



# CITY OF LAWNDALE

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

## AGENDA OF THE LAWNDALE PLANNING COMMISSION REGULAR MEETING

Wednesday, February 28, 2024 - 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.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](http://www.lawndalecity.org). 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 24, 2024**

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. 24-01: A Request for Consideration for a Special Use Permit to Allow Off-Site Sale of Beer and Wine (Type 20 License) at the Property Located at 14411 Hawthorne Boulevard (Sprouts Farmers Market) Within the General Commercial (GC) Zone and Finding of Exemption from CEQA.**

2. **Case No. 24-05: General Plan Annual Progress Report 2023**

**G. REGULAR AGENDA**

**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 13, 2024, 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 28, 2024, was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,  
Administrative Assistant II



**MINUTES OF THE  
LAWNDALE PLANNING COMMISSION REGULAR MEETING  
JANUARY 24, 2024**

**A. CALL TO ORDER**

Chairperson Price called the regular meeting to order at 6:30 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 Madonna Sitka, Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

**Other Participants:** Acting Assistant City Attorney Justin Tamayo, 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 – January 10, 2024**

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

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 24-02 – 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.**

Community Development Manager Chavez introduced the item. Associate Planner Hernandez presented the item.

Chairperson Price wanted to clarify if the update aligns with the changes passed by the State. She also asked if there had been an instance where a local government elected not to make changes.

Acting Assistant City Attorney Tamayo responded that any bills passed by the State will automatically apply since the City is a General Law City. He also mentioned that the City could adopt its own ordinance on accessory dwelling units (ADU's) as long as it does not conflict with State law. Lastly, he said that the proposed update is meant to clean up the current ADU code and remove inconsistencies.

Chairperson Price opened and closed the public hearing at 6:36 p.m. since there was no one in the audience.

Community Development Manager Chavez asked for clarification on whether the proposed update would also pertain to Junior ADU's. Acting Assistant City Attorney Tamayo noted that the agenda item was only for ADU's, not Junior ADU's. The controlling document, which is the proposed ordinance, does not mention anything about amending the code section for Junior ADU's.

Any references to Junior ADU's in the resolution are considered typos.

**Commissioner Smith motioned to approve Resolution 24-02, with the amendment of striking out Junior ADU's, with a second from Commissioner Urrutia. The vote was carried 5-0.**

**G. REGULAR AGENDA ITEMS**

**1. Annual Reorganization of the Planning Commission**

Commissioner Sitka recommended keeping Ni Kal Price as Chairperson and John Martinez as Vice Chairperson.

**Commissioner Smith motioned to approve keeping Ni Kal Price as Chairperson and John Martinez as Vice Chairperson with a second from Commissioner Urrutia. The motion was carried 5-0.**

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

Community Development Manager Chavez and the Commission discussed updates on several commercial projects.

**I. ITEMS FROM THE COMMISSION**

Commissioner Sitka mentioned that she has finally received contact from City staff regarding neighborhood watch.

**J. ADJOURNMENT**

Chairperson Price adjourned the meeting at 6:48 p.m. to the next regularly scheduled meeting to be held on Wednesday, February 14, 2024, 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

DRAFT

# AGENDA ITEM F-1





## CITY OF LAWDALE PLANNING COMMISSION

### STAFF REPORT

**DATE:** February 28, 2024

**TO:** Honorable Chairperson and Members of the Planning Commission

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

**PREPARED BY:** Jose Hernandez, Associate Planner 

**RE:** **CASE NO. 24-01: A REQUEST FOR CONSIDERATION FOR A SPECIAL USE PERMIT TO ALLOW OFF-SITE SALE OF BEER AND WINE (TYPE 20 LICENSE) AT THE PROPERTY LOCATED AT 14411 HAWTHORNE BOULEVARD (SPROUTS FARMERS MARKET) WITHIN THE GENERAL COMMERCIAL (GC) ZONE AND FINDING OF EXEMPTION FROM CEQA.**

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**APPLICANT:** Sprouts Farmers Market c/o The Katherman Co.  
5455 E. High Street, Suite 111  
Phoenix, Arizona 85054

**PROPERTY OWNER:** Hawthorne Boulevard Lawndale, LLC c/o R&L Properties  
10940 Wilshire Boulevard, #2250  
Los Angeles CA 90024

**LOCATION:** 14411 Hawthorne Boulevard  
Lawndale CA 90260

**GENERAL PLAN:** The City's General Plan designates the subject property as "Commercial," a designation designed to provide a wide variety of retail shops, restaurants, services and office uses to meet the daily needs of residents.

**SPECIFIC PLAN:** The subject site is within the Hawthorne Boulevard Specific Plan overlay zone and is subject to the specific plans regulations.

**ZONING CODE:** The subject site is zoned GC (General Commercial). The Lawndale Municipal Code and the Hawthorne Boulevard Specific Plan allow Supermarkets within the GC zone by right and a request

# AGENDA ITEM F-1

to allow off-site sale of beer and wine (Type 20 License) subject to the approval of a Special Use Permit.

## ENVIRONMENTAL

**ASSESSMENT:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines.

## SURROUNDING LAND USES

**AND ZONING:**

North:	City of Hawthorne
South:	R-2-P (Two Family Residence) Zone
East:	GC (General Commercial) Zone
West:	R-1 (Single Family Residential) Zone

## ANALYSIS:

Sprouts Farmers Market has applied for a Special Use Permit to allow for the off-site sale of beer and wine, Type 20 license, in conformance with Chapter 17.28 of the Lawndale Municipal Code ("Project"). The proposed Project is located within an existing commercial center located at 14411 Hawthorne Boulevard. The existing commercial center is located on the south-west corner of Hawthorne Boulevard and Rosecrans Avenue. Pursuant to section 17.28.080 of the Lawndale Municipal Code and the Hawthorne Boulevard Specific Plan, a Special Use Permit is required for all businesses where alcoholic beverages are sold or served for consumption on or off premises.

### Special Use Permit Prerequisite Conditions

The Planning Commission may approve a special use permit application for an off-sale alcohol sales location if it affirmatively finds that an applicant has met his or her burden of proof, by clear and convincing evidence that the application complies with each and all of the following provisions:

The property line of the subject site is at least six hundred feet from the property line of any other off-sale premises, unless the planning commission and/or city council find that one or more of the following conditions exist:

1. That the proposed location provides a significantly different service from an existing outlet within six hundred feet or sells alcoholic beverages;
2. The proposed location is on a peripheral arterial street (Rosecrans Avenue, Prairie Avenue, Redondo Beach Boulevard, Artesia Boulevard, or Inglewood Avenue) and all public entryways of the proposed location are at least three hundred feet from all public entryways of any other off-sale premises."

# AGENDA ITEM F-1

The existing supermarket is located on a peripheral arterial street (Rosecrans Avenue) and meets one of the conditions under Section 17.28.103 (C) of the Lawndale Municipal Code.

## **PARKING:**

Currently, the commercial complex has 174 on-site parking spaces for all of its commercial units and the existing use does not trigger further compliance of the existing parking zoning code since the prior and existing use are of similar use (retail).

## **SIGNAGE:**

Separately, a preliminary sign proposal has been submitted by the Supermarket business. Planning staff will review the sign proposal in compliance with Zoning Code Section 17.76.140 of the Lawndale Municipal Code. Additionally, condition number four of Resolution No. 24-03 (attached to the staff report) the applicant shall be required to obtain a sign permit from the Community Development Department prior to the installation of any signs at the project site.

## **GENERAL WELFARE:**

Supermarkets offer customers access to a diverse choice of consumer goods and sundries. However, these establishments can sometimes be the source of several negative impacts and nuisances. Negative side effects associated with such uses include but are not limited to potential noise problems, litter, loitering, encouragement of crime, and defacement of buildings. Accordingly, the Planning Commission may approve a Special Use Permit application for allow off-site sale of beer and wine to an existing Supermarket if the issuance does not adversely impact the public health, safety, comfort, convenience, and general welfare of the city.

The existing business is a retail use that will primarily engage in the sale of prepackaged goods, snack foods, and other assorted retail merchandise. The business is located in an existing commercial center which has a mix of commercial, retail and service uses. The supermarket business is consistent with the types of uses already in operation in the commercial center. Additionally, the business is not within proximity of any sensitive land uses, including public parks, schools, church or public playgrounds. Accordingly, with conditions imposed by the Planning Commission the issuance of a Special Use Permit allowing for off-site sale of beer and wine to Sprouts Farmers Market should not adversely affect neighboring businesses within the commercial complex, nor the general welfare of the neighborhood.

## **FINDINGS:**

Before a special use permit may be granted, it shall be shown:



# AGENDA ITEM F-1

**A. The granting of a Special Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.** It is not anticipated that the Project will impact the public health, safety or welfare or be injurious to other nearby properties as the conditions of approval require the operators of the Project to control potential impacts related to signage, graffiti, litter, noise and loitering.

**B. The use applied for at the location indicated is properly one for which a Special Use Permit is authorized.** The Zoning Regulations adopted as part of the Hawthorne Boulevard Specific Plan allows supermarkets within the General Commercial (GC) Zone and a proposal to allow off-site sale of beer and wine subject to the approval of a Special Use Permit.

**C. The site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood.** The existing supermarket is located in a commercial center that has existing commercial, retail and service uses. The supermarket is approximately 31,240 square feet and meets is located in a building that has previously been used for retail. Additionally, the existing supermarket is not expanding the footprint of a retail space that historically been used for retail.

**D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.** Sprouts Farmers Market is serviced by Hawthorne Boulevard and Rosecrans Avenue which are identified as major thoroughfares in the City's General Plan.

**E. The granting of such special use permit is consistent with the City's General Plan.**

The issuance of a Special Use Permit is consistent with Goal 7 and policy 7a of the Land Use Element and Policies 1e, 1f, 1h, and 2a of the Economic Development Element of the General Plan.

**F. The operation of a supermarket with off-site sales of alcoholic beverages is not likely to cause substantial environmental damage.** As measured by the California Environmental Quality Act ("CEQA"), the Project shall be located in an existing facility for which a Categorical Exemption applies. Approval of the Special Use Permit does not involve any expansion of the current use. Accordingly, a Notice of Exemption shall be filed.

## CONCLUSION:

The approval of a Special Use Permit to allow off-site sale of beer and wine (Type 20 License) to an existing supermarket which meets the provisions of the Hawthorne Boulevard Specific Plan and is consistent with the City's Zoning Regulations. The site is relatively isolated from sensitive land uses (e.g. schools, parks and churches) and is

# AGENDA ITEM F-1

located on a major thoroughfare within an existing commercial complex. Accordingly with conditions imposed by the Planning Commission it is not anticipated that the proposed use will impact the public health, safety or welfare or be injurious to other properties within the vicinity.

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## **ENVIRONMENTAL:**

Staff is requesting that the Planning Commission determine that the request of Type 20 license is exempt from the California Environmental Quality Act (CEQA) pursuant to \ CEQA Guidelines Section 15301 "Existing Facilities" because approval of a Special Use Permit for the Project does not involve any expansion of the current use.

## **PUBLIC REVIEW:**

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the project site and posted on the bulletin board outside City Hall. The public notice was also published in the *Daily Breeze* on February 16, 2024. As of the writing of this staff report, no comments from the public have been received concerning the request for the Special Use Permit.

## **LEGAL REVIEW:**

The City Attorney has reviewed and approved Resolution No.24-03 as to form.

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## **RECOMMENDATION:**

IT IS RECOMMENDED THAT the Planning Commission:

- 1) Conduct a public hearing;
- 2) Approve a Categorical Exemption from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines.
- 3) Adopt Resolution No. 24-03, Approving Case No. 24-01, a proposal for the issuance of a Special Use Permit allowing for the off-site sale of beer and wine.

## **ATTACHMENTS:**

- 1) Resolution No. 24-03
- 2) Vicinity Map
- 3) Architecture Plans

# **AGENDA ITEM F-1**

## **ATTACHMENT 1**

**Resolution 24-03**

**RESOLUTION NO. 24-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, APPROVING CASE NO. 24-01, A PROPOSAL FOR A SPECIAL USE PERMIT TO ALLOW OFF-SITE SALES OF BEER AND WINE WITHIN AN EXISTING SUPERMARKET (SPROUTS FARMERS MARKET) AT 14411 HAWTHORNE BOULEVARD**

**WHEREAS**, an application was filed by Sprouts Farmers Market (“Applicant”), seeking approval of a Special Use Permit to allow the off-site sale of beer and wine (Type 20) to an existing supermarket known as “Sprouts Farmers Market” (“Project”) located at 14411 Hawthorne Boulevard (“Property”); and

**WHEREAS**, the location of the Property is within the Hawthorne Boulevard Specific Plan and therefore the land use and development standards of the Hawthorne Boulevard Specific Plan apply to the Project; and

**WHEREAS**, the Property is located in a General Commercial (GC) zone; and

**WHEREAS**, the Lawndale Municipal Code and the Hawthorne Boulevard Specific Plan allow the operation of a supermarket with off-site sale of beer and wine located in the GC zone subject to the approval of a Special Use Permit granted by the Planning Commission; and

**WHEREAS**, the Project must meet all of the prerequisite conditions required by Lawndale Municipal Code (“LMC”) Section 17.28.014 before a Special Use Permit can be granted; and

**WHEREAS**, Case No. 24-01 was properly noticed for a public hearing before the Planning Commission on February 16, 2024 in the Daily Breeze; and

**WHEREAS**, on February 28, 2024, 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 AS FOLLOWS:**

**Section 1:** The recitals set forth above are true and correct and incorporated herein by this reference.

**Section 2:** That a Categorical Exemption from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) is approved for Case No. 24-01 because approval of a Special Use Permit for the Project does not involve any expansion of the current use. Staff is hereby directed to prepare and file a Notice of Exemption.

**Section 3: Findings.**

Before a special use permit may be granted, it shall be shown:

- A. The granting of a Special Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.** It is not anticipated that the Project will impact the public health, safety or welfare or be injurious to other nearby properties as the conditions of approval require the operators of the Project to control potential impacts related to signage, graffiti, litter, noise and loitering.
- B. The use applied for at the location indicated is properly one for which a Special Use Permit is authorized.** The Zoning Regulations adopted as part of the Hawthorne Boulevard Specific Plan allows supermarkets within the General Commercial (GC) Zone and a proposal to allow off-site sale of beer and wine subject to the approval of a Special Use Permit.
- C. The site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood.** The existing supermarket is located in a commercial center that has existing commercial, retail and service uses. The supermarket is approximately 31,240 square feet and meets is located in a building that has previously been used for retail. Additionally, the existing supermarket is not expanding the footprint of a retail space that historically been used for retail.
- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.** Sprouts Farmers Market is serviced by Hawthorne Boulevard and Rosecrans Avenue which are identified as major thoroughfares in the City's General Plan.
- E. The granting of such a special use permit is consistent with the City's General Plan.** The issuance of a Special Use Permit is consistent with Goal 7 and policy 7a of the Land Use Element and Policies 1e, 1f, 1h, and 2a of the Economic Development Element of the General Plan.
- F. The operation of a supermarket with off-site sales of alcoholic beverages is not likely to cause substantial environmental damage.** As measured by the California Environmental Quality Act ("CEQA"), the Project shall be located in an existing facility for which a Categorical Exemption applies. Approval of the Special Use Permit does not involve any expansion of the current use. Accordingly, a Notice of Exemption shall be filed.
- G. Conditions of Approval.**

The Planning Commission hereby approves this Project, subject to the execution and/or fulfillment of the following conditions of approval:

1. The applicant shall submit a check to the City within three (3) days of approval of this entitlement payable to the Los Angeles County Recorder's Office in the amount of \$75.00 for the filing of environmental documents as required by CEQA.

2. Within thirty (30) days of approval of this entitlement, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing an Affidavit of Acceptance, which is a statement that he/she accepts and shall be bound by all of the conditions.
3. Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of this entitlement.
4. The applicant shall submit a signage plan to the community development department for review and approval by the Planning Division and the Building & Safety Division prior to the installation of any signs. Future modification(s) to the approved signage plan may be made administratively by the Community Development Manager.
5. The applicant shall post “No loitering,” “No smoking” signs at the entrance of the building unit, to the satisfaction of the Community Development Manager, and shall enforce the prohibitions listed on each sign.
6. Should loitering or criminal problems occur in connection with the operation of this business, the Community Development Manager and/or the Sheriff’s Department shall have the ability to require additional security provisions such as surveillance cameras on the project site.
7. The applicant shall comply with the City Noise Ordinance, Chapter 8.20 of the Lawndale Municipal Code, and the City’s regulations regarding loitering and curfew.
8. The Applicant shall clean the adjoining private sidewalk and parking lot area on a daily basis.
9. The Applicant shall provide litter and trash receptacles located both inside and outside of the business, and trash and debris shall be removed on a daily basis.
10. The Applicant shall be required to remove all graffiti from the premises within 24 hours of discovery to the satisfaction of the Community Development Manager.
11. The Applicant shall not sell any alcoholic beverages prior to obtaining the approval of a Special Use Permit from the City of Lawndale.
12. The Applicant shall post occupancy limits within retail store clearly and to the satisfaction of the Community Development Manager. At no time shall the occupancy exceed the occupant limit established by the Building Division and Fire Department.
13. The applicant shall obtain a business license as required by LMC Chapter 5.05 prior to operating within the City.

14. The applicant shall defend and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval by the City concerning this Special Use Permit. The City shall promptly notify the applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.
15. Exterior public telephones that permit incoming calls shall not be located on the premises.
16. Electronic games, including video games, shall not be located on the premises.
17. Exterior lighting of the parking area shall provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.

**PASSED, APPROVED AND ADOPTED THIS 24<sup>TH</sup> DAY OF FEBRUARY 2024.**

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Ni Kal S. Price, Chairperson  
Lawndale Planning Commission

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 24-03** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28<sup>th</sup> day of February 2024** by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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Jared Chavez, Community Development Manager

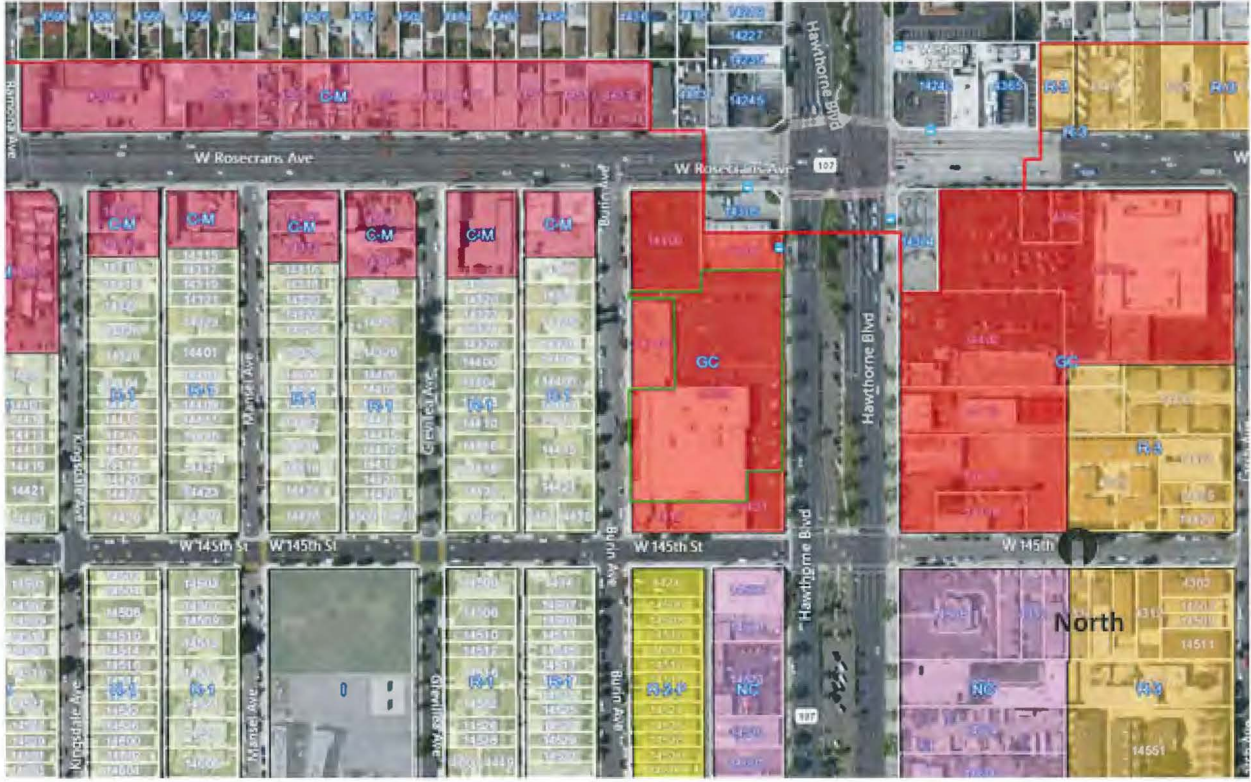
**ATTACHMENT 2**

**Vicinity Map**



# Vicinity Map

**Subject Site**  
14411 Hawthorne Boulevard



**ATTACHMENT 3**

**Architecture Plans**





# CITY OF LAWDALE PLANNING COMMISSION

## STAFF REPORT

**DATE:** February 28, 2024

**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. 24-05: GENERAL PLAN ANNUAL PROGRESS REPORT 2023**

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### 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, 2023 through December 31, 2023. 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 General Plan Update includes the elements mandated by State law, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the Planning Area.

At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The City may also address other topics of interest. This General Plan Update includes two optional topics: Economic Development and Community Facilities. The Community Development

## AGENDA ITEM F-2

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 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 undertaken to implement the General Plan during the reporting period:

- There were approximately 3,190 recorded counter visits to the Community Development Department; 116 site plan reviews were performed; 94 residential property reports; and 1,855 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.
- In 2023 the city adopted Los Angeles County Fire Code Updates
- The city updated the Building Permit fees.
- The City's General Plan (2045) and Environmental Impact Report were approved.
- 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 2023 were; AC Pro, Ocean Urgent Care, Dollar Tree, and Sprouts Farmers Market.

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. Staff is also currently working with a consultant to update the zonings list of permitted and conditionally permitted uses in each of the City's existing zone.

## AGENDA ITEM F-2

- 2) **UPDATE THE GENERAL PLAN.** The General Plan 2045 was approved on December of 2023 along with the Environmental Impact Report.
- 3) **UPDATE THE HAWTHORNE BOULEVARD SPECIFIC PLAN.** The Hawthorne Boulevard Specific Plan is currently being updated and its completion is expected to be in the end of 2024.
- 4) **INCREASE INCENTIVES FOR COMMERCIAL AND RESIDENTIAL LOT MERGERS.** Applications are handled case by case.
- 5) **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.
- 6) **COMPREHENSIVE PLAN TO REDUCE URBAN RUNOFF IN LAWNSDALE.** The City's is enforcing the Model Water Efficient Landscape Ordinance (MWELo) for all projects within the city. MWELo is a statewide water efficiency law for new and renovated landscapes in California. It sets limits on high water use plants and irrigation equipment and incentivizes a holistic approach to landscaping that incorporates alternative water supplies like graywater, harvested rainwater, and recycled water. The purpose of water efficient landscape ordinances is to not only increase water efficiency but to improve environmental conditions in the built environment.
- 7) **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,

## AGENDA ITEM F-2

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 16, 2024.

### **LEGAL REVIEW:**

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. 24-04, 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 2023
- B) Annual Housing Element Implementation Progress Report
- C) Resolution No. 24-04

# AGENDA ITEM F-2

## ATTACHMENT "A"

General Plan Annual Progress  
Report 2023

# **City of Lawndale General Plan Annual Progress Report Calendar Year 2023**

**February 2024**



**City of Lawndale  
Community Development Department  
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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, 2023 through December 31, 2023. 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 General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

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 2045 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 2023 were **3,190 visits**, which was much higher in comparison to the previous year which had **2,260 visits**. The counter visits had a significant increase due to accessory dwelling unit construction.

### 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 2023, the Planning Division processed **116** site plan review applications and **74** residential property reports, and brought **27** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.

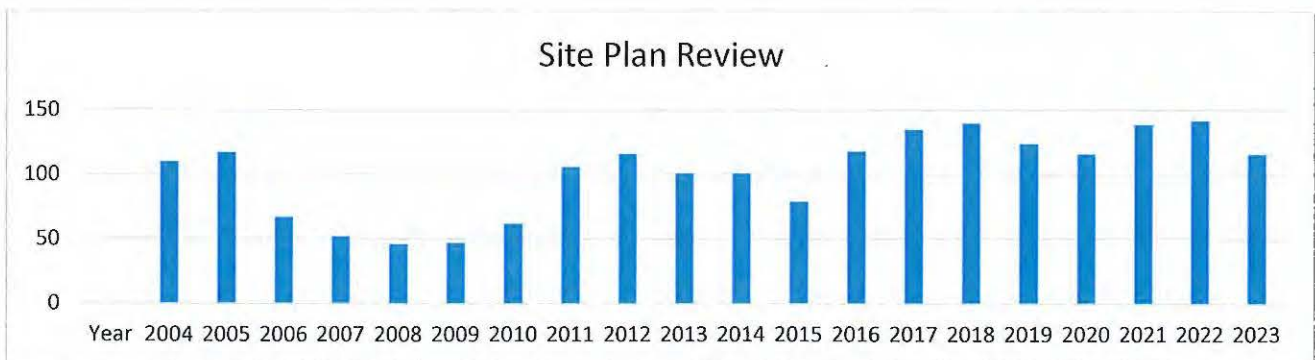


Figure 1. Site Plan Reviews

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 2023 was 562**, which decreased from the 1,414 permits issued in 2022.

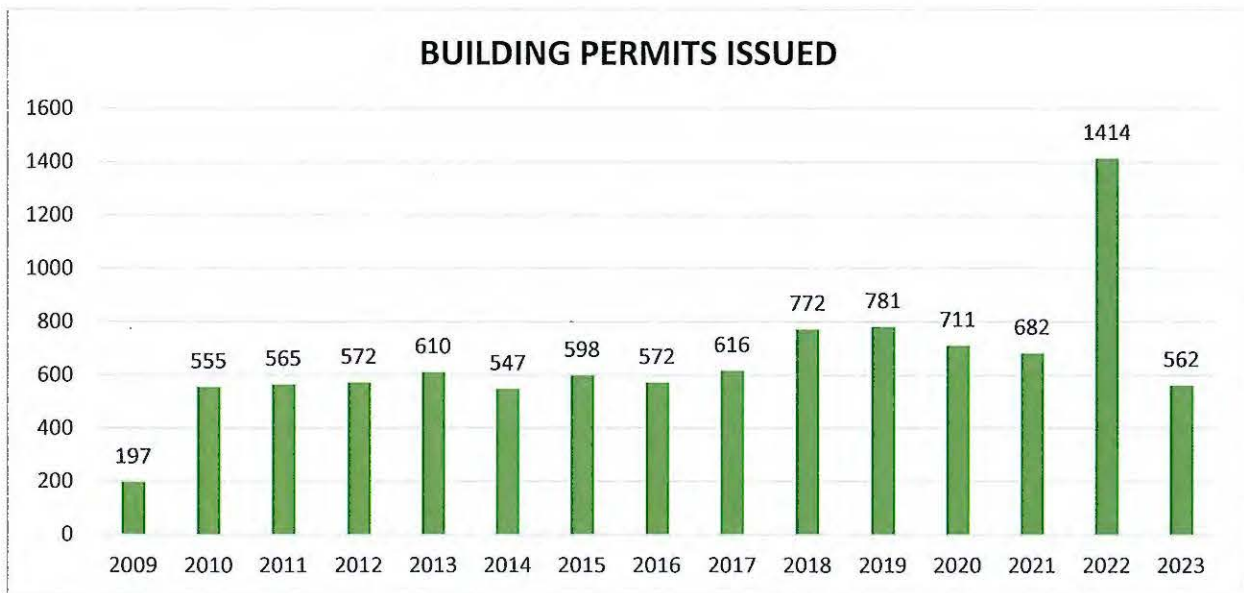


Figure 2. Building Permit Activity

## **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 approved General Plan 2045 in December of 2023. The Housing Element was adopted by the City Council in February of 2022.

#### Structure of the General Plan

Element	Type	Year Adopted
<b>Community Development</b>		
Land Use	Mandated	2023
Circulation	Mandated	2023
Housing	Mandated	2022
Environmental Justice	Mandated	N/A
Economic Development	Optional	2023
* HE updated in 2021; adopted 2/7/2022		
<b>Resource Management</b>		
Open Space	Mandated	2023
Conservation	Mandated	2023
Air Quality Management	Optional	2023
<b>Hazard Management</b>		
Safety	Mandated	2023
Noise	Mandated	2023

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.

**LU-1.3 Diversity of Residential Options.** Strive to maintain a reasonable balance between rental and ownership housing opportunities across all residential types, including

single family detached homes and senior housing, by maintaining a range of allowable land use densities.

In 2023 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 2023 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 13. Zoning Ordinance Monitoring.** In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints. The key objectives and main components of the ordinance involve the following:

- *Result/Evaluation:* The City continues to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. The City amends its Zoning Ordinance yearly, sometimes even several times per year, to quickly address issues as they are identified and to ensure consistency with State regulations. When constraints are identified, the City will work to mitigate or eliminate such constraints.
- *Continued Appropriateness:* It is important for the City to regularly review its land use controls to minimize governmental constraints that could limit affordable housing development. Multiple programs are included in the 2021- 2029 Housing Element to monitor and mitigate potential governmental constraints, including Programs 11, 14, 16, and 18.

### **Development Activity**

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, 11 residential units were finalized and completed and a total of 43 ADU projects were submitted for Building and Safety plan check review. 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.



Provided in the following chart is a list of all new residential projects that were submitted for the 2023 calendar year.

	ADDRESS	DEVELOPMENT TYPE	PROJECT NO.	PLANNING APPROVAL DATE
1	4115 W. 159th Street	ADU	SPR 23-02	2/7/2023
2	4122 W. 164th Street	ADU	SPR 23-03	1/26/2023
3	4617 W. 161st Street	ADU	SPR 23-06	2/13/2023
4	4222 W. 162nd Street	ADU	SPR 23-10	pending
5	4749 W. 160th Street	ADU	SPR 23-13	5/31/2023
6	4436 1/2 W. 168th Street	ADU	SPR 23-14	11/20/2023
7	14926 Larch Avenue	ADU	SPR 23-15	7/3/2023
8	14927 Osage Avenue	ADU	SPR 23-18	6/29/2023
9	4107 W. 147th Street	ADU	SPR 23-20	pending
10	4575 W. 168th Street	ADU	SPR 23-22	3/16/2023
11	4223 W. 167th Street	ADU	SPR 23-28	12/6/2023
12	4004 W. 163rd Street	ADU	SPR 23-29	8/14/2023
13	4052 W. 147th Street	ADU	SPR 23-30	5/18/2023
14	4320 W. 163rd Street	ADU	SPR 23-37	pending
15	4308 W. 169th Street	ADU	SPR 23-38	6/12/2023
16	4612 W. 168th Street	ADU	SPR 23-43	9/11/2023
17	14817 Avis Avenue	ADU	SPR 23-44	7/24/2023
18	4739 W. 167th Street	ADU	SPR 23-45	7/25/2023
19	14420 Kingsdale Avenue	ADU	SPR 23-46	9/11/2023
20	4734 W. 152nd Street	ADU	SPR 23-48	7/24/2023
21	4329-21 W. 159th Street	ADU	SPR 23-50	7/26/2023
22	4619 W. 154th Street	ADU	SPR 23-51	11/20/2023
23	4756 W. 164th Street	ADU	SPR 23-53	9/21/2023
24	16106 Sombra Avenue	ADU	SPR 23-57	8/17/2023
25	4206 W. 166th Street	ADU	SPR 23-59	8/28/2023
26	4154 W. 167th Street	ADU	SPR 23-62	9/12/2023
27	4332-4334 W. 167th Street	ADU	SPR 23-67	11/20/2023
28	14825 Avis Avenue	ADU	SPR 23-68	9/7/2023
29	16018 Grevillea Avenue	ADU	SPR 23-69	pending
30	4227 Redondo Beach Blvd.	ADU	SPR 23-70	8/29/2023
31	17008 Condon Avenue	ADU	SPR 23-71	11/27/2023
32	14722 Avis Avenue	ADU	SPR 23-73	10/2/2023
33	4125 W. 162nd Street	ADU	SPR 23-77	pending
34	4038 W. 159th Street	ADU	SPR 23-82	12/6/2023
35	4166 W. 149th Street	ADU	SPR 23-84	1/9/2024
36	4332 W. 168th Sttreet	ADU	SPR 23-90	12/19/2023
37	15006 Eastwood Avenue	ADU	SPR 23-91	pending

38	4030 W. 159th Street	ADU	SPR 23-92	pending
39	14826 Avis Avenue	ADU	SPR 23-95	pending
40	4562 W. 161st Street	ADU	SPR 23-98	pending
41	4701-03 W. 161st Street	ADU	SPR 23-104	pending
42	4727 W. 162nd Street	ADU	SPR 23-110	pending
43	4446 W. 156th Street	ADU	SPR 23-112	pending
44	4719 W. 173rd Street	ADU	SPR 23-115	pending
45	4150 W. 168th Street	SFR-condo	SPR 23-05	pending
46	4427 W. 172nd Street	SFR and ADU	SPR 23-32	10/3/2023
47	15425 Hawthorne Blvd.	Mix Use Dev	SPR 23-33	pending
48	4025 W. 169th Street	Multi-Fam	SPR 23-65	pending
49	4332-4334 W. 167th Street	SFR & ADU	SPR 23-67	pending
50	16018 Grevillea Avenue	SFR & ADU	SPR 23-69	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 M-1 Local Circulation System.** The circulation system includes a hierarchy of roadways, railways, and off-street paths and trails that serve mobility and local access needs for those who live in, work in, or visit the City. The circulation system allows individuals to travel safely and conveniently to, from, and through the City by vehicle, transit, bicycles, foot, and other methods.

#### **M-1 Actions**

- M-1a Periodically review and assess the vehicular level of service along City facilities to determine, what, if any, improvements are warranted to maintain a safe and efficient flow of traffic throughout the City of Lawndale. Based on a thorough review of facility operations and funding availability, improvements should be included in the City's Capital Improvement Plan and/or required as part of project approval through the development review process.
- M-1b Continue to update and implement projects in the City's Capital Improvement Plan to maintain and repair roadways; construct and improve roadways to build out the roadway network to ensure adequate levels of service.
- M-1c As part of the development review process, require new developments to conduct traffic impact studies and construct, as a condition of approval, all feasible roadway and intersection improvements warranted by the new development. These studies shall be reviewed by the City Engineer or his designated representative. For development that will increase the traffic demand along State

Route 107 (Hawthorne Boulevard), State Route 91 (Artesia Boulevard), and Interstate 405 (San Diego Freeway), traffic studies shall be submitted to Caltrans District 7 for approval.

- M-1d Monitor the development of new mobility technologies and the potential local effects on vehicular, bicycle, pedestrian and transit facilities and operations and seek funding to invest in associated infrastructure and technologies such as Traffic System Management (TSM) and traffic signal synchronization.
- M-1e Monitor cut-through traffic on local streets, especially along residential areas and schools, and where appropriate evaluate the applicability of traffic calming tools and implement improvements as necessary.

### **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 AC Pro, Ocean Urgent Care, Dollar Tree, and Sprouts Farmers Market were opened or getting ready 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 RM-1. Parks, Recreation, and Open Space.** Parks, recreation, and open space facilities provide innumerable benefits that enrich a community. There are two forms of

parkland provided in the City – parks that are City-owned and parks that are contracted through a Joint Powers Agreement with the Lawndale Elementary School district for City utilization. The City operates the Harold E. Hofmann Community Center and the Dan McKenzie Community Garden. The City strives to provide well-planned, welcoming, and safe opportunities for recreation to all members of the community.

**Goal RM-6 Water Conservation.** Water is an indispensable resource that is integral to Lawndale’s prosperity and growth. The City embraces an integrated water management approach in order to preserve these precious resources for years to come

**Goal RM-5. Energy Resources.** Future development within the City will result in increased energy demands for the operation of businesses, homes, and transportation facilities. To reduce greenhouse gas emissions, pollutants, and ensure that there are adequate energy resources for future generations, safe management and conservation methods need to be implemented

During the 2023 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 2023. 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, 2023 – December 31, 2023, 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 2023 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	10350	11800	13300	14750	15950	17100	18300	19450
Extremely Low	26500	30300	34100	37850	40900	43950	46950	50560
Very Low	44150	50450	56750	63050	68100	73150	78200	83250
Low	70650	80750	90850	100900	10900	117050	125150	133200
Median	68750	78550	88400	98200	106050	113900	121750	129600
Moderate	82500	94300	106050	117850	127300	136700	146150	155550

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, 111 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 (11) 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-2

## ATTACHMENT "B"

Annual Housing Element  
Implementation Progress Report



Please Start Here

General Information	
Jurisdiction Name	Lawndale
Reporting Calendar Year	2023
Contact Information	
First Name	Jose
Last Name	Hernandez
Title	Associate Planner
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Phone	3109733206
Mailing Address	
Street Address	14717 Burin Avenue
City	Lawndale
Zipcode	90260

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Lowndale
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/1/2021-10/31/2026

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																						
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits		Affordability by Household Incomes - Building Permits							
1				2	3	4							5	6	7							
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R/Enter Or/Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row Start Date Entry Below						#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	0	0	0	0	0	0	0
		4115 W. 159th Street		SPR 23-02	ADU	O								2/7/2023	0							
		4125 W. 164th Street		SPR 23-03	ADU	O								1/25/2023	0							
		4617 W. 161st Street		SPR 23-06	ADU	O								2/13/2023	0							
		4225 W. 162nd Street		SPR 23-10	ADU	O								pending	0							
		4740 W. 160th Street		SPR 23-13	ADU	O								5/31/2023	0							
		4436 1/2 W. 160th Street		SPR 23-14	ADU	O								11/7/2023	0							
		14926 Lerch Avenue		SPR 23-15	ADU	O								7/3/2023	0							
		14927 Orange Avenue		SPR 23-18	ADU	O								6/29/2023	0							
		4107 W. 147th Street		SPR 23-20	ADU	O								pending	0							
		4575 W. 168th Street		SPR 23-22	ADU	O								3/16/2023	0							
		4233 W. 167th Street		SPR 23-28	ADU	O								12/6/2023	0							
		4604 W. 163rd Street		SPR 23-29	ADU	O								8/14/2023	0							
		4052 W. 147th Street		SPR 23-30	ADU	O								5/18/2023	0							
		4320 W. 163rd Street		SPR 23-37	ADU	O								pending	0							
		4308 W. 169th Street		SPR 23-38	ADU	O								6/12/2023	0							
		4612 W. 168th Street		SPR 23-43	ADU	O								9/11/2023	0							
		14617 Avila Avenue		SPR 23-44	ADU	O								7/24/2023	0							
		4730 W. 167th Street		SPR 23-45	ADU	O								7/25/2023	0							
		14420 Kismet Avenue		SPR 23-46	ADU	O								9/11/2023	0							
		4734 W. 152nd Street		SPR 23-48	ADU	O								7/24/2023	0							
		4325-21 W. 159th Street		SPR 23-50	ADU	O								7/26/2023	0							
		4619 W. 154th Street		SPR 23-51	ADU	O								11/20/2023	0							
		4756 W. 164th Street		SPR 23-53	ADU	O								9/21/2023	0							
		16106 Sombra Avenue		SPR 23-57	ADU	O								8/17/2023	0							
		4206 W. 160th Street		SPR 23-59	ADU	O								8/28/2023	0							
		4154 W. 167th Street		SPR 23-62	ADU	O								9/12/2023	0							
		4333-4334 W. 167th Street		SPR 23-67	ADU	O								11/20/2023	0							
		14825 Avila Avenue		SPR 23-68	ADU	O								9/7/2023	0							
		16018 Crevillea Avenue		SPR 23-69	ADU	O								pending	0							
		4227 Redondo Beach Blvd.		SPR 23-70	ADU	O								8/29/2023	0							
		17008 Condon Avenue		SPR 23-71	ADU	O								11/27/2023	0							
		14722 Avila Avenue		SPR 23-73	ADU	O								10/2/2023	0							
		4125 W. 162nd Street		SPR 23-77	ADU	O								pending	0							
		4036 W. 209th Street		SPR 23-82	ADU	O								12/6/2023	0							
		4166 W. 149th Street		SPR 23-84	ADU	O								1/9/2024	0							
		4332 W. 168th Street		SPR 23-90	ADU	O								12/19/2023	0							
		15006 Eastwood Avenue		SPR 23-91	ADU	O								pending	0							
		4030 W. 159th Street		SPR 23-92	ADU	O								pending	0							
		14826 Avila Avenue		SPR 23-95	ADU	O								pending	0							
		4562 W. 161st Street		SPR 23-98	ADU	O								pending	0							
		4701-03 W. 161st Street		SPR 23-104	ADU	O								pending	0							
		4727 W. 162nd Street		SPR 23-110	ADU	O								pending	0							
		4446 W. 166th Street		SPR 23-112	ADU	O								pending	0							
		4719 W. 172nd Street		SPR 23-115	ADU	O								pending	0							
		4150 W. 168th Street		SPR 23-05	2 to 4	O								pending	0							
		4427 W. 172nd Street		SPR 23-32	2 to 4	O								10/3/2023	0							
		15425 Hawthorne Blvd.		SPR 23-33	5+	O								pending	0							
		4025 W. 169th Street		SPR 23-65	5+	O								pending	0							
		4333-4334 W. 167th Street		SPR 23-67	2 to 4	O								pending	0							
		16018 Crevillea Avenue		SPR 23-69	2 to 4	O								pending	0							

# AGENDA ITEM F-2

## ATTACHMENT "C"

Resolution No. 24-04

**RESOLUTION NO. 24-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA RECOMMENDING THE CITY COUNCIL ADOPT THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT**

**WHEREAS**, the City of Lawndale (“City”) has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014, 2022, and 2023; 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**, in December 2023, the City Council adopted the City of Lawndale General Plan 2045 along with the Environmental Impact Report; 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 1<sup>st</sup> of each year; and

**WHEREAS**, the General Plan Annual Progress report for calendar year 2023 considered by the Planning Commission on February 28, 2024 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 2023, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2023.

**WHEREAS**, this Resolution and its findings are made based upon the entire administrative record, including the testimony and evidence presented to the Commission at its February 28, 2024, hearing including, without limitation, the staff report submitted by the Community Development Manager.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, 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 2023 appropriately and accurately summarizes the City’s progress during 2023 in implementing the action policies in its adopted General Plan.

Section 3. The Planning Commission directs the Community Development Manager, or designee, to forward the General Plan APR 2023 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 2023 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 28<sup>th</sup> DAY OF FEBRUARY, 2024**

\_\_\_\_\_  
Ni Kal S. Price, Chairperson  
Lawndale Planning Commission

ATTEST:

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

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 24-04** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28<sup>th</sup> day of February 2024** by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
Jared Chavez,  
Acting Community Development Manager