



CITY OF LAWNDALE

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

AGENDA

LAWNDALE PLANNING COMMISSION MEETING

Wednesday, June 28, 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 – March 22, 2023**

2. **Minutes of the Lawndale Planning Commission Regular Meeting – April 12, 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. **Case No. 23-08: Consideration to Amend the Hawthorne Boulevard Specific Plan (HBSP) Pertaining to Development Standards for Mix Use Development(s) and a Finding of Categorical Exemption from CEQA (Request for Continuance to July 12, 2023, Meeting)**

G. REGULAR AGENDA

1. Lawndale Businesses: Review of new and Upcoming Businesses for the City of Lawndale.

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, July 12, 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 June 28, 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
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 Gutierrez, 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

Vice 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.

Ni Kal S. Price, Chairperson

ATTEST:

Jared Chavez, Community Development Manager



**MINUTES OF THE
LAWNDALE PLANNING COMMISSION REGULAR MEETING
APRIL 12, 2023**

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Chairperson Ni Kal S. Price, Vice Chairperson John Martinez, Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

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 Price led the flag salute.

D. CONSENT CALENDAR

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

Vice Chairperson Martinez motioned to approve the minutes with a second from Commissioner Smith. The vote was carried 4-0 with Commissioner Sitka absent.

2. Minutes of the Lawndale Planning Commission Regular Meeting – March 22, 2023

The Commission asked if they could continue the minutes until the next regular meeting due to the recent absences within the Commission. Assistant City Attorney Gutierrez advised the Commission that they could continue the minutes.

Vice Chairperson Martinez motioned to continue the minutes until the next regularly scheduled meeting with a second from Commissioner Smith. The vote was carried 4-0 with Commissioner Sitka absent.

E. PUBLIC COMMENTS

Chairperson Price opened and closed the public comments section at 6:36 p.m. since nobody was in the audience.

F. PUBLIC HEARINGS

None

G. REGULAR AGENDA ITEMS

1. Planning Commission Training

Assistant City Attorney Gutierrez presented the item to the Commission.

Chairperson Price requested a copy of the presentation.

Community Development Manager Chavez informed the Commission that staff will also provide the Commission with a copy of the Residential Design Guidelines.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 6:57 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 26, 2023, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

Ni Kal S. Price, Chairperson

ATTEST:

Jared Chavez, Community Development Manager



CITY OF LAWNDALE PLANNING COMMISSION

STAFF REPORT

DATE: June 28, 2023
TO: Honorable Chairman and Members of the Planning Commission
REVIEWED BY: Jared Chavez, Community Development Manager *JC*
PREPARED BY: Jose Hernandez, Associate Planner *JH*

RE: CASE NO. 23-08: CONSIDERATION TO AMEND THE HAWTHORNE BOULEVARD SPECIFIC PLAN (HBSP) PERTAINING TO DEVELOPMENT STANDARDS FOR MIX USE DEVELOPMENT(S) AND A FINDING OF CATEGORICAL EXEMPTION FROM CEQA.

PROJECT DESCRIPTION:

The proposed amendment is an update to the existing Hawthorne Boulevard Specific Plan (HBSP) to update development standards for proposed mix-use developments. The HBSP area is primarily identified along the City's major corridor which is Hawthorne Boulevard and its intersections. The development standards that are being considered include the following: open space, architectural design, height limitations, setbacks, retail requirements, landscaping and parking requirements.

RECOMMENDATION:

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

- 1) Continue the public hearing to July 12, 2023, in order to allow staff additional time to update development standards for mix use developments within the HBSP area.