 1: City of Lawndale General Plan Elements

General Plan Amendments and Implementation Activities

The following represents the progress the City of Lawndale made towards implementing the goals and guiding policies of the General Plan during the reporting period.

Land Use Element

The Land Use Element establishes the policies for determining where certain land uses, such as residential, commercial, and industrial, are most desirable. The Land Use Element defines the physical areas in the City serving the needs of residents, businesses, and visitors.

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

In 2022 the City continued to implement the accessory dwelling unit ordinance that allows accessory dwelling units on properties that are already developed with a single family residence. The City updated the accessory dwelling unit ordinance to reflect the State's 2022 accessory dwelling unit updates. The intent of the accessory dwelling unit ordinance is to allow additional housing alternatives in which property owners could rent out accessory dwelling units, and provide opportunity to increase homeowner income, while helping to ease the high cost of living within the City. The City also updated and adopted the Housing Element which encourages low and moderate income level development.

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

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

Development Activity

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, permits 12 new accessory dwelling units were finalized and completed. Nonetheless, most of the development activity within the reporting period came from property owners that were active with additions and remodeling projects. No new affordable units or student housing were built in the reporting period.

Furthermore, tenant improvements to commercial properties had a slight increase from nine (9) permits issued for commercial tenant improvements in 2021 to ten (10) tenant improvement permits issued in 2022.

	ADDRESS	DEVELOPMENT TYPE	PROJECT NO.	PLANNING APPROVAL DATE
1	4723 W 166th Street	ADU	SPR 22-01	7/11/2022
2	4523 W 171st Street	ADU	SPR 22-04	1/9/2023
3	14919 Osage Avenue	ADU	SPR 22-08	pending
4	4161 W 162nd Street	ADU	SPR 22-12	pending
5	4745 W 172nd Street	ADU	SPR 22-20	7/11/2022
6	4612 W 160th Street	ADU	SPR 22-25	6/29/2022
7	4052 W 164th Street	ADU	SPR 22-29	7/11/2022
8	4026 W 160th Street	ADU	SPR 22-32	6/20/2022
9	4053 W 161st Street	ADU	SPR 22-33	5/23/2022
10	14521 Burin Avenue	ADU	SPR 22-35	10/20/2022
11	4324 W 171st Street	ADU	SPR 22-37	8/2/2022
12	15301 Prairie Avenue	ADU	SPR 22-45	5/18/2022
13	16305 Prairie Avenue	ADU	SPR 22-46	12/12/2022
14	4431 W 170th Street	ADU	SPR 22-47	5/31/2022
15	4210 W 166th Street	ADU	SPR 22-48	8/30/2022
16	4137 W 165th Street	ADU	SPR 22-53	6/2/2022
17	4033 W 167th Street	ADU	SPR 22-59	6/24/2022
18	4116 W 160th Street	ADU	SPR 22-64	7/11/2022
19	4144 1/2 W 164th Street	ADU	SPR 22-67	7/20/2022
20	4738 W 170th Street	ADU	SPR 22-68	8/10/2022
21	4545 W 170th Street	ADU	SPR 22-71	pending
22	4623 W 169th Street	ADU	SPR 22-72	9/12/2022
23	15331 1/2 Osage Avenue	ADU	SPR 22-74	9/1/2022
24	15308 Mansel Avenue	ADU	SPR 22-76	11/25/2022
25	4754 W 167th Street	ADU	SPR 22-77	11/14/2022
26	4724 W 172nd Street	ADU	SPR 22-81	8/22/2022
27	15010 Condon Avenue	ADU	SPR 22-84	8/25/2022
28	15910 Firmona Avenue	ADU	SPR 22-87	1/23/2023
29	4321 W 169th Street	ADU	SPR 22-89	9/6/2022
30	4746 W 169th Street	ADU	SPR 22-91	10/13/2022
31	4514 W 164th Street	ADU	SPR 22-92	pending
32	4438 W 168th Street	ADU	SPR 22-93	pending
33	15007 Grevillea Avenue	ADU	SPR 22-99	10/6/2022
34	4136 W 160th street	ADU	SPR 22-101	10/13/2022

35	4143 W 160th street	ADU	SPR 22-102	10/24/2022
36	15406 Grevillea Avenue	ADU	SPR 22-105	pending
37	4105 W 161st Street	ADU	SPR 22-106	pending
38	14412 Avis Avenue	ADU	SPR 22-110	pending
39	4166 W 159th Street	ADU	SPR 22-111	11/17/2022
40	4218 W 169th Street	ADU	SPR 22-112	12/14/2022
41	4752 W 159th Street	ADU	SPR 22-116	1/12/2023
42	14920 Mansel Avenue	ADU	SPR 22-118	1/5/2023
43	4731 W 152nd Street	ADU	SPR 22-124	12/13/2022
44	4064 W 149th Street	ADU	SPR 22-125	pending
45	4576 W 159th Street	ADU	SPR 22-126	pending
46	15700 Mansel Avenue	ADU	SPR 22-128	12/27/2022
47	15704 Mansel Avenue	ADU	SPR 22-129	12/27/2022
48	4017 W 160th Street	ADU	SPR 22-136	1/9/2023
49	4457 W 161st Street	DUPLEX	SPR 22-22	pending

Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to bikeways to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. The growth also impacts the infrastructure required to provide utilities and other services needed for those who live, work, and visit the City.

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

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

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

Housing Element

The Housing Element establishes the City's housing policies and programs. It serves as a guide for City officials in decision-making and sets forth an action plan to implement the City's housing goals. The Housing Element is intended to direct residential development and preservation in a manner consistent with the General Plan and the requirements of State Housing Element law. The current Housing Element covers the period from July 1, 2021 – June 30, 2029.

The Housing Element has been updated and it was adopted by the City Council on February 7, 2022. The Housing Element has been approved by the California Department of Community and Housing Development (HCD) for certification.

Housing Element implementation is further discussed in **Section 4. Housing Element Activity**.

Economic Development Element

Throughout the reporting period the City made efforts to decrease the vacancy rate within the City's commercial zones. New businesses such as El Pollo Campero, La Michoacana, C & S Gardening Center and Girl Luv Beauty Supply were opened for business during the reporting period. The department is making ongoing efforts to facilitate the approval process for new businesses while complying with all local, state and federal regulations.

Open Space Element

Typical of most communities located within mature urbanized settings, Lawndale has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents, but also as a visual break from the built environment.

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

Conservation Element

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

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

During the 2022 reporting period the City with coordination with the South Bay Cities of Governments continued to follow the adopted Climate Action Plan (“CAP”). The CAP serves as a roadmap and guidance document for reducing GHG emissions within City operations and the community at large. The CAP includes a list of non-binding goals, measures, and sub-strategies for the possible emission reductions by sector to reach the City’s GHG target for 2022. The forecast continues to describe the impacts of these strategies on the City’s target for the year 2035.

Air Quality Management Plan

Due to the nature of the guiding and implementing policies of the Air Quality Management Plan, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse air quality impacts to the environment and sensitive receptors.

Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The City aims to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

In 2012, the City applied for grant funding through the State of California 2008 Disaster Recovery Initiative Program, which is under the Community Development Block Grant Program. This application was made to update the Safety Element and the City’s Local Hazard Mitigation Plan. In January 2013, the City received notice that funding had been awarded in the amount of \$250,000. Accordingly, the Safety Element and the local hazard Mitigation Plan were updated and adopted in August of 2016. During the reporting period, efforts have been undertaken to initiate the further update of the Safety Element and the Local Hazard Mitigation Plan.

Due to the nature of the guiding and implementing policies of the Safety Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis. Additionally, staff receive training in emergency preparedness and local hazard mitigations on an annual basis.

Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors, and the City continues to enforce its noise ordinances.

4. Housing Element Activity

The 2021-2029 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2021-2029 Housing Element in February 2022. The Housing Element was approved by the HCD for certification on October 13, 2022.

During the reporting period the Community Development Department continued implementing the Housing Element's Housing Plan. This included the ongoing implementation of programs for housing conservation, production of housing, provision of adequate housing sites, removal of governmental constraints, and promotion of equal housing opportunity.

Regional Housing Needs Assessment ("RHNA")

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2020. Under the RHNA Plan, each of the SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate the construction of during the 2021-2029 assessment period. There are many ways to "facilitate" construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law. Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2022 – December 31, 2022, categorized by income level.

Affordable Housing Categories and Income Limits

Affordable housing is broken down into four categories. Each category is based upon a percentage of median income for Los Angeles County, adjusted for household size. The income limits are updated annually by the U.S. Department of Housing and Urban Development and form the income eligibility limits used by the HCD. These household income limits, as defined by California Housing Element law, are:

- Acutely Low: Households earning a low income limit to equal 15% of the medium income.
- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income
- Moderate: Households earning 81% to 120% of median family income
- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2021 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	8,400	9,600	10,800	12,000	12,950	13,900	14,900	15,850
Extremely Low	24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800
Very Low	41,400	47,300	53,200	59,100	63,850	68,600	73,300	78,050
Low	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900
Median	56,600	64,000	72,000	80,000	86,400	92,800	99,200	105,600
Moderate	67,200	76,800	86,400	96,000	103,700	111,350	119,050	126,700

Table 2: Household Income Limits

Housing Production in Context with City Housing Policy

Production of affordable housing is facilitated by means of several specific City policies and housing programs. Primary City housing programs include the Rental Rehabilitation Program, Acquisition and Rehabilitation Program, Condominium Conversion Ordinance, Affordable Housing Development Program, Accessory Dwelling Unit Ordinance, and Density Bonus Ordinance. However, many of these programs have been severely impacted by the loss of Redevelopment Agency Housing Set-Aside funds and are effectively on hold until new funding sources can be secured.

20142021 RHNA Production Summary

For the current RHNA cycle, 99 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, zero (0) fall within the affordable categories. During the reporting period, twenty-three (12) new units were constructed.

Housing Production Expectations

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2021-2029 Housing Element update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction, development of accessory dwelling units and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

AGENDA ITEM F-1

ATTACHMENT “B”

Annual Housing Element
Implementation Progress Report

AGENDA ITEM F-1

ATTACHMENT “C”

Resolution No. 23-02

RESOLUTION NO. 23-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA DIRECTING STAFF TO FORWARD THE GENERAL PLAN ANNUAL PROGRESS REPORT 2022 TO THE CITY COUNCIL FOR ITS REVIEW AND CONSIDERATION

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

WHEREAS, in February 2022, the City Council adopted a Housing Element covering the period of 2021-2029, which was approved by the California Department of Housing and Community Development (“HCD”) on October 13, 2022; and

WHEREAS, pursuant to Cal. Government Code section 65400, the City is required to prepare a General Plan Annual Progress Report (“APR”) for submittal to the City Council, Governor’s Office of Planning and Research (“OPR”), and HCD by April 1st of each year; and

WHEREAS, the General Plan Annual Progress report for calendar year 2022 considered by the Planning Commission on February 22, 2023 is intended to satisfy the requirements of Government Code section 65400; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2022, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2022.

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

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

Section 2. The General Plan APR for calendar year 2022 appropriately and accurately summarizes the City’s progress during 2022 in implementing the action policies in its adopted General Plan.

Section 3. The Planning Commission directs City staff forward the General Plan APR 2022 to City Council for its review and consideration.

Section 4. The Planning Commission further recommends the City Council find that the General Plan APR for 2022 is exempt from the requirements of the California Environmental Quality Act (“CEQA”) under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the APR may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF FEBRUARY, 2023

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jared Chavez, Acting Director of the Community Development for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-02** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **22nd day of February, 2023** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jared Chavez,
Community Development Manager