



CITY OF LAWDALE

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

AGENDA OF THE LAWDALE PLANNING COMMISSION REGULAR MEETING

Wednesday, April 24, 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. 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 – April 10, 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. 23-27: A Proposal to Revoke a Special Use Permit, Variance, and Development Permit Application to Construct a New 71-Unit Hotel with Tuck Under Parking at the Property Addressed as 15329 Hawthorne Boulevard within the (GC) General Commercial Zone.**

- 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, May 8, 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 April 24, 2024, was posted not less than 72 hours prior to the meeting.

Adrian Gutierrez,
Administrative Assistant II



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
APRIL 10, 2024**

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:31 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, Special Counsel Aleks Giragosian

C. PLEDGE OF ALLEGIANCE

Vice Chairperson Martinez led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – February 28, 2024

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

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 23-27: A Proposal to Revoke a Special Use Permit, Variance, and Development Permit Application to Construct a New 71-Unit Hotel with Tuck Under Parking at the Property Addressed as 15329 Hawthorne Boulevard within the (GC) General Commercial Zone.

Assistant City Attorney Gutierrez recused herself from the item and had Special Counsel Giragosian step in her place.

Community Development Manager Chavez introduced the item. Associate Planner Hernandez gave a presentation on the item.

Commissioner Smith noticed that one of the photo exhibits belonged to another property. Staff responded by saying that they would remove the photo.

Chairperson Price opened and closed the public hearing at 6:40 p.m. with no comments from the audience.

Chairperson Martinez motioned to schedule a public hearing for the revocation for the next regularly scheduled meeting and that the project is exempt from CEQA with a second from Commissioner Urrutia. The vote was carried 4-0 with Commissioner Sitka absent.

2. Case No. 24-04: A Request for a Special Use Permit for the On-Site Sale/Consumption of Beer, Wine, and Distilled Spirits (Type 47 License) for an Existing Restaurant (King of Wings) Located at 14406 Hawthorne Boulevard and Finding Exemption from CEQA.

Assistant City Attorney Gutierrez returned to her position.

Community Development Manager Chavez introduced the item. Associate Planner Hernandez gave a presentation on the item.

Staff noted the requested change to condition #19 to modify the weekend hours from 8 a.m. to 10 p.m. to 8 a.m. to 11 p.m. Friday, Saturday, and Sunday.

Community Development Manager Chavez noted that Leo’s Mexican Restaurant has a Type-47 license, not Bossa Nova.

Chairperson Price opened and closed the public hearing at 6:50 p.m. with no comments from the audience.

Commissioner Urrutia commented that he wants staff to ensure that the applicant understands the expectations of the Special Use Permit.

Commissioner Smith motioned to approve Resolution 24-05, with the modification to condition #19 and find that the project is exempt under CEQA Section 15061(b) with a second from Vice Chairperson Martinez. The vote was carried 4-0 with Commissioner Sitka absent.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Community Development Manager Chavez provided updates on the new Dollar Tree and Sprouts stores.

I. ITEMS FROM THE COMMISSION

Chairperson Price spoke about her experience at the 2024 Planning Commissioners Academy.

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 6:57 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 24, 2024, 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

DRAFT



CITY OF LAWDALE PLANNING COMMISSION

STAFF REPORT

DATE: April 24, 2024

TO: Honorable Chair and Members of the Planning Commission

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

PREPARED BY: Jose Hernandez, Associate Planner *JH*

RE: **CASE NO. 23-27 – A PROPOSAL TO REVOKE A SPECIAL USE PERMIT, VARIANCE AND DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A NEW 71-UNIT HOTEL WITH TUCK UNDER PARKING AT THE PROPERTY ADDRESSED AS 15329 HAWTHORNE BLVD WITHIN THE GENERAL COMMERCIAL ZONE (GC).**

PROJECT DESCRIPTION:

The Community Development Department staff is requesting that the Planning Commission revoke Special Use Permit Case No. 18-23 issued to construct a new 71-unit hotel with tuck under parking at the property addressed as 15329 Hawthorne Boulevard.

APPLICANT: City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

PROPERTY OWNER: Sirju Patel
DD. Majjar Holdings, LLC.
850 N. Sepulveda Blvd
Manhattan Beach CA 90266

LOCATION: 15329 Hawthorne Boulevard (the "Subject Property")

APN: 4079-017-010

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ZONE: GC (General Commercial)

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

SPECIAL USE PERMIT:

Pursuant to section 17.12.110 of the Lawndale Municipal Code, the Planning Commission may revoke an approved discretionary land use permit if the subject property violates any provision of Title 17, the City's Zoning Code. Condition number 5 of Resolution No. 18-14 states, "violation of, or noncompliance with, any of these conditions, as determined by the Community Development Director, shall constitute grounds for revocation of this Development Permit and/or a code enforcement action."

ZONING CODE: The Subject Property is zoned General Commercial (GC) in the Hawthorne Blvd Specific Plan. The GC Zone allows hotels subject to a Special Use Permit.

ENVIRONMENTAL ASSESSMENT:

The proposed activity is not a significant impact on the environment and is exempt from CEQA pursuant to Section 15378 of the CEQA guidelines because the proposed revocation is not a "project" as defined by the California Environmental Quality Act ("CEQA").

SURROUNDING LAND USES AND ZONING:

North:	GC (General Commercial) Zone
South:	GC (General Commercial) Zone
East:	R-2 (Two Family Residence) Zone
West:	GC (General Commercial) Zone

BACKGROUND:

At the April 10, 2024, Planning Commission hearing, the Planning Commission requested that a public hearing be set for April 24, 2024 to consider revocation of a the Special Use Permit Case No. 18-23 that was approved in 2018. Special Use Permit Case No. 18-23 approved the construction of a four (4) story, 71-unit commercial hotel with a tuck under parking garage at 15329 Hawthorne Boulevard (Property).

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STAFF ANALYSIS:

Section 17.12.100 of the Lawndale Municipal Code outlines what is procedurally required in order to properly revoke a Special Use Permit. Section 17.12.100 states:

“If the property subject to an approved discretionary land use permit violates any provision of this title, or if there is a failure to comply with any conditions of approval, the director of community development shall refer the permit back to the planning commission.”

If the Planning Commission is not satisfied that the regulation or condition is being complied with, the Commission may direct staff to hold a noticed public hearing to consider the revocation of such permit at a future meeting. Following a referral from the Community Development Director and presentation by staff at the April 10, 2024, Planning Commission directed staff to set this item for public hearing to formally revoke the Special Use Permit approved under Resolution No. 18-14 in 2018.

The applicant (Property owner) of the approved hotel has not exercised the right to develop the proposed hotel as approved by the City in October 2018. The applicant submitted structural plans to Building and Safety in June 2021. After two years in plan check review, the applicant failed to submit corrections and the Building and Safety plan check expired on August 17, 2023.

A follow up email by staff was sent to the applicant/owner on March 28, 2023, that stated “... all plans [must be] approved...all agency clearances [must be obtained] by August 17, 2023.” The deadline date of August 17, 2023, offered an opportunity to the property owner to pursue construction of the approved project with the submittal of architecture plans for further Building and Safety review. The property owner did not and has not submitted updated architectural plans to continue Building and Safety plan check review as of April 18, 2024.

In addition to failing to submit updated plans to Building and Safety, the Property owner has not kept up the maintenance of the subject site. The City’s Municipal Services (Code Enforcement) invested resources, beyond the normal, to monitor the subject site and notify the Property owner about the ongoing violations. Code enforcement issued three notice of violation letters that required the following:

- 1) Remove all graffiti off the property, including, but not limited to block walls and temporary fence.
- 2) Remove all junk, trash, and debris from the property.
- 3) Remove homeless encampment from the property.
- 4) Secure the property properly.
- 5) Maintain and remove all overgrown vegetation.

The first notice was mailed on March 5, 2020, the second notice was mailed October 7, 2020, and the final notice was mailed October 16, 2020. After the three notices, City

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staff began citing the property owner because of property negligence. A total of seven citations were issued to the property owner for the following reasons:

- 1) Storage of vehicles and equipment.
- 2) Remove all graffiti from the property.
- 3) Property maintenance.
- 4) Overgrown vegetation.

Most recently, on January 24, 2024, Municipal Services confirmed that the Property owner was still "storing things on the vacant lot" and has not paid the citations from the violations mentioned above.

In addition to the violations of the Lawndale Municipal code property violations, the Special Use Permit that was approved in October of 2018 has specific conditions that the Property owner is required to follow. Resolution No 18-14 included conditions that the Property owner must comply with at all times. Condition number 54 of the approved resolution has not been consistently met by the Property owner. Condition number 54 states the following:

- (i) Condition No. 54 of Resolution 18-14: 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.

REVOCACTION:

Pursuant to Lawndale Municipal Code Section 17.12.110, a permit may be revoked for a violation of the permit, including the failure to comply with City regulations or any conditions of approval, after the Community Development Director refers the permit back to the Planning Commission. If the Commission is not satisfied that the regulations or conditions are being complied with, the Commission shall direct staff to hold a noticed public hearing to consider the revocation of such permit. Upon completion of the public hearing, the Planning Commission may, by resolution, revoke the permit, or it may take such other action as is necessary to ensure compliance. Within fifteen days of the decision to revoke a permit, the Community Development Director shall advise the City Council of this action in writing.

This process is required because courts have generally held that a Special Use Permit or similar permit creates a "vested right" to the permitted use or facility once the use or facility has been substantially initiated and that the proper means by which to cancel the permit is revocation and not some conditional or codified expiration. See *Goat Hill Tavern v. City of Costa Mesa* (1992) 6 Cal.App.4th 1519, 1530. Nevertheless, although a permittee who has incurred "substantial expense" and "acted in reliance" on a permit may have acquired a fundamental right to continue using the permit, a permit may be revoked, following due process, based on failure to comply with conditions of approval or on some other compelling public necessity. See *Community Development Comm'n of*

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Mendocino County v. City of Fort Bragg (1988) 204 Cal.App.3d 1124; *Bauer v. City of San Diego* (1999) 75 Cal.App.4th 1281.

CONCLUSION:

Staff recommends that the Planning Commission revoke Resolution No. 18-14 as written in Resolution No. 24-06 for failure to follow the conditions of approval under Resolution No. 18-14, failure to submit complete architecture plans to Building and Safety plan check, and failure to remediate the property violations at the subject site.

PUBLIC REVIEW:

Notices of a public hearing on this Project were mailed to property owners within a 500 ft. radius of the Subject Property on April 11, 2024. Notices were also posted and published in the *Daily Breeze* on April 13, 2024, and in the designated public place (City Hall message board), pursuant to Government Code section 65091(a)(5)(B).

LEGAL REVIEW:

The City Attorney's office has been consulted on this process and has approved the attached resolution as to form.

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1) Conduct a public hearing;
- 2) Find and determine that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15378 of the CEQA guidelines because the proposed revocation is not a "Project" as defined by the California Environmental Quality Act; and
- 3) Approve Resolution No 24-06 revoking the Special Use Permit Case No. 18-23 approved through adoption of Planning Commission Resolution No 18-14.

EXHIBITS:

- | | |
|-----|---|
| "A" | Resolution No. 24-06 |
| "B" | Case No. 18-23: Staff Report and Resolution No. 18-14 |
| "C" | Vicinity Map |
| "D" | Code Enforcement Photos |

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Exhibit A

Resolution No 24-06

RESOLUTION NO. 24-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, REVOKING AND REPEALING IN ITS ENTIRETY SPECIAL USE PERMIT CASE NO. 18-23 FOR A 71-UNIT HOTEL WITH TUCK UNDER PARKING LOCATED 15329 HAWTHORNE BLVD WITHIN THE GENERAL COMMERCIAL (GC) ZONE

WHEREAS, on October 24, 2018, the Lawndale Planning Commission adopted Resolution No. 18-14 approving Special Use Permit Case No. 18-23 for the construction of a four (4) story, 71-unit commercial hotel with a tuck under parking garage at 15329 Hawthorne Boulevard (“Property”); and

WHEREAS, the Property is zoned General Commercial (GC); and

WHEREAS, pursuant to the Lawndale Municipal Code (“LMC”) Chapter 17.12, the Planning Commission may revoke an approved discretionary land use permit if the subject property violates any provision of the Title 17 of the LMC or if there is a failure to comply with any conditions of approval; and

WHEREAS, on April 10, 2024, the Planning Commission, pursuant to a referral from the Director of Community Development, considered whether revocation of Special Use Permit Case No. 18-23 was proper; and

WHEREAS, during the meeting held on April 10, 2024 the Planning Commission made a determination that the Lawndale Municipal Code and several Conditions of Approval were not being complied with and directed staff to notice a public hearing to consider revocation of Special Use Permit Case No. 18-23; and

WHEREAS, Case No. 23-27 for the revocation of Special Use Permit Case No. 18-23 was properly noticed and set for public hearing before the Planning Commission on April 24, 2024; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff, and the Planning Commission, having reviewed, analyzed and studied said proposal.

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

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

Section 2. Since the Project involves revocation of a Special Use Permit in the General Commercial zone and has no potential to substantially impact the environment, a Categorical Exemption is hereby approved for the Project in accordance with Section 15061(b)(3) (“General Rule”) of the CEQA Guidelines and staff is hereby directed to prepare and file a Notice of Exemption.

Section 3: The Planning Commission finds that the revocation of Special Use Permit Case No. 18-23 is appropriate pursuant to section 17.12.110 of the Lawndale Municipal Code and Condition of Approval No. 5 of Special Use Permit Case No. 18-23as follows:

A. The Property located at 15329 Hawthorne Boulevard in the City of Lawndale has not complied with the following conditions of approval in violation of Conditional of Approval No.5 of Special Use Permit Case No. 18-23:

i. Condition of Approval No. 54: The applicant shall comply with the City Noise Ordinance, Chapter 8.20 of the LMC, and the City’s regulations regarding loitering and curfew. The homeless activity and use of unpermitted uses has impacted the nearby residents where code enforcement has opened a case against the property owner. Violations such as loitering, maintenance of overgrown weeds and unpermitted storage of equipment and vehicles has prompted to the city to pursue the revocation of the special use permit.

B. The Property owner of 15329 Hawthorne Boulevard in the City is in violation of the following sections of the City’s Municipal Code:

i. Section 17.56.020: Land Use. The Property owner has been using the vacant land to store vehicles and equipment beginning on December 14, 2023. Storage of vehicles and equipment is not an approved land use.

ii. Section 8.24.040: Graffiti. The Property has graffiti on the abutting commercial buildings wall. All graffiti on the property must be removed, however, graffiti is still present on the Property as of April 18, 2024.

iii. Section 8.24.040: Overgrown vegetation. All overgrown vegetation must be removed and including the sidewalk adjacent to the subject site. As of April 18, 2024, overgrown vegetation still exists.

C. The property owner failed to resubmit architecture plans for Building and Safety Plan check by the given deadline date of August 17, 2023. More than five years have passed since Special Use Permit Case No. 18-23 was approved by the City and the Property owner has not demonstrated interest in submitting updated plans for Building and Safety plan check review.

Section 4. The Planning Commission hereby revokes Special Use Permit Case No. 18-23 (Resolution No. 18-14) of a new 71-unit hotel with tuck under parking at the property addressed as 15329 Hawthorne Boulevard in the City of Lawndale.

Section 5. This decision shall be final thirty days following the date on which the permit was revoked unless an appeal has been filed in accordance with Chapter 17.12 of the LMC.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF APRIL 2024.

Ni Kal S. Price, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 24-06** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **24th day of April 2024** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jared Chavez,
Community Development Manager

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Exhibit B

**Case No 18-23 : Staff Report
and Resolution No 18-14**

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SITE: The subject site is of one lot, with the following details:

Lot 706 Lot width: 63.33feet
 Lot depth: 286 feet
 Area: 18,112 square feet

GENERAL PLAN: The City's General Plan designates the Subject Property as "commercial," which is a designation that provides the community with a wide variety of retail shops, restaurants, services and office uses to meet the daily needs of residents.

SPECIAL USE PERMIT Pursuant to Lawndale Municipal Code Section 17.28.020 the approval of a Special Use Permit is required for any hotel or motel project.

ZONING CODE: The Subject Property is zoned GC (General Commercial). The GC Zone allows for the construction of a hotel subject to approval of a Special Use Permit from the Planning Commission.

DEVELOPMENT PERMIT: Pursuant to Chapter 6 Table 2-1 of the Hawthorne Boulevard Specific Plan a Development Permit shall be required for any new building within the Hawthorne Boulevard Specific Plan area.

PARKING STUDY: Pursuant to Chapter 2 of the Hawthorne Boulevard Specific Plan, a reduction of required parking spaces can be granted by the Planning Commission as a condition to the Special Use Permit.

VARIANCE: Pursuant to Lawndale Municipal Code Chapter 17.24 Applicant may request a variance. Here, a variance is being requested for a 1 foot reduction in parking stall depth standards.

ENVIRONMENTAL ASSESSMENT: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the following section of the CEQA Guidelines:

- Section 15332 "In-Fill Development Projects"

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SURROUNDING LAND USES AND ZONING:

North: GC (General Commercial) Zone
 South: GC (General Commercial) Zone
 East: R-2 (Two Family Residence) Zone
 West: GC (General Commercial) Zone

EXHIBITS:

"A": Plans
 "B" Parking Study
 "C" Vicinity Map
 "D": Photos
 "E" Agency Comments
 "F" Resolution No. 18-14

ANALYSIS

Description of Proposed Project

The Project involves the construction of a four (4) story, 71 unit commercial hotel with tuck under parking garage. The proposed building is designed to be built on a podium with its entry corridor, lobby and parking being located on the first floor and subsequent floors shall have proposed hotel rooms and gym and manager's suite. As proposed, the development meets or exceeds most of the City's minimum development standards except for parking and parking access design. Given the narrow width of the lot the applicant is requesting a variance for parking stall lengths and is asking for a consideration of reduced parking requirements through a parking study.

Compliance with Development Standards

The Project is subject to the development standards of the GC (General Commercial) Zone and Section 17.56.160 through 17.56.200 of the Lawndale Municipal Code (LMC). The following matrix identifies the development standards and proposed development characteristics.

Development Standards	Required	Proposed	Compliance
Lot Size	18,000 sq.ft. minimum lot size	18,112 sq. ft. lot	Yes
Lot Coverage	90% of total lot area	75.60%	Yes
Front Yard Setback	3 feet	5 feet	Yes
Side Yard Setback	3 feet	3'-8" North Side 5'-10" South Side	Yes

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Rear Yard Setback	5 feet	16'-1" feet	Yes
Height	50 feet or four (4) stories	four (4) stories	Yes
# of Parking Spaces	1 space per unit w/out kitchens 2 spaces per unit with kitchens 1 space per manager's unit 1 parking space/ two employees	47 parking spaces on site plus 24 spaces adjacent off site (Hawthorne Blvd. median)	NO (See Parking Section)
Landscaping	5%	24%	Yes

The General Commercial Zone allows for the development of a hotel subject to the approval of a Special Use Permit. Hotels may be constructed on lots that have a minimum of 18,000 square feet of lot area and may have a height of up to 50 feet or four (4) stories. The proposed project shall consist of the development of a four (4) story hotel on an 18,112 square foot lot. The subject site meets minimum lot area and height requirements. The proposed lot coverage is 75.60%, which is significantly less than the allowable maximum 90% lot coverage allowed pursuant to LMC Section 17.56.180.

Parking

Pursuant to Section 17.56.200 of the LMC, pertaining to hotels in commercial zones, parking requirements are as follows:

1. One (1) parking space shall be required for each unit without kitchen facilities.
2. Two (2) parking spaces shall be provided for units with kitchen facilities.
3. Two (2) parking spaces shall be required for each manager's unit.
4. One (1) handicap parking space for each handicap unit.
5. One (1) parking space for every two employees.

Accordingly, parking standards require the proposed hotel to provide a minimum of 79 parking spaces. The proposed hotel will have 71 rooms (all without kitchen facilities), one (1) manager's unit, and anticipated 12 employees. As proposed the project is providing a total of 47 parking spaces and is deficient of 32 parking spaces. The applicant is providing a parking study that forecasts peak demand for hotel parking and justify a parking supply that is lower than the codes requirements.

The standards of the Hawthorne Boulevard Plan will apply to the Project given that it is located within the Hawthorne Boulevard Specific Plan. Pursuant to the Hawthorne Boulevard Specific Plan, Chapter 2, Section G(9), "Parking Reduction," the Applicant has requested the Planning Commission consider a parking analysis to allow fewer parking spaces than would be allowed under current code. (This section provides in part that "required parking may be reduced on a case-by-case basis where it can be documented that a different parking requirement for a particular land use is justified based on peak usage, turnover of spaces, or space needs in similar circumstances.")

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Section G(6) of Chapter 2 of the Hawthorne Boulevard Specific Plan also provides that on-street parking immediately adjacent to the Project in the GC zone may be counted towards the required number of spaces of off-street parking spaces.

Attached as Exhibit "B" is the parking study that provides the following: (1) a review of potential parking demand using published parking demand ratios for hotels (e.g. as summarized in the Institute of Transportation Engineers (ITE) Parking Generation publication); (2) a review of other available hotel weekday and weekend parking accumulation surveys at similar hotel uses; (3) a forecast of peak parking demand assuming full occupancy; and (4) a determination as to the adequacy of the parking supply to serve the project site.

The parking study concluded that based on the existing characteristics of the proposed hotel (i.e. the hotel doesn't provide resort like services like banquet space, meeting rooms, pool, restaurant and bar for the general public), a review of ITE published parking ratios, and a review of other empirical parking demand survey data obtained from parking surveys conducted at other hotels, it was recommended that a parking ratio of 0.75 spaces per room be employed for the planning purposes. Using this parking ratio would result in a forecast demand of 53 parking spaces (71 rooms x 0.75 spaces/occupied rooms = 53 spaces).

Additionally, as a total of 47 on-site parking spaces is planned to be provided for the project, the parking study recommends that the additional six (6) parking spaces be provided on the street or within the median along Hawthorne Boulevard as allowed within the Hawthorne Boulevard Specific Plan. The parking study found that adjacent to the Project site in the Hawthorne Boulevard median, there are 24 spaces available that can be counted towards the required number of parking spaces. With additional parking within the median there is sufficient parking to reach the total number of parking spaces needed for employees and hotel guests.

Parking Space Depth and Variance Standards:

The Applicant is requesting a variance from access design standards for parking stall depths. The LMC allows a variance from the zoning regulations to be granted when special circumstance exists with relationship to size, shape, location, topography or surroundings of a property make it unreasonable to comply with development standards. Staff believes that there are extenuating circumstances involving this site that would warrant the granting of a variance, specifically that the narrow lot width of 63.33 feet (compared with the typical 80 feet) makes it infeasible for the Applicant to provide parking spaces at a depth of 20 feet as would otherwise be required. Instead, the Applicant would be providing parking spaces with a depth of 19 feet. Compared to the surrounding cities Lawndale's standards are more restrictive, given that standard parking depths are considered to be 18 feet. By providing 19 feet in depth for parking spaces the project will be in alignment with parking standards found within neighboring jurisdictions.

The site's width is not wide enough to accommodate 90 degree parking. Given that a 90 degree parking configuration is the most suitable configuration for the development, as it yields the most number of parking spaces and provides sufficient ingress and egress for the site. A total lot width of 65 feet would be needed to accomplish a 90 degree parking configuration when taking in to consideration, sufficient depth of spaces (20 feet) and backup isle clearances for the site (25 feet). The existing site as currently configured has a width of 63.33 which is less than the required width of 65 feet to accommodate a 90 degree parking space configuration. A variance would be needed to allow a lesser depth for parking spaces (19 feet) than the required 20 feet.

LMC Section 17.24.040 (Grounds for Granting a Variance) stipulates that the following findings must be made by the approving body to approve a variance request:

1. The strict application of the provisions of this title deprives the property of privileges enjoyed by other property in the vicinity and in an identical land use category because of special circumstances applicable to the property, such as size, shape, topography, location or surroundings; and
2. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties within the same vicinity and in the same land use category; and
3. The granting of a variance will not be detrimental to the public health, safety or welfare, or materially injurious to other properties or improvements in the vicinity.

Accordingly, the current lot width of the Subject Property prevents the development of the property in a manner comparable to other commercial properties in the GC zone. Most properties within the vicinity of the Subject Property have a lot width greater than 63 feet and thus are able to be developed with parking spaces with a depth of 20 feet. Other properties within the GC zone that have similar lot area sizes and a wider width are better suited to develop sufficient parking designs. Hence, staff believes that the granting of a variance from Parking stall depth standards is appropriate for the Subject Property, as the narrow width of the lot and close proximity to a built out commercial center make it impractical to comply with the parking space depth development standard for hotels within the General Commercial zone.

Building Design and Site Improvements

The Applicant has incorporated design features into the building to provide sufficient interest on the building elevations that are visible from the public right-of-way. The design for the building façade includes components of the modern contemporary architectural style typical in Southern California. The Applicant has provided architectural interest and detail to break up the buildings, particularly along the front elevations, using such design features/elements as:

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- Varying the planes of the exterior walls.
- Articulating the different parts of the building façade by use of colors.
- Avoiding blank walls.
- Varying the roof height.
- Establishing a prominent entrance.

In addition, roof-mounted equipment on the building will be screened from public view by a raised parapet wall.

Development Permit

Chapter 6 Section 6 D of the Hawthorne Boulevard Specific Plan "Development Review and Approval" outlines the criteria a project must meet for the approval of a development permit. Based on staff's review of the proposed project, it meets and/or exceeds all criteria for a development permit.

PUBLIC REVIEW Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site on October 10, 2018. Notices were also posted in four (4) public places (City Hall, City Community Center, City's Municipal Services Department at message boards, and City's post office at message board [nearest public place in Lawndale to the project site]) on October 10, 2018 pursuant to Government Code section 65091(a)(5)(B). Additional notice was published in the *Daily Breeze* on Friday, October 12, 2018.

LEGAL REVIEW The City Attorney has reviewed the resolution and approved it as to form.

RECOMMENDATION

IT IS RECOMMENDED THAT the Planning Commission conduct a public hearing and:

- 1) Find and determine that the proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 of the CEQA Guidelines; and
 - 2) Adopt Resolution No. 18-14 setting forth findings of fact relative to the submitted application.
-

RESOLUTION NO. 18-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, APPROVING CASE NO. 18-23: SPECIAL USE PERMIT, DEVELOPMENT PERMIT, PARKING STUDY AND VARIANCE FROM PARKING STALL DEPTH STANDARDS, FOR THE CONSTRUCTION OF A 71 UNIT HOTEL WITH TUCK UNDER PARKING AT THE PROPERTY ADDRESSED AS 15329 HAWTHORNE BOULEVARD, WITHIN THE GC (GENERAL COMMERCIAL) ZONE AND FINDING OF CATEGORICAL EXEMPTION FROM CEQA

WHEREAS, an application was filed by Sirju Patel ("Applicant") seeking approval of a Special Use Permit, Development Permit Parking Study and Variance from parking stall depth standards, (collectively, "Case No. 18-23") for the construction and development of a four (4) story, 71 unit hotel structure with tuck under parking ("Project"), located at 15329 Hawthorne Boulevard ("Property"); and

WHEREAS, the Property is zoned GC (General Commercial); and

WHEREAS, pursuant to Lawndale Municipal Code ("LMC") Section 17.28.020, the approval of a Special Use Permit ("SUP") is required for the construction of any hotel or motel in any commercial zone; and

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

WHEREAS, the Hawthorne Boulevard Specific Plan requires Planning Commission approval of a Development Permit for the construction of any new building per Table 2-1 (Revised June, 2001), "Applicability of Development Permit," of the Hawthorne Boulevard Specific Plan; and

WHEREAS, pursuant to Section C of Chapter 6 of the Hawthorne Boulevard Specific Plan, when a project is subject to both a Development Permit and a SUP, both permits will be processed concurrently; and

WHEREAS, the Hawthorne Boulevard Specific Plan and LMC Section 17.56.200 provide the requirements for off-site parking for hotels in commercial zones; and

WHEREAS, the Project site has a narrow width and the size of lot prevents the development of all necessary parking pursuant to Section 17.56.200; and

WHEREAS, the Property lot width is not wide enough to accommodate a 90 degree parking configuration, which is the most suitable configuration for the development as it yields the most number of parking spaces and provides sufficient ingress and egress from the Property; and

WHEREAS, a total lot width of 65 feet would be required to accomplish a 90 degree parking configuration; and

WHEREAS, the Property's lot width of 63.33 feet constrains the Property in a manner that does not exist for other commercial properties within the surrounding GC zone; and

WHEREAS, the Property is surrounded by fully developed lots preventing a merger of adjacent properties to create a conforming site location; and

WHEREAS, the conditions of the Property described above warrant the granting of variance for parking stall depth standards pursuant to requirements of LMC Chapter 17.24; and

WHEREAS, Section G(9) of Chapter 2 of the Hawthorne Boulevard Specific Plan allows for parking standards to be reduced on a case by case basis where it can be documented that a different parking requirement for a particular land use is justified based upon peak usage, turnover of spaces, or space needs in similar circumstances; and

WHEREAS, the Planning Commission has determined, based on its review and consideration of a parking study, that the cumulative peak demand for this particular Property justifies a reduction in the required parking standards; and

WHEREAS, Section G(6) of Chapter 2 of the Hawthorne Boulevard Specific Plan allows for on-street parking immediately adjacent to the Project site in a general commercial zone to be counted towards the required number of off-street parking spaces; and

WHEREAS, the Project will be developed in accordance with the standards set forth in the Hawthorne Boulevard Specific Plan and LMC subject to the conditions deemed appropriate by the Planning Commission set forth herein; and

WHEREAS, Case No. 18-23 was properly noticed for a public hearing before the Planning Commission on October 24, 2018; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City Staff and the Planning Commission having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, 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: The proposed activity is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, since the Project is an infill development. The Project involves construction of a hotel structure on a lot surrounded by urban development, on property zoned for general commercial uses.

The Project has no potential to substantially impact the environment. Staff is hereby is hereby directed to prepare and file a Notice of Exemption.

Section 3: In connection with the in-fill development Categorical Exemption (CEQA Guidelines Section 15332), the Planning Commission finds that the Project meets the following condition:

- A. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. *The Project consists of the construction of a four (4) story, 71 unit hotel structure with tuck under parking. The Project is consistent with the applicable General Commercial (GC) zoning designation and regulations, which allow Boarding and Lodging facilities, including hotels. The proposed plans are in compliance with all of the development standards of the GC zoning district, subject to the approved variance for parking stall depth standards. The Project is consistent with Goal 7 of the Land Use Element and Policies 1c, 1e, 1h, and 2a of the Economic Development Element of the General Plan. Additionally, the Project is consistent with the Hawthorne Boulevard Specific Plan.*

- ~~B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. *The Project occurs in and is substantially surrounded by a commercial area within city limits on a site of less than five acres. The Property is 18,112 square feet in area (approximately 0.42 acres).*~~
- C. The Project site has no value as habitat for endangered, rare or threatened species. *The Project site is located in a highly urbanized and densely populated area along the Hawthorne Boulevard corridor that serves as a primary transportation route and a community focal point for the City. The Project site is currently used as a used car dealership, and additionally its surrounding urban uses do not make the site conducive as a habitat for endangered, rare or threatened species.*
- D. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. *The Project conditions of approval will ensure that the Project will not result in any significant effects related to traffic, noise, air quality, or water quality. These conditions will ensure that any impacts that could be detrimental to the public health, safety and welfare of neighboring properties are minimized through public improvements. There are no reasonably identifiable unusual circumstances that would cause significant effects on the environment.*

Moreover, the Project does not meet any of the exceptions to the CEQA categorical exemptions found in CEQA Guidelines Section 15300.2. Specifically, the following: (i) the Project and successive projects of the same type will not result in cumulative impacts; (ii) there are no unusual circumstances associated with the Project creating the reasonable possibility of significant effects; (iii) the Project will not result in damage to scenic resources within an officially designated scenic highway; (iv) the Project is not located on a site that the Department of Toxic Substances

Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems; and (v) the Project will not have a substantial adverse change in the significance of a historical resource.

Traffic. The Project will not result in any significant transportation impacts. The parking study identifies actual peak parking demand of the Project is substantially less than the zoning code requires. The parking study determined that the Project is adequately served by the parking supply available. Further, although additional trips will likely be generated by the Project, any additional traffic caused by these trips will be insignificant in light of existing traffic on Hawthorne Boulevard. In summary, although the Project may result in an increased demand for parking spaces along Hawthorne Boulevard and in the Hawthorne Boulevard median, and an increase in vehicle trips, any impacts would not rise to a substantial or significant level in relation to the existing traffic load and capacity of Hawthorne Boulevard so as to significantly affect traffic and parking.

Noise. The proposed construction and operation of the Project will not result in any significant noise impacts. The construction and operation of the Project will be subject to the restrictions and requirements of the City's noise ordinance and standards to ensure that no significant noise impacts are generated on-site by the Project that would impact adjacent parcels.

Air Quality. The proposed construction and operation of the Project will not result in any significant air quality impacts. The Project is subject to standards and requirements specifically designed to ensure that construction and operation does not result in significant air quality impacts. Short and long term emissions resulting from the Project are not predicted to exceed thresholds and not result in a cumulative net increase in pollutants above City standards. There is nothing particular or unusual about the Project that would cause it to generate uncharacteristically high levels of pollutants. Therefore the Project would not result in new significant impacts to air quality.

Water Quality. The proposed construction and operation of the Project will not result in any significant water quality impacts. The Project is in a highly urbanized environment and there are no lakes or creeks in the immediate proximity. The Project is also subject to City standards, including but not limited to the Construction and Demolition Ordinance, to address water quality and reduce or eliminate the discharge of potential pollutants from the storm water runoff to the maximum extent practicable. Although the Project would be expected to increase water usage compared to existing conditions, the condition to submit project review prior to construction to Golden State Water Company provide adequate protection for potable groundwater. Therefore there are no significant effects relating to water quality.

- E. The site can be adequately served by all required utilities and public services. All services and access to the proposed parcels meet local standards. Further, any

conditions placed by local utilities or public services to adequately serve the Project are included within the conditions of approval.

Section 4: The following findings of fact are hereby adopted:

Special Use Permit (pursuant to LMC Section 17.04.104):

- F. 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 proposed use will impact the public health, safety or welfare or be injurious to other properties. The conditions of approval require the operators of the Project to control potential health and safety impacts related to noise, litter, loitering or any other illegal activity.*
- G. The use applied for at the location indicated is properly one for which a Special Use Permit is authorized. *The Zoning Regulations and the Hawthorne Boulevard Specific Plan allow the establishment of a Hotel in the General Commercial (GC) District, subject to the approval of a Special Use Permit.*
-
- H. 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. *With the variance for parking stall depth standards, the subject development meets the minimum standards for development pursuant as identified within the Hawthorne Boulevard Specific Plan.*
- I. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. *The project site is serviced by Hawthorne Boulevard which is a main thoroughfare with a 195 right of way. The Boulevard is adequate in size to carry traffic generated by the use of restaurant hotel.*
- J. The granting of such special use permit is consistent with the City's General Plan. *The proposed use is consistent with Goal 7 of the Land Use Element and Policies 1c, 1e, 1h, and 2a of the Economic Development Element of the General Plan.*

Development Permit (pursuant to Chapter 6 of the Hawthorne Boulevard Specific Plan)

- K. The Project is consistent with the development standards and design guidelines of the Hawthorne Boulevard Specific Plan. *With a granting of the variance for parking stall depth standards, the Project has met the development standards for, setbacks, landscaping, lot coverage, site configuration, and building requirements for the General Commercial zone. It has also satisfied the design guidelines by having a well-articulated mass and bulk, a significant amount of water efficient*

landscaping, and use of contemporary façade material types that provide texture to exterior walls.

L. The Project will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards. *The Project compliments and enhances the surrounding developments is not anticipated to impose any additional traffic impacts. The project site is sufficient to accommodate the use of the facilities and will not negatively impact the surrounding neighborhood. The Project is located on Hawthorne Boulevard, which is a major thoroughfare that can adequately carry the traffic generated by the Project.*

M. The Project maintains and enhances the attractive and orderly development contemplated by the Hawthorne Boulevard Specific Plan. *With granting of the variance for parking stall depth standards, the Project meets all of the development standards and design guidelines. The Project adds to the aesthetic appeal of Hawthorne Boulevard and will be an attractive development. The building is designed to have a contemporary aesthetic and its façade material types provide a rich texture for exterior walls.*

N. The Project provides a desirable environment for its occupants, community residents, and visiting public through good aesthetic use of materials, texture and color. *The building is designed to have a contemporary modern architectural style and is enhanced with a well-articulated roof with metal canopy. The façade is to be covered stucco and accented by a cultured stone veneer. These design features produce a desirable environment and demonstrate good aesthetic use of materials, texture and color.*

O. The Project would not be detrimental to the public, health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity. *The Project has been evaluated by many public agencies and has met their review standards. Additionally, the Project has been conditioned to accommodate public improvements and mitigate any negative impacts that could be detrimental to the public health, safety and welfare of neighboring properties.*

Variance for parking stall depth standards (pursuant to LMC Section 17.24.040)

P. The narrow width and lot size deprives the subject Property of privileges enjoyed by other property in the vicinity and in an identical land use category because of special circumstances applicable to the Property, such as size, shape topography, location or surroundings. *The subject Property's ability to be developed in a manner consistent with other properties within the General Commercial zone is impaired without a variance due to its the unique size and location of the lot. The Property lot width of 63.33 feet currently does not meet the required 65 foot width standard to accommodate parking therefore preventing any development. The*

subject Property is also adjacent to a fully developed commercial site and 166th St., rendering it infeasible to initiate a lot merger to increase the lot width.

- Q. The approval of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same vicinity and in the same land use category. *Most properties within the General Commercial zone have a lot size that is greater than 63 feet such that they are permitted to be developed in accordance with the Hawthorne Boulevard Specific Plan and able to meet minimum standards.*
- R. The granting of a variance will not be detrimental to the public health, safety or welfare or injurious to the property or improvements in such zone or vicinity. *The proposed Project is consistent with all development standards with the granting of a variance and it is not anticipated that the Project will impact the public health, safety or welfare or be injurious to other properties. Parking stall depths of 19 feet will allow for safe vehicle parking and safe ingress and egress from the parking lot.*

~~Parking Reduction Pursuant to HBSP Chapter 2, Section G(9) Based On Parking Study~~

- S. The parking study concluded that based on the existing characteristics of the proposed hotel (i.e. doesn't provide resort like services like banquet space, meeting rooms, pool, restaurant and bar for the general public), a review of Institute of Transportation Engineers published parking ratios, and a review of other empirical parking demand survey data obtained from parking surveys conducted at other hotels; it was recommended that the parking ratio of 0.75 spaces per room be employed for the planning purposes. Using this parking ratio would result in a forecast demand of 53 parking spaces (71 rooms x 0.75 spaces/occupied rooms= 53 spaces).
- T. A total of 47 on-site parking spaces is planned to be provided for the Project. The parking study recommends that the additional six (6) parking spaces be provided along on the street or within the median along Hawthorne Boulevard. The parking study found that 24 spaces are available adjacent to the Project site in the Hawthorne Boulevard median. The 47 on-site spaces plus the 24 spaces available in the median, for a total of 71 spaces, will be sufficient to accommodate hotel guests and employees.

Section 4: The Planning Commission hereby approves this Project and grants a variance from parking stall depth standards, subject to the execution and/or fulfillment of the following conditions of approval:

1. The Applicant shall submit a check to the City within five (5) days of approval of this Project, made payable to the Los Angeles County Recorder's Office, in the

amount of \$75.00 for the filing of a Categorical Exemption pursuant to the CEQA.

2. Within thirty (30) days of approval of this Project, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that the he/she accepts and shall be bound by all of the conditions.
3. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
4. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
5. Violation of, or noncompliance with, any of these conditions, as determined by the Community Development Director, shall constitute grounds for revocation of this Development Permit and/or a code enforcement action.
6. Construction plans shall be submitted to the Community Development Department (Planning and Building Divisions), Public Works Department, and other agencies as required for review and approval prior to the issuance of any building permits.
7. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.
8. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any minor changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any façade changes. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.
9. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
10. A landscape plan that complies with the requirements of LMC Section 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, shall be approved prior to the issuance of building permits.
11. The Project shall comply with all Los Angeles County Fire Department conditions of approval.

12. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from or against any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval by the City concerning the Project, including but not limited to the Special Use Permit, Development Permit, the granting of a variance, or the City's refusal to issue Certificates of Occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.
13. The Project shall comply with all of the provisions of Title 13 of the Lawndale Municipal Code relating to public services and storm water management. The Project shall also conform to National Pollutant Discharge Elimination System (NPDES) standards and Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, if applicable, prior to any grading operations.
14. All property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the Property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.
15. All trees planted within five feet of paving shall be provided with root barriers.
16. The Project shall comply with all County of Sanitation District of Los Angeles County conditions of approval.
17. The Applicant shall contact Golden State Water Company for review of the existing water main once LA County Fire Department has issued their fire protection requirements.
18. The Applicant shall request a cost estimate for water system modifications and project review prior to the start construction from Golden State Water Company.
19. The Applicant shall submit a signage plan to the Community Development Department for review and approval prior to the installation of any signs.
20. The Applicant shall be required to provide a total of 71 parking spaces, consisting of 47 off-street parking spaces and 24 on-street/ median parking spaces immediately adjacent to the Project.

Public Works/City Engineer Conditions:

21. The Applicant shall submit a copy of the property deed or recent title report to the Department of Public Works/Engineering Division prior to the issuance of a building permit..

22. This Project is subject to the City of Lawndale's Construction and Demolition Ordinance. Building permits and/or demolition permits shall not be issued until Applicant complies with this ordinance as administered through the Department of Public Works, Engineering Division. The Applicant shall submit a demolition plan to the Public Works Department and pay all applicable fees in connection with the review thereof prior to the issuance of a demolition permit.
23. The Applicant shall submit an offsite improvement plan to the Department of Public Works for review and approval prior to the issuance of a building permit. This plan shall show all existing site conditions and shall be prepared by a Registered Civil Engineer.
24. The Applicant shall submit a Grading and Drainage Plan prepared and signed by a registered civil engineer to the City's Building Division and pay all applicable fees in connection with the review thereof. The Applicant shall indicate the location of all on-site water mainlines and sewer laterals on the Grading and Drainage Plan. Such plans shall be reviewed and approved by the Building Official and City Engineer prior to issuance of a building permit.
- ~~25. The Applicant shall submit a copy of the approved Grading and Drainage Plan to the Public Works Department prior to the issuance of a building permit.~~
26. The Applicant shall submit a Final Grading and Drainage Certificate to the Public Works Department prior to obtaining a Certificate of Occupancy, signed by a registered by a civil engineer, stating that the Project was constructed according to the approved Grading and Drainage Plan and that the Project drains to the street and does not block the cross-lot drainage from adjacent properties.
27. The Applicant shall comply with the County and City Urban Storm Water Mitigation Plan corresponding to NPDES permit prior to conducting any grading.
28. The Applicant shall submit a copy of the final soils report to the Public Works Engineering Division prior to final approval from the Public Works Department. The report shall be prepared by a licensed geotechnical engineer.
29. The Applicant shall reconstruct damaged Portland Cement Concrete curb and gutter along 15329 Hawthorne Boulevard.
30. The Applicant shall remove and reconstruct damaged and substandard sidewalk along 15329 Hawthorne Blvd. All new sidewalk and drive approaches must comply with American with Disabilities Act (ADA) .
31. The Applicant shall reconstruct damaged and substandard drive approaches per American Public Works Association (APWA) standards to the satisfaction of the City Engineer.

32. All proposed drive approach and driveway areas shall be realigned away from existing street trees.
33. The Applicant shall relocate water meter(s) and/or other utilities outside of drive approach areas.
34. The Applicant shall submit a copy of the Los Angeles County Fire Department clearance letter to the Public Works Department prior to issuance of Certificate of Occupancy.
35. The Applicant shall underground all dry utilities (electrical, telephone and cable TV) and install one (1) separate conduit for each utility connection. Accordingly, the Applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a Certificate of Occupancy. All Southern California Edison vaults and structures shall be placed underground.
36. The Applicant shall pay all applicable sewer connection fees to the County Sanitation Districts prior to the issuance of building permits from the Community Development Department.

37. The Applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.
38. The Applicant shall connect the building to the public sewer through an individual sewer lateral. The minimum size of each lateral is six (6) inches. When connecting to an existing lateral, a City-approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a video tape of the lateral to the Department of Public Works /Engineering Division. Videotaping and verification of sewer later size and conditions must be done in the presence of the city engineer or inspector. Any and all existing sewer laterals less than six inches (6") in diameter shall be abandoned at the property line per City instructions.
39. The Applicant shall construct tree well covers per APWA standards for existing and proposed street trees.
40. The Applicant shall establish survey markers and/or monuments at the Property's corners. The Applicant shall replace survey monuments damaged or destroyed during construction. The Applicant's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction.
41. The Applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements.

42. All required water meters, meter service changes and/or fire protection lines shall be installed by the Applicant. Any new water meters shall be installed in the parkway.
43. Prior to issuance of Certificate of Occupancy, the Applicant shall replace, to the satisfaction of the City Engineer, any damaged street improvements, such as sidewalk, curb and gutter and driveway. The required ultimate street improvements shall be subject to the review and approval of the City Engineer. All service lines shall be in operation.
44. The Applicant shall complete all required Public Works conditions of approval. No Certificate of Occupancy shall be given until all conditions of approval from the Public Works Department have been met.
45. The Applicant shall remove existing street tree located in the front of 15329 Hawthorne Boulevard.
46. The Applicant shall install one (1) 36" box street tree(s) per APWA standards along 15329 Hawthorne Boulevard. Tree species is to be determined by the Public Works Department. Applicant shall obtain all necessary permits for planting of new tree(s). Exact location of tree(s) shall be determined at the time of permit issuance.
47. The Applicant shall construct tree well covers per APWA standards for existing and proposed street trees.
48. The project shall be subject to the City's Standard Urban Storm water Mitigation Plan (SUSMP) Ordinance.
49. Prior to permit issuance the Applicant shall submit a copy of the Los Angeles County Fire Department Clearance letter.
50. The Applicant shall remove and relocate existing street light, tree, water and electric box along 15329 Hawthorne Blvd to the satisfaction of the Public Works Director.

Additional Conditions:

51. The Applicant shall install a construction fence around the periphery of the project site prior to the demolition and/or construction of any building or structure.
52. A trash receptacle shall be provided outside of the business and emptied every day.

53. Any graffiti found on the Property shall be removed within 24 hours of discovery to the satisfaction of the Community Development Director.
 54. 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.
 55. Occupancy limits shall be clearly posted on the Property. The occupancy shall not exceed the number of occupants mandated by the Building Division and Fire Department.
 56. The Applicant shall maintain a valid business license as required by LMC Chapter 5.05.
 57. The Applicant shall not obstruct or block any emergency entrance/ exit doors at all times.
 58. Applicant shall work with the city in obtaining parking permits for overnight parking for hotel quest.
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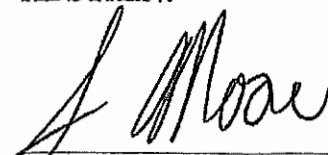
PASSED, APPROVED AND ADOPTED THIS 24th DAY OF OCTOBER 2018.



Uffe Moller, Chairperson

I, Sean M. Moore, AICP, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 18-14** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **24th day of October 2018** by the following roll call vote:

AYES: Moller, Martinez, Cuevas, Smith
NOES:
ABSENT:
ABSTAIN:



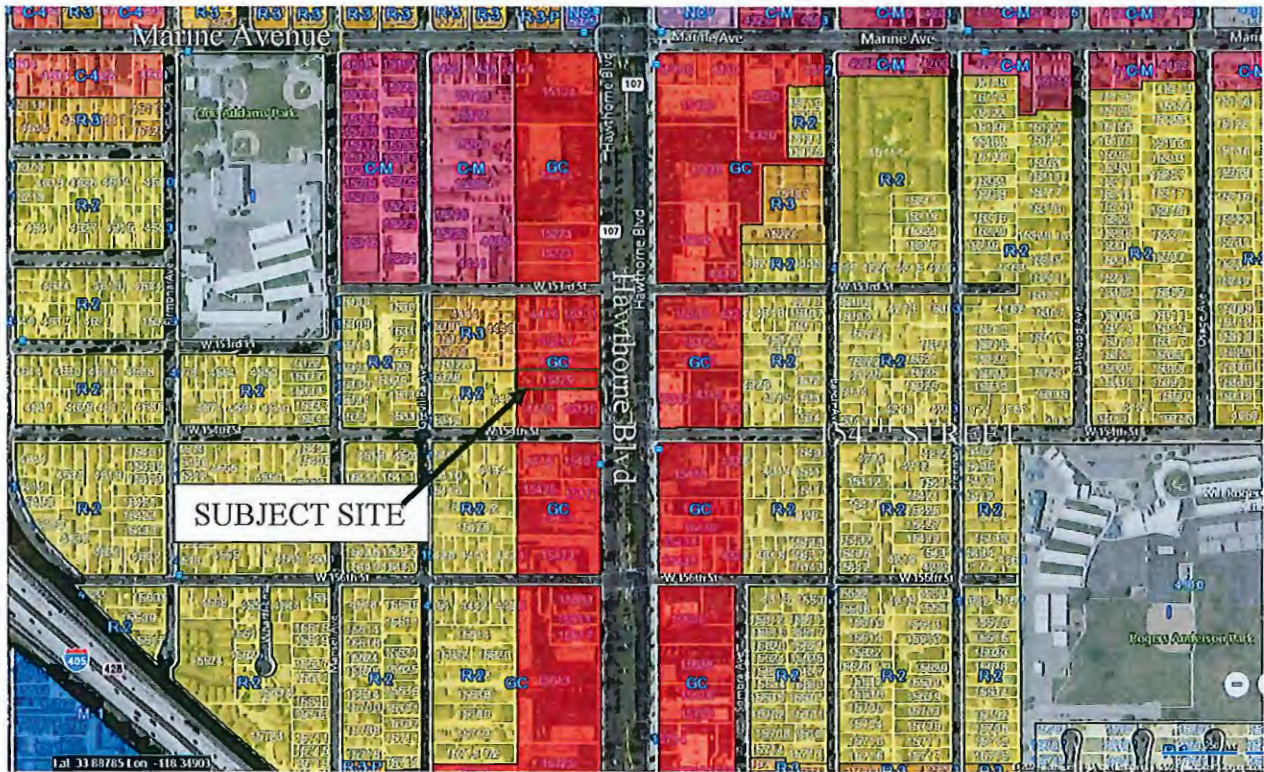
Sean M. Moore AICP, Community Development Director

AGENDA ITEM F-1

EXHIBIT C

Vicinity Map

VICINITY MAP



AGENDA ITEM F-1

Exhibit C

Site Pictures

AGENDA ITEM F-1

Exhibit D

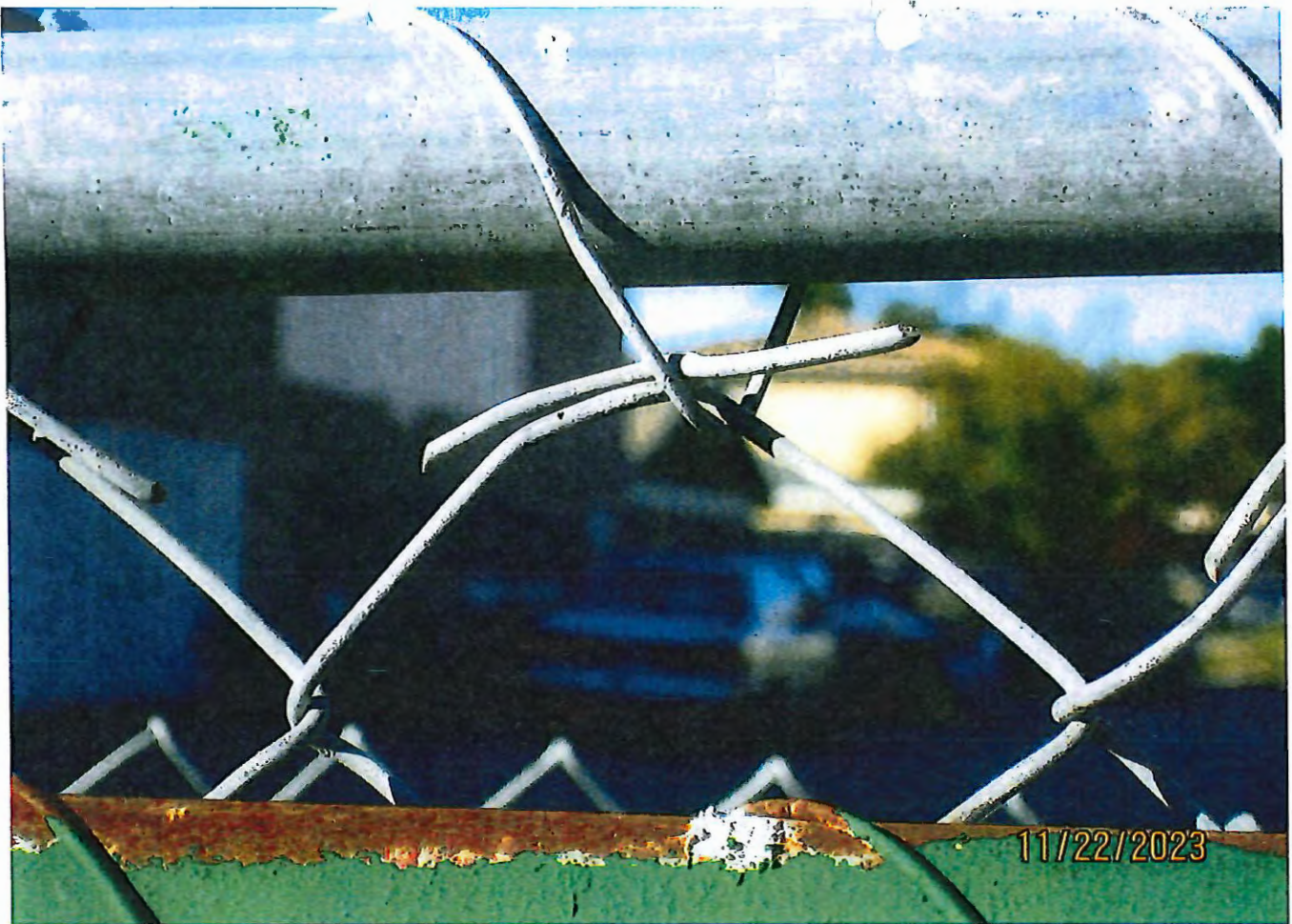
Site Pictures





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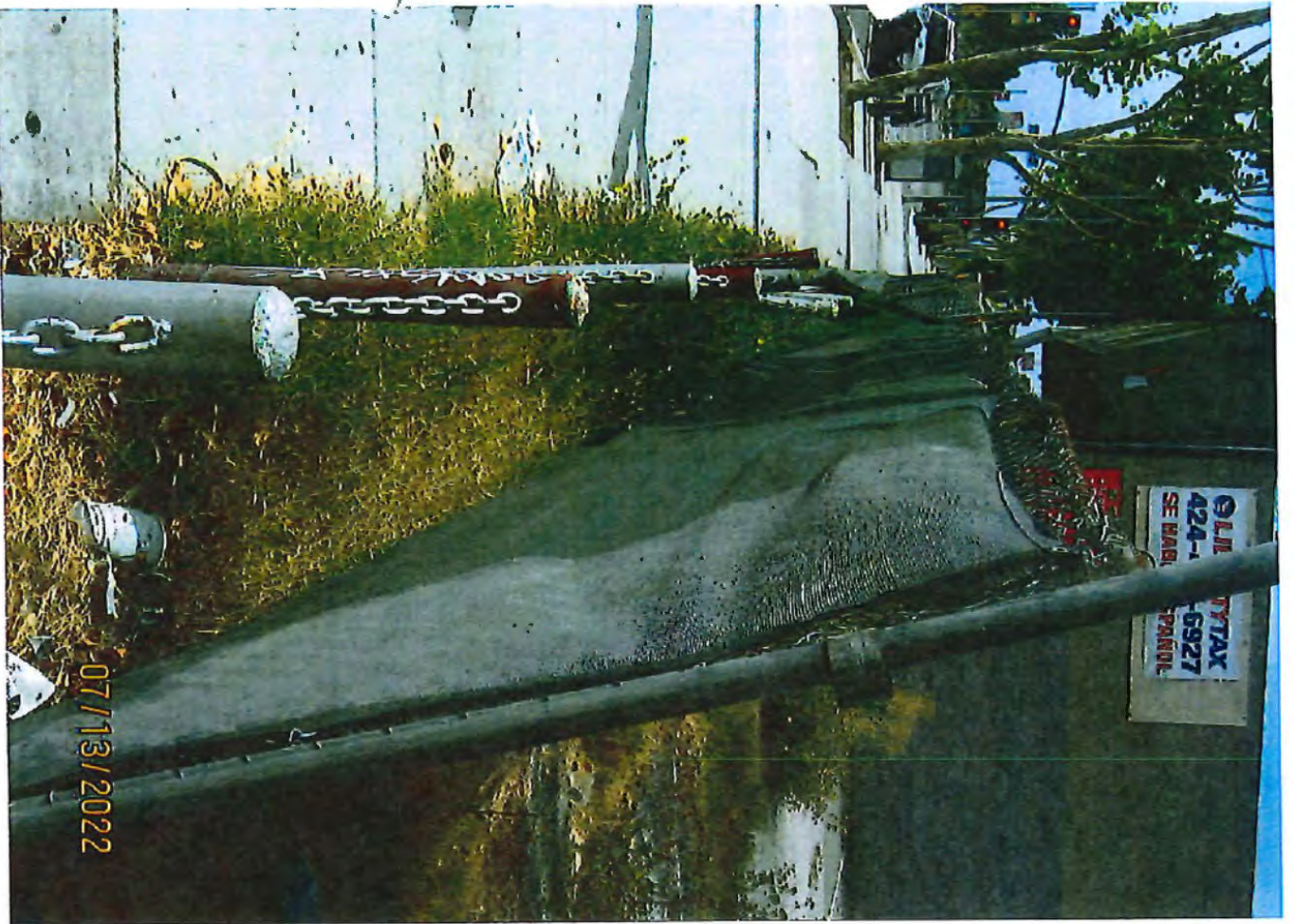








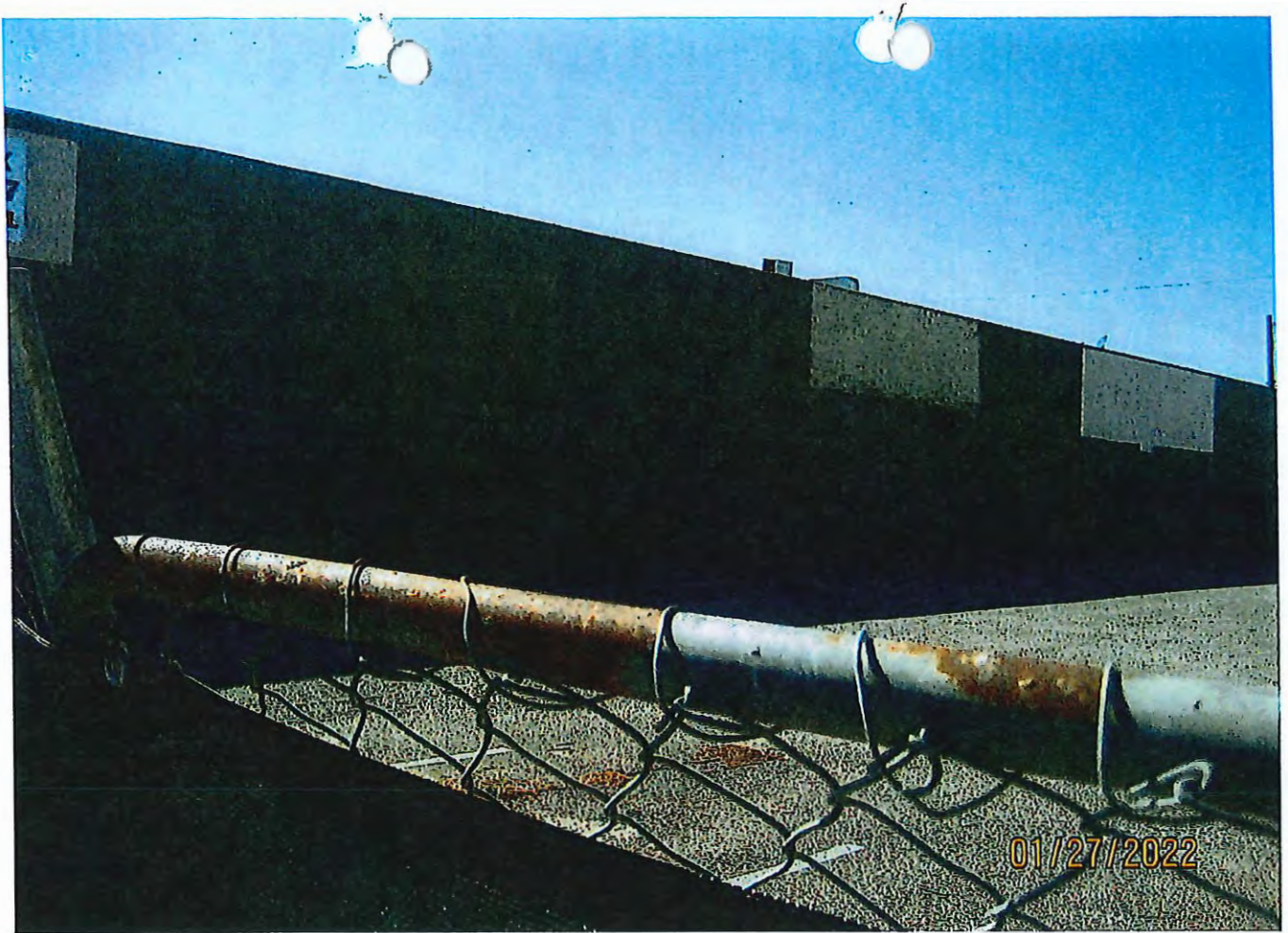








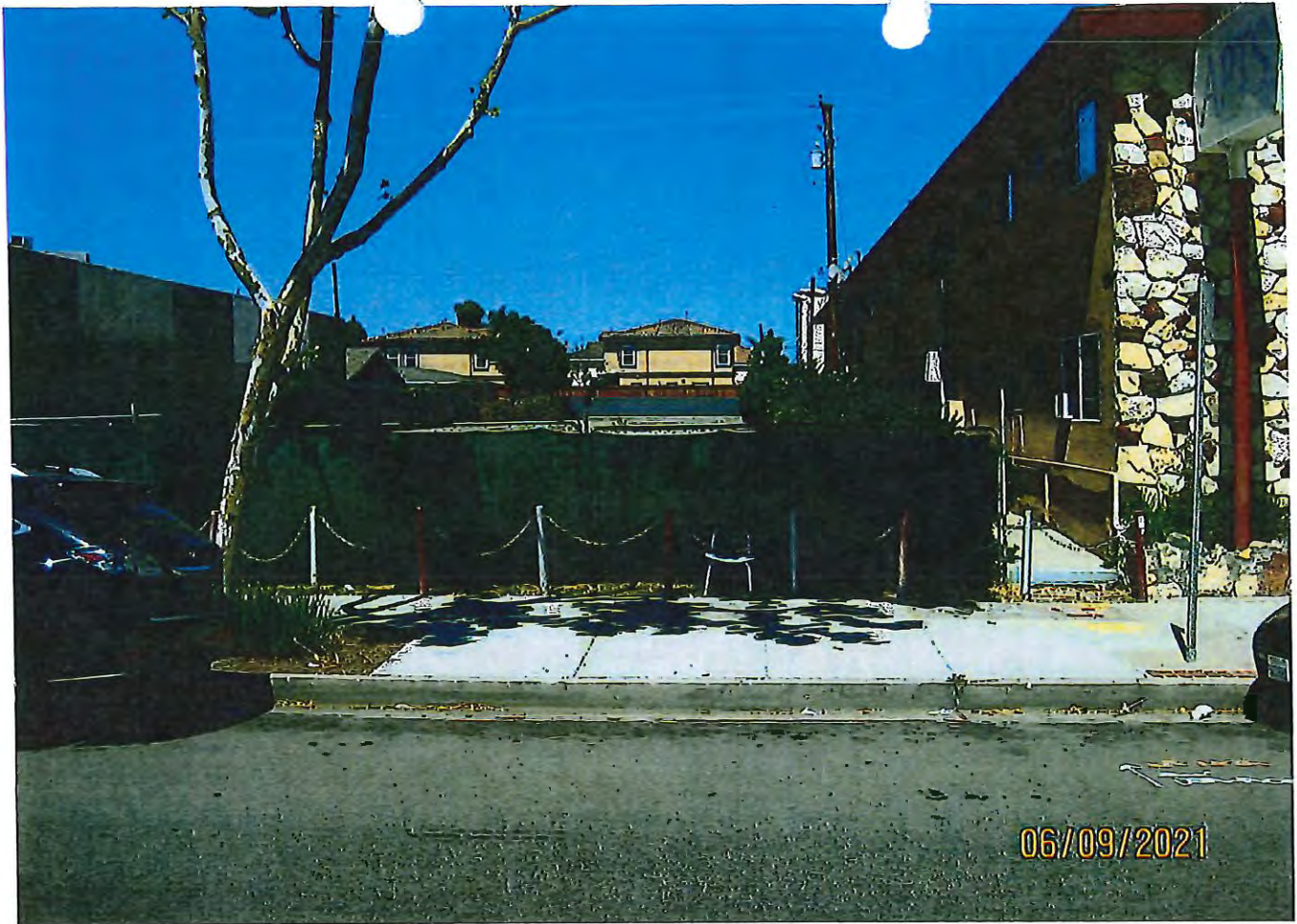
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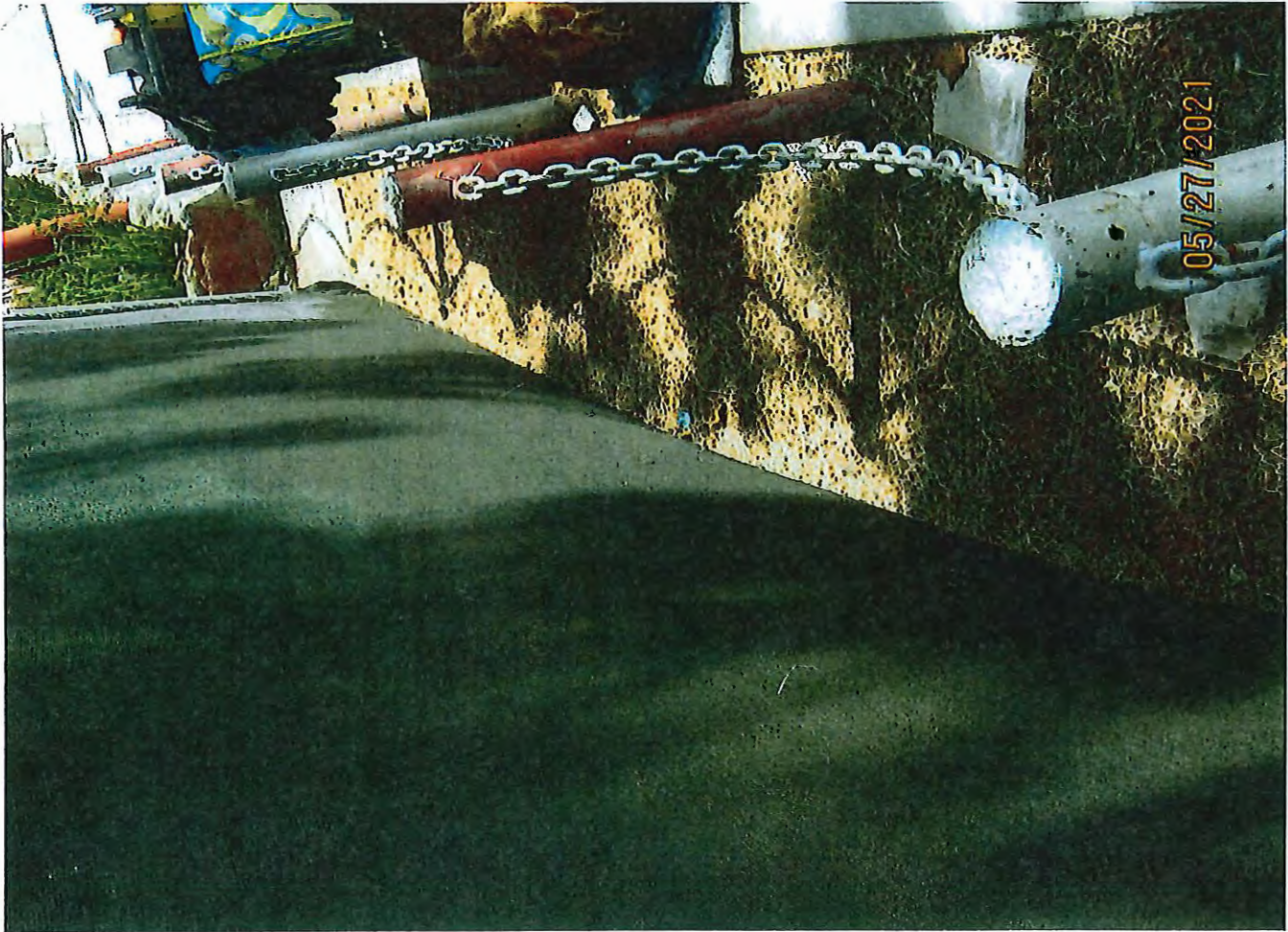
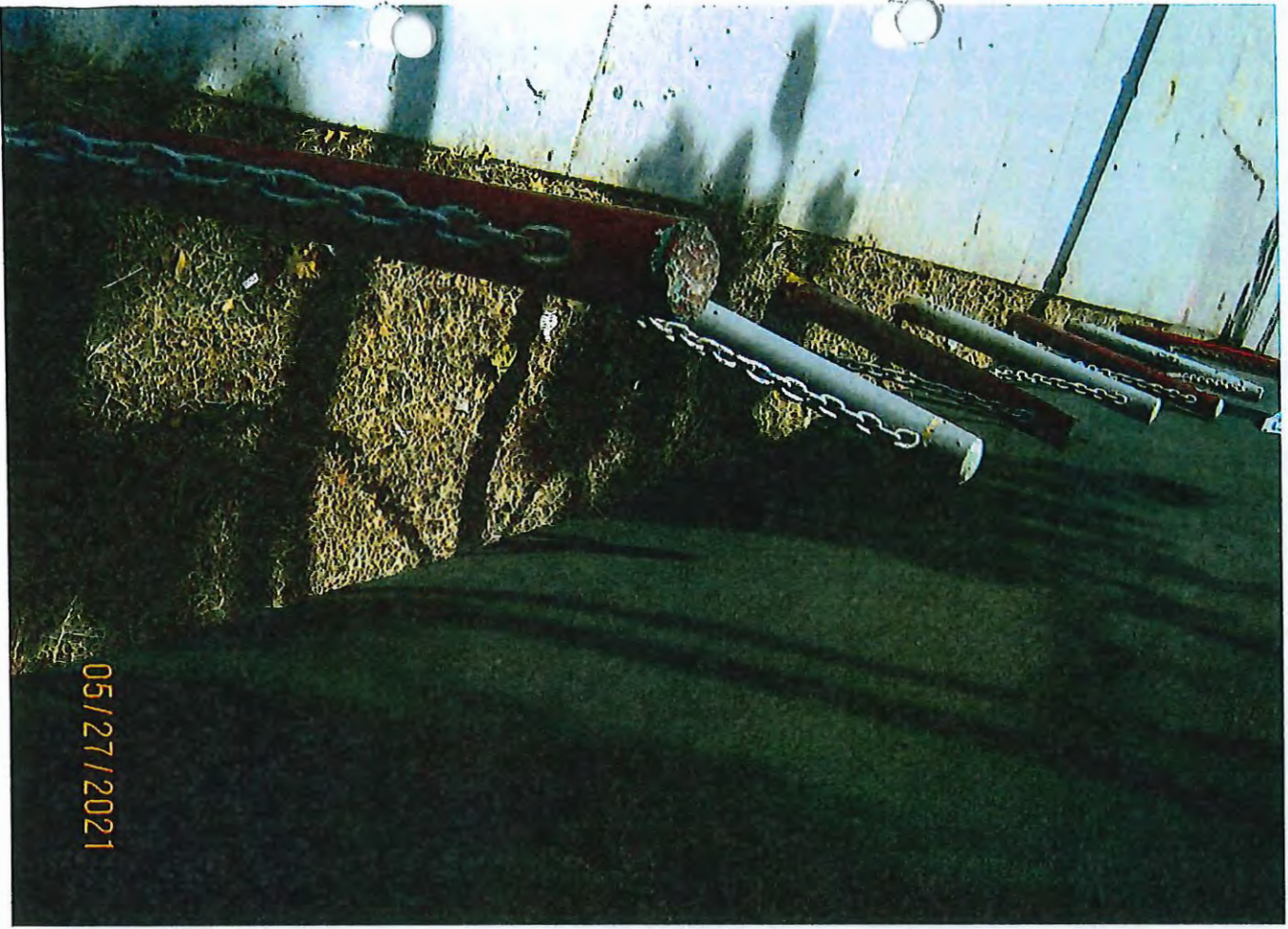




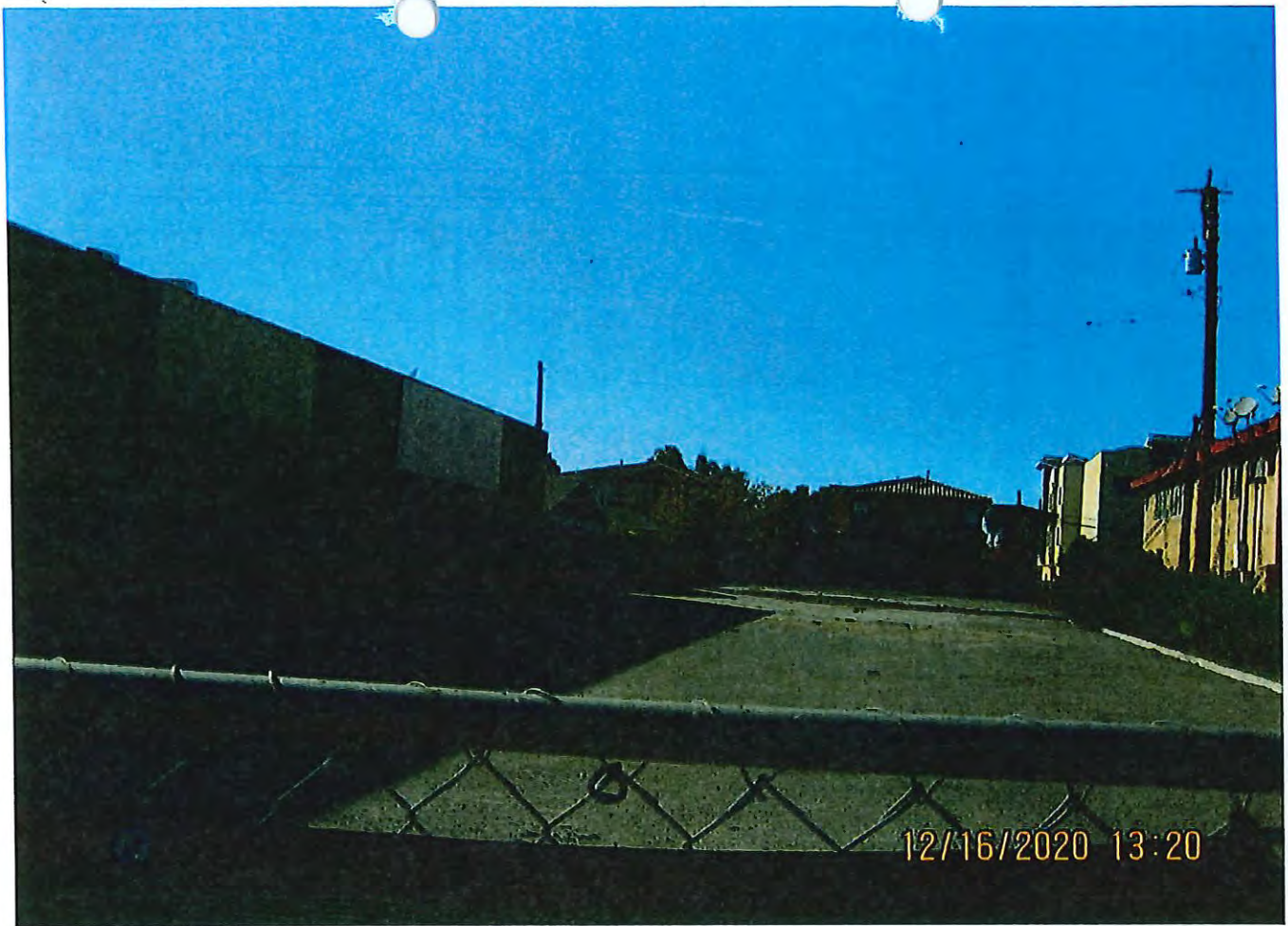


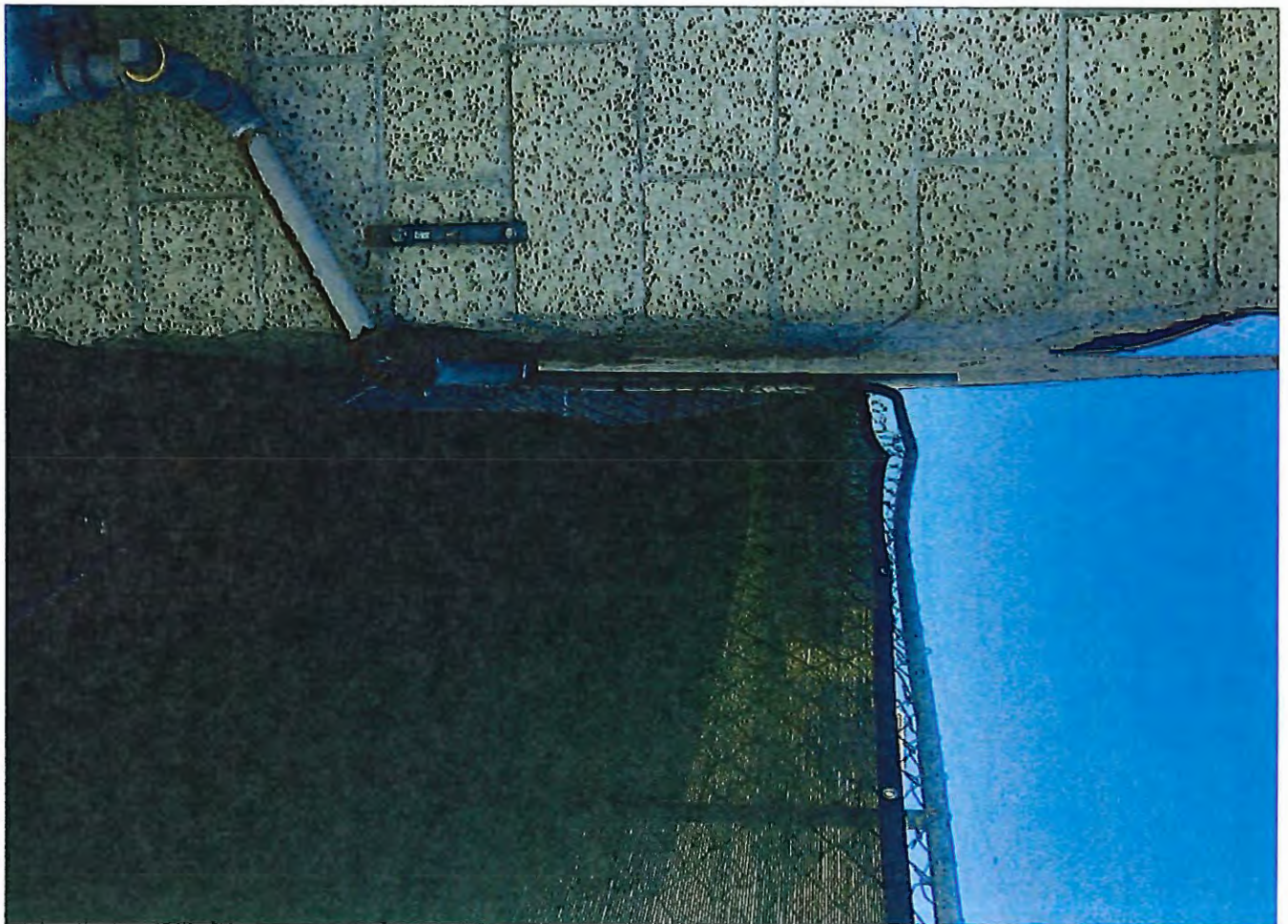


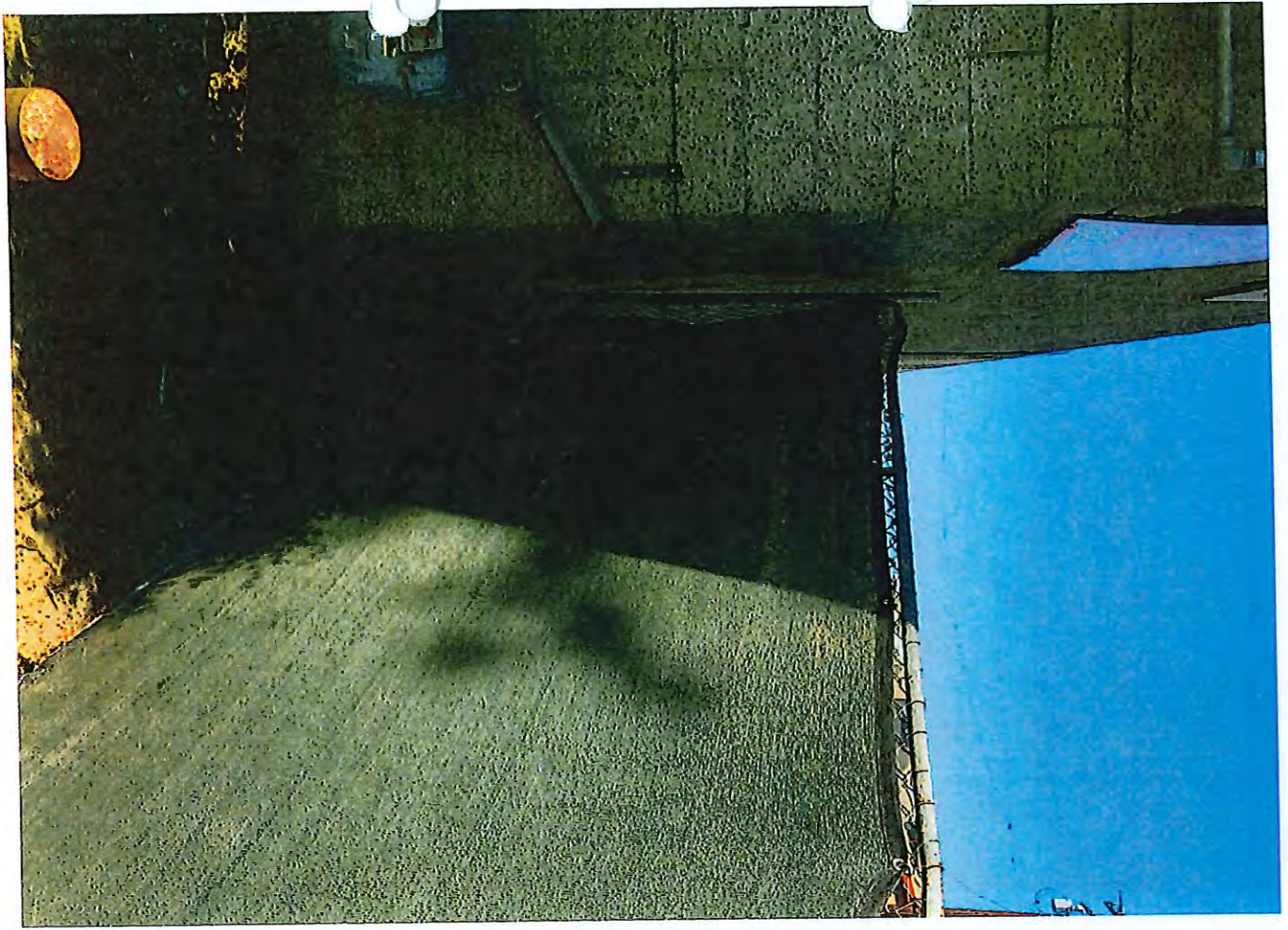
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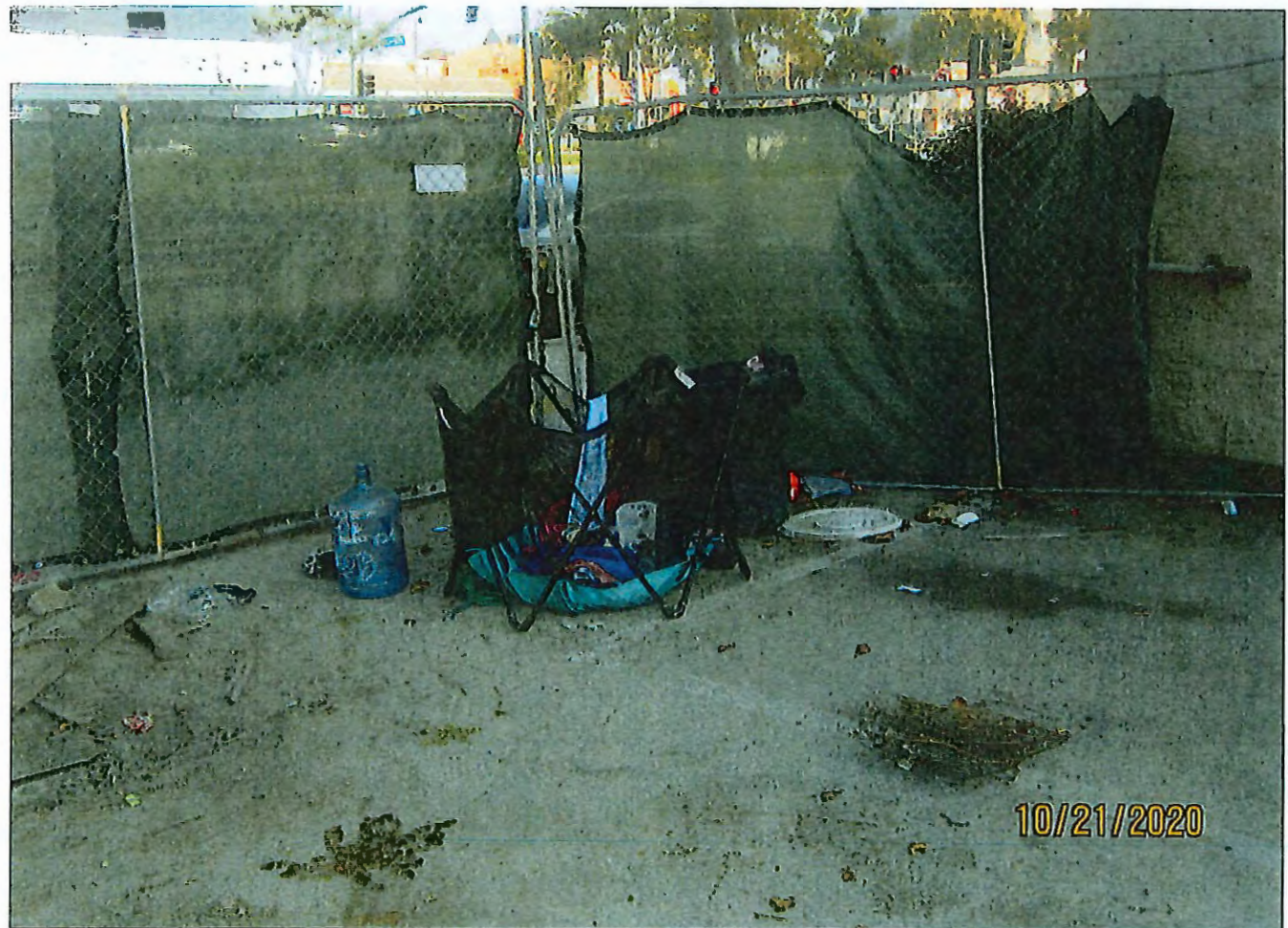


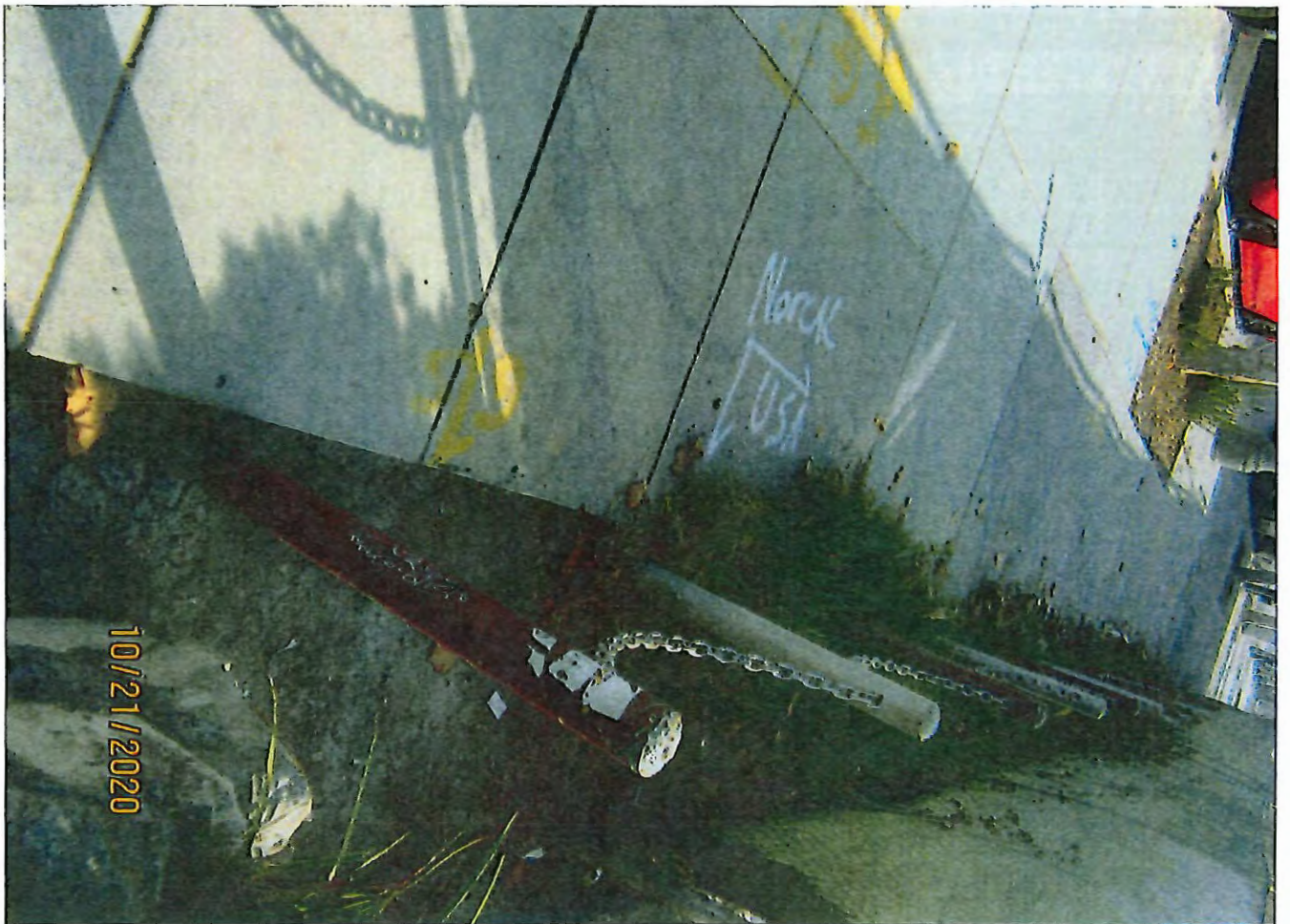


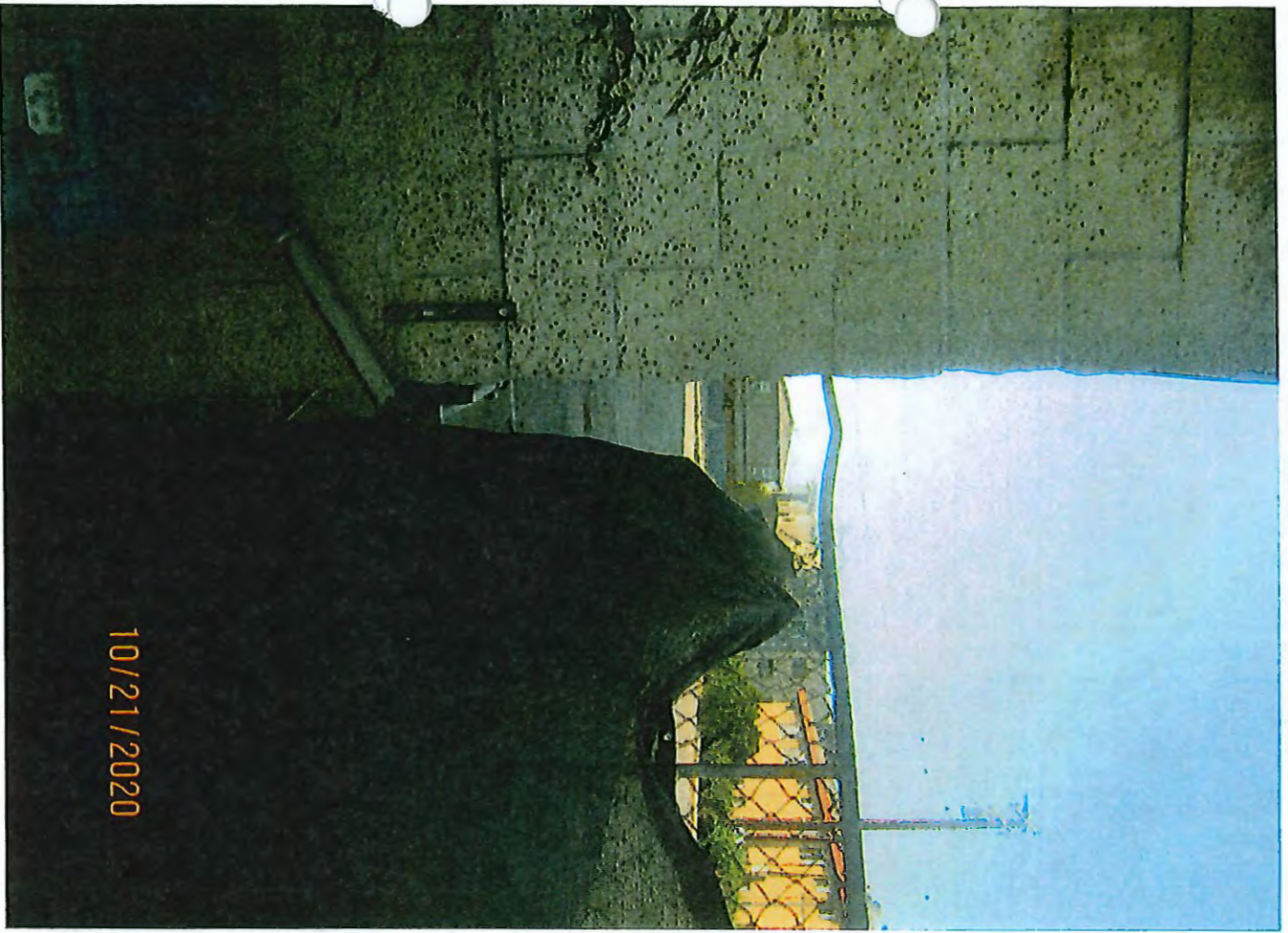




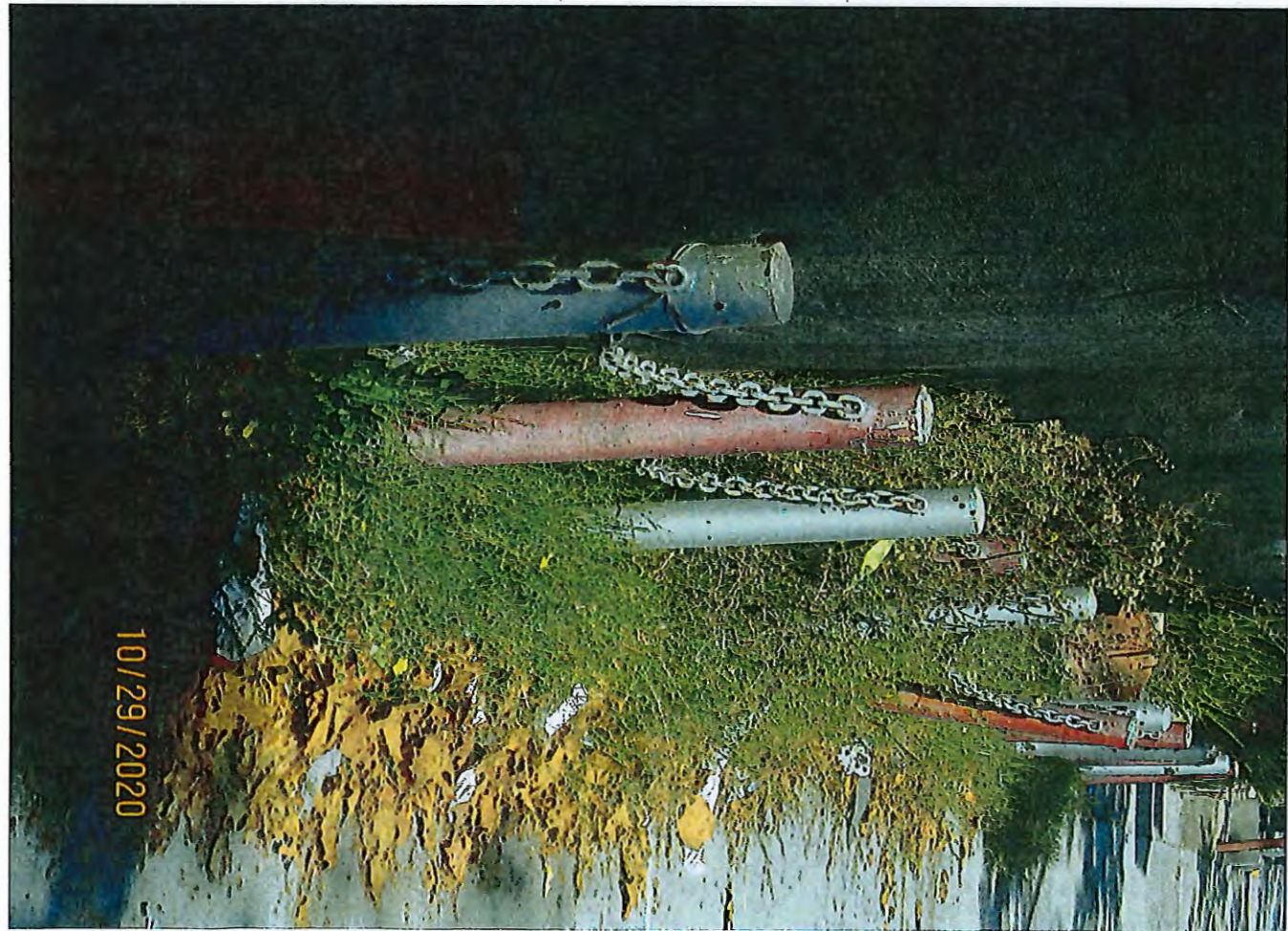




















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