



# CITY OF LAWNDALE

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

## AGENDA

### LAWNDALE PLANNING COMMISSION MEETING

Wednesday, April 12, 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](mailto:agutierrez@lawndalecity.org). Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Members of the public are welcome to attend the meeting in person. If you are sick or experiencing symptoms of illness, refrain from entering any City facilities to prevent the spread of diseases.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](#). Interested parties may contact the Community Development Department at (310) 973-3230 for clarification regarding individual agenda items.

*This Agenda is subject to revision up to 72 hours before the meeting.*

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – February 22, 2023**

**2. Minutes of the Lawndale Planning Commission Regular Meeting – March 22, 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**

None

**G. REGULAR AGENDA**

**1. Planning Commission Training**

**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, April 26, 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 April 12, 2023, was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,  
Administrative Assistant II



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 22, 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 Ni Kal S. Price

**Commissioners Absent:** Commissioner Madonna Sitka

**Other Participants:** Assistant City Attorney Stephanie Gutierrez, 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 – January 25, 2023**

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

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. General Plan Annual Progress Report 2022**

Community Development Manager Chavez introduced the item. 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.

Manager Chavez and Associate Planner Hernandez responded to a question from Vice Chairperson Smith on how counter traffic for the Community Development Department is monitored.

Chairperson Martinez inquired about the large jump in permits issued in 2022 compared to previous years. Manager Chavez and Associate Planner Hernandez provided an explanation for the large jump in 2022.

Chairperson Martinez opened and closed the public hearing at 6:50 p.m. since there were no comments from the public.

**Vice Chairperson Smith motioned to adopt Resolution 23-02, to direct staff to forward the General Plan Annual Progress Report 2022 to the City Council for its review and consideration and adopt a finding of exemption from the CEQA guidelines pursuant to section 15061(b)(3), with a second from Commissioner Price. The vote was carried 3-0 with Commissioner Sitka absent.**

**G. REGULAR AGENDA ITEMS**

None

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

Community Development Manager Jared Chavez informed the Commission of the upcoming public hearing meeting for the Metro C (Green) Line project.

**I. ITEMS FROM THE COMMISSION**

None

**J. ADJOURNMENT**

Chairperson Martinez adjourned the meeting at 6:53 p.m. to the next regularly scheduled meeting to be held on Wednesday, March 8, 2023, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

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John Martinez, Chairperson

ATTEST:

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Jared Chavez, Community Development Manager



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
MARCH 22, 2023**

**A. CALL TO ORDER**

Vice Chairperson Martinez called the regular meeting to order at 6:37 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Vice Chairperson John Martinez, Commissioner Madonna Sitka, Commissioner Dr. Daniel Urrutia

**Commissioners Absent:** Chairperson Ni Kal S. Price, Commissioner Scott Smith

**Other Participants:** Assistant City Attorney Stephanie, Community Development Manager Jared Chavez, Associate Planner Jose Hernandez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Commissioner Sitka led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – February 22, 2023**

Assistant City Attorney Gutierrez advised the commission to continue the minutes until the next regularly scheduled meeting due to the absences of Chairperson Price and Commissioner Smith.

**Vice Chairperson Martinez motioned to continue the minutes until the next regularly scheduled meeting with a second from Commissioner Sitka. The vote was carried 3-0 with Chairperson Price and Commissioner Smith absent.**

**2. Minutes of the Lawndale Planning Commission Regular Meeting – March 8, 2023**

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

**E. PUBLIC COMMENTS**

Chairperson Martinez acknowledged a written comment was received about the draft environmental impact report for the Metro C (Green) Line project.

**F. PUBLIC HEARINGS**

**1. Case No. 23-07: Consideration to Amend the Lawndale Municipal Code to add Code Chapters 16.04. & 17.48., Establishing Rules and Regulations to Provide for Urban Dwellings and Urban Lot Splits under the R-1 Zone and a Finding of Categorical Exemption from CEQA**

Associate Planner Hernandez presented the item. He emphasized that only a small portion of the City is zoned R-1, as most residential properties are zoned R-2.

Vice Chairperson Martinez asked which lot sizes would be impacted by SB 9. Community Development Manager Chavez responded that every property would be evaluated on a case-by-case basis due to the varying dimensions of each lot.

Vice Chairperson Martinez also asked about the eight-hundred-square-foot maximum size for a second unit. Community Development Manager Chavez elaborated on the requirement and clarified that accessory dwelling units do not count as a second unit.

**A motion by Commissioner Urrutia to approve Resolution 23-03, recommending that the City Council adopt an ordinance establishing rules and regulations to provide for urban dwelling units and urban lot splits in the R-1 zone and find a categorical exemption from CEQA under section 15061(b)(3), was seconded by Commissioner Sitka. The vote was carried 3-0 with Chairperson Price and Commissioner Smith absent.**

**G. REGULAR AGENDA ITEMS**

None

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

Community Development Manager Chavez reminded the Commission of the public comment period for the Metro C (Green) Line project and of the March 27, 2023, deadline to submit comments.

**I. ITEMS FROM THE COMMISSION**

Commissioner Urrutia asked if the City’s zoning map is available online. Community Development Manager Chavez confirmed that the zoning map is available online and that she would send the Commission a copy.

**J. ADJOURNMENT**

Vice Chairperson Martinez adjourned the meeting at 6:53 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 12, 2023, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

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Ni Kal S. Price, Chairperson

ATTEST:

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Jared Chavez, Community Development Manager