



CITY OF LAWNDALE
AGENDA OF THE LAWNDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, July 23, 2025, 6:30 PM
Harold E. Hofmann Community Center
14700 Burin Ave
Lawndale, CA 90260

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](#). 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 - May 14, 2025 (Continued from the July 9, 2025, Adjourned Meeting)
— Recommendation: that the Planning Commission approve the minutes.
2. Minutes of the Lawndale Planning Commission Regular Meeting - May 28, 2025 (Continued from the July 9, 2025, Adjourned Meeting)
— Recommendation: that the Planning Commission approve the minutes.

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. 25-16: A Request for a Special Use Permit Approval for On-Sale Beer and Wine (Type 41 License) to an Existing Restaurant (Made Burgers) Located at 14916 Hawthorne Boulevard and Finding of Exemption from CEQA (Continued from the July 9, 2025, Adjourned Meeting).
— Recommendation: that the Planning Commission: 1.) conduct a public hearing; 2.) find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 of the CEQA Guidelines; and 3.) adopt Resolution 25-08 setting forth findings of fact relative to the submitted application.

G. REGULAR AGENDA

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

1. Update on 15314 Grevillea Avenue Project

Recommendation: that the Planning Commission receive and file this report.

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, August 13, 2025, in the City of Lawndale Council Chamber, 14717 Burin Avenue, Lawndale, CA 90260.

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 need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department (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 accommodation 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 this Agenda for the regular meeting of the Planning Commission was posted not less than 72 hours prior to the meeting.

/s/ Adrian Gutierrez

Adrian Gutierrez,
Administrative Assistant II

Date Posted: July 17, 2025



CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: July 23, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - May 14, 2025
(Continued from the July 9, 2025, Adjourned Meeting)**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting - 5/14/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 5/14/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
MAY 14, 2025**

A. CALL TO ORDER

Acting Chairperson Price called the regular meeting to order at 6:33 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Acting Chairperson Ni Kal S. Price, Commissioner John Martinez, Commissioner Ignatius Lin

Commissioners Absent: Chairperson Dr. Daniel Urrutia, Vice Chairperson Madonna Sitka

Other Participants: Deputy City Attorney Solange Z. Fortenbach, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Commissioner Lin led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – April 23, 2025

A motion was carried by Commissioner Martinez and seconded by Commissioner Lin to approve the minutes. The motion passed 3-0 with Chairperson Urrutia and Vice Chairperson Sitka absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 25-13: A General Plan Map Amendment to Expand the City of Lawndale's Sphere of Influence Planning Area so as to Include a portion of El Camino Village/Alondra Park Geographic Area and An Addendum No. 1 to a Certified Environmental Impact Report (SCH #2022120088)

Director Kann introduced and presented the item. Associate Planner Martinez provided photos of the general area that is within the proposed sphere of influence expansion.

Acting Chairperson Price requested information on the analysis of the area of expansion. Director Kann spoke about the General Plan's Environmental Impact Report and the updated General Plan itself. Director Kann briefly went through the General Plan amendment process.

Acting Chairperson Price opened the public hearing at 6:52 p.m.

Resident Randall Abram spoke about the City of Torrance’s attempts to annex the proposed area of expansion and El Camino Village. He mentioned that the City of Lawndale incorporated in 1959 due to the City of Torrance wanting to annex Lawndale Acres. Mr. Abram asked what impact the sphere of influence expansion would have on a jurisdiction trying to annex land and what advantages the City of Lawndale would have if the city were to one day decide to annex the land.

Acting Chairperson Price closed the public hearing at 6:54 p.m.

Acting Chairperson Price requested staff to respond to Mr. Abram’s questions. Director Kann provided a briefing on how the sphere of influence expansion came about. He emphasized that the City of Lawndale is only seeking to expand its sphere of influence area, not to annex any land.

Acting Chairperson Price asked what the city would gain from annexation as opposed to a sphere of influence expansion. Director Kann mentioned that the residents can request to annex the land within the next twenty years, once the sphere of influence area is expanded, since it will be included in the city’s policies and objectives in the revised General Plan document.

Commissioner Martinez asked if the City of Gardena can also expand their sphere of influence due to certain properties in the unincorporated area having Gardena addresses. Director Kann stated that the addressing issue would be handled by the United States Post Office.

Acting Chairperson Price asked about a northern portion of land that is not included in the sphere of influence expansion. Director Kann mentioned that the City Council directed staff to only focus on the three parcels of land just south of El Camino Village.

A motion was carried by Commissioner Martinez and seconded by Commissioner Lin to adopt Resolution 25-06, a General Plan Amendment to expand the City of Lawndale’s Sphere of Influence to include a portion of El Camino Village/Alondra Park planning area, unincorporated urban areas of Los Angeles County and an Addendum No.1 to the General Plan Environmental Impact Report (SCH #2022120088), and find and determine that the proposed project is exempt from the California Environmental Quality Act “CEQA” pursuant to Sections 15162, 15164, and 15164(a) of the CEQA Guidelines. The motion passed 3-0 with Chairperson Urrutia and Vice Chairperson Sitka absent.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann spoke about upcoming projects that will be presented to the Commission.

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

Acting Chairperson Price adjourned the meeting at 7:01 p.m. to the next regularly scheduled meeting to be held on Wednesday, May 28, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at

14717 Burin Avenue, Lawndale, California.

Ni Kal S Price, Acting Chairperson

ATTEST:

Peter Kann, Community Development Director

DRAFT



CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: July 23, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - May 28, 2025
(Continued from the July 9, 2025, Adjourned Meeting)**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting - 5/28/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 5/28/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
MAY 28, 2025**

A. CALL TO ORDER

Chairperson Urrutia 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 Dr. Daniel Urrutia, Vice Chairperson Madonna Sitka, Commissioner John Martinez, Commissioner Ni Kal S. Price

Commissioners Absent: Commissioner Ignatius Lin

Other Participants: Deputy City Attorney Solange Z. Fortenbach, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Director Kann led the flag salute.

D. CONSENT CALENDAR

None

E. PUBLIC COMMENTS

Resident Gloria Lerma spoke about her code enforcement case for her front yard landscaping. She replaced her landscaping with rocks and drought-tolerant plants to conserve water and to reduce landscape maintenance. She asked the Commission and city staff to investigate the applicability of the City's landscaping and flatwork codes and the restriction of rocks. She stated that restoring her yard back to regular landscaping would be a burden both financially and physically.

Chairperson Urrutia asked Director Kann to reach out to Gloria regarding her situation.

F. PUBLIC HEARINGS

1. Case No. 25-15: A Request for the Approval of a Design Review application to Construct Three Single-Family Residences for the Property Located at 15118 Avis Avenue

Director Kann introduced the item.

Associate Planner Hernandez presented the item. Associate Planner Hernandez pointed out that the Public Works Department requested that a condition be added for the applicant to remove and replace the existing sidewalk that is in front of the property. He also noted that the applicant is proposing to build an accessory dwelling unit, which is not a part of the Commission's review.

Chairperson Urrutia opened the public hearing at 6:44 p.m. and closed it at 6:45 p.m. with no comments from the audience.

A motion was carried by Commissioner Price and seconded by Vice Chairperson Sitka to adopt Resolution 25-07, setting forth finds of fact and determinations for Case No. 25-15, find and determine that the proposed project is exempt from the California Environmental Quality Act “CEQA” pursuant to Sections 15332 and 15393(a) of the CEQA Guidelines, and include the proposed condition from the Public Works Department. The motion passed 4-0 with Commissioner Lin absent.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann notified the Commission about the City Hall remodel and the temporary relocation of the Community Development Department. He also mentioned that there is a possibility of not having any meetings for the month of June.

I. ITEMS FROM THE COMMISSION

Commissioner Price asked how the city has communicated or educated to the Community on what work items will require permits. The Commission and staff discussed various options for notifying and educating the community about what work items require permits. Director Kann said that he would provide an update to the Commission for the next meeting.

Commissioner Martinez requested staff to assist Gloria Lerma with her code enforcement situation.

Vice Chairperson Sitka spoke about the Neighborhood Watch meetings.

Chairperson Urrutia requested an update on the construction going on at the Sprouts site.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 6:52 p.m. to the next regularly scheduled meeting to be held on Wednesday, June 11, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Peter Kann, Community Development Director



CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: July 23, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **Case No. 25-16: A Request for a Special Use Permit Approval for On-Sale Beer and Wine (Type 41 License) to an Existing Restaurant (Made Burgers) Located at 14916 Hawthorne Boulevard and Finding of Exemption from CEQA (Continued from the July 9, 2025, Adjourned Meeting).**

PROJECT DESCRIPTION

The applicant is requesting approval of a special use permit for on-sale beer and wine (Type 41 License) to an existing restaurant (Made Burgers) located at 14916 Hawthorne Boulevard, within the Neighborhood Commercial (NC) zone (the "Project").

Applicant:	Made Burgers 14916 Hawthorne Blvd. Lawndale, CA 90260
Property Owner:	Dennis Felder
Location:	14916 Hawthorne Blvd. (the "Subject Property")
APN:	4077-022-004
Zone:	NC (Neighborhood Commercial)

GENERAL PLAN

The Hawthorne Boulevard Specific Plan designation provides detailed policies, standards, and criteria for the area's development. Land uses within the Specific Plan area are detailed in the Specific Plan document. The Specific Plan serves as the land use and zoning map for the Specific Plan area.

ZONING CODE

The subject property is zoned NC (Neighborhood Commercial). The Lawndale Municipal Code allows restaurants to serve beer, wine and distilled spirits subject to the approval of a special use permit. This designation encourages pedestrian-friendly storefronts and supports economic activity by allowing for a diverse array of shops, dining options, offices, and entertainment venues, with residential uses to support the commercial businesses. Restaurants are particularly encouraged to establish themselves in these areas, alongside other businesses which contribute to a lively pedestrian atmosphere.

ENVIRONMENTAL ASSESSMENT

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

SURROUNDING LAND USES AND ZONING

North: Neighborhood Commercial (NC)
South: Neighborhood Commercial (NC)
East: Two-Family Residential (R-2)
West: Neighborhood Commercial (NC)

ANALYSIS

The applicant is requesting approval of a special use permit application for an on-sale beer and wine (Type 41 License) for an existing restaurant (Made Burgers) located at 14916 Hawthorne Boulevard. Pursuant to section 17.28.100 of the Lawndale Municipal Code, an approved special use permit is required for a restaurant to sell or serve alcoholic beverages for consumption on premises.

Note: The following is a definition from the Department of California - Alcohol Beverage Control (ABC) - A California Type 41 liquor license, also known as an "On-Sale Beer & Wine - Eating Place" license, authorizes a restaurant to sell beer and wine for consumption on or off the premises. It is a common license for restaurants that serve food, as it requires the business to operate as a "bona fide eating place" with at least 51% of gross sales coming from food. Distilled spirits are not permitted with this license, except for use in cooking.

For consistency and understanding of the meaning of key words associated with the applicant's request the following words are defined in the Lawndale Municipal Code section 17.28.102:

"Alcoholic license": means that license granted by the state which authorizes the licensee to sell alcoholic beverages.

"Bona fide public eating place": means a place which is regularly and in a bona fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the local department of health.

"Meals": means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals as sandwiches or salads only shall not be deemed a meal for the purpose of this definition.

"Guests": shall mean persons who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually ordering and obtaining at such time a meal therein. Any public eating place that satisfies the foregoing criteria but has areas designated for uses other than food preparation or consumption such as a bar/lounge area, billiards, dart boards, etc., in excess of thirty percent of the total floor area, shall not be deemed a bona fide public eating place.

"On-sale beer and wine license": means that alcoholic license which authorizes the sale of beer or wine for consumption on the premises where sold.

"On-sale outlet": means a retail business operating under an on-sale general license.

"On-sale special use permit": means a special use permit issued to allow a use which operates under an on-sale general license, an on-sale beer and wine license, or an on-sale beer license.

"Restaurant": means any establishment primarily engaged in the preparation and sale of food, meeting the requirements of a bona fide public eating place as described in Section 17.28.102 of the Lawndale Municipal Code; in which food sales accounts for seventy percent or more of the establishments total sales; excluding catering.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

The existing restaurant is subject to the standards of the Neighborhood Commercial (NC) zoning district located within the Hawthorne Boulevard Specific Plan and certain sections of the Lawndale Municipal Code, including but not limited to Sections 17.28.100 and 17.28.104 (Sale and consumption of alcoholic beverages; and on-sale special use permits, respectively). The key issues for this application are land use, proximity to sensitive land uses, and the general welfare of the City's residents.

LAND USE:

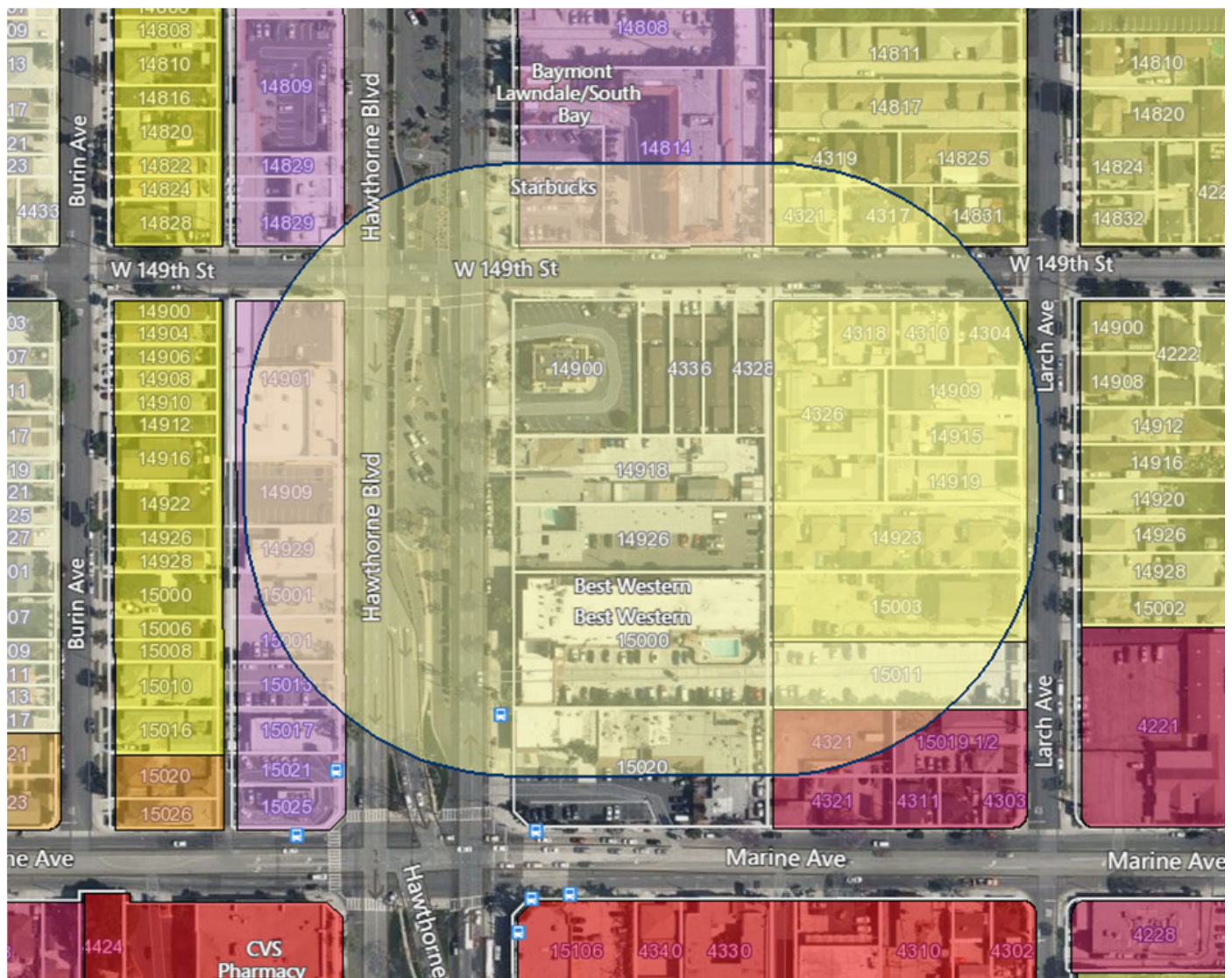
The Hawthorne Boulevard Specific Plan and the Lawndale Municipal Code allow restaurants with on-sale beer and wine within the Neighborhood Commercial (NC) zone subject to the approval of a special use permit.

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Retail, Service, and Entertainment						
Alcohol Sales Locations	SUP	SUP	SUP	SUP	SUP	Section 17.28.100
Antiques	P	P	P	P	P	
Bakeries	P	P	P	P	P	
Banks	P	P	P	P	P	
Bars	SUP	SUP	SUP	SUP	SUP	Section 17.28.100
Barbershops	P	P	P	N	P	
Bird shops	P	P	P	P	P	
Body Art Establishments	SUP	SUP	SUP	N	SUP	Section 17.28.170

GENERAL WELFARE:

Establishments that sell alcoholic beverages can sometimes be the source of several negative impacts and nuisances. Negative side effects associated with such uses may include, but are not limited to potential noise problems, litter, loitering, drunk driving, interference with children on the way to and from school, encouragement of crime, and defacement of buildings. Accordingly, the Planning Commission may approve a special use permit application for on-sale beer and wine if the occurrence of such establishment does not adversely impact the public health, safety, comfort, convenience, and general welfare of the City. Additionally, the Planning Commission may approve a special use permit application for on-sale sale of alcohol if the Planning Commission finds that the establishment meets the definition of a restaurant and meets the following provisions:

1. The granting of a SUP will not result in the number of on-sale beer and wine outlets exceeding twenty-one establishments within the city. *Including this establishment, there will be eighteen (18) on-sale beer and wine outlets establishments in the city.*
2. The property line of the subject site is at least three hundred feet from the closest property line of any school, public park, or public playground or church premises. *The subject property is not within three hundred feet of or adjacent to any sensitive land-uses.*



SPECIAL USE PERMIT APPLICATION:

The subject business (Made Burgers) meets the aforementioned provisions and therefore qualifies for a Special Use Permit authorizing the on-sale of beer and wine. Made Burgers is a dine in establishment that is primarily engaged in the sale and preparation of traditional American Food. Accordingly, the establishment has suitable kitchen facilities for preparing an assortment of foods and meals, therefore, meeting the definition of a restaurant pursuant to section 17.28.102 of the Lawndale Municipal Code. The restaurant is within the Hawthorne Boulevard Specific Plan area and is not directly adjacent to any sensitive land uses (parks, schools, churches or playgrounds). Currently, there are seventeen (17) existing on-sale beer and wine restaurants in operation within the City of Lawndale, and the Municipal Code allows the operation of twenty-one (21) restaurants with on-sale beer and wine licenses within the City. Including this proposal, that would be a total of eighteen (18) on-sale beer and wine restaurants in operation within the City of Lawndale.

CONCLUSION:

The approval of a special use permit for the Project meets the provisions of Code Section 17.28.104 (A) which requires the following criteria to be met:

- (1.) Approval of the application will not result in the number of on-sale beer and wine outlets exceeding twenty-one establishments within the city.
- (2.) The property line of the subject site is at least three hundred feet from the closest property line of any school, public park, or public playground or church premises or, within the Hawthorne Boulevard specific plan area, is not adjacent to the premises of a school, public park, public playground or church.

Currently, the City of Lawndale has seventeen (17) beer and wine restaurants in operation within the City of Lawndale, and the Lawndale Municipal Code allows a maximum of twenty-one (21) restaurants with on-sale beer and wine licenses. Accordingly, the approval of a Type 41 license in conjunction with an existing restaurant will not exceed the number of establishments allowed under the Municipal Code. The number of general alcohol license establishments that are currently in operation within the City, and the subject site is at least three hundred feet from any school, public park, public playground or church. Staff recommends approval of the special use permit because all of the requirements under Section 17.28.104 (A) of the Lawndale Municipal Code are met.

AGENCY REVIEW

City of Lawndale Municipal Services Department	No Response
L.A. County Sheriffs Department	No Response
L.A. County Department of Public Works Building & Safety Division	No Response
Centinela Valley Union High School District	No Response
Lawndale Elementary School District	No Response

PUBLIC REVIEW

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on June 13, 2025. Notices were mailed to property owners and tenants within 500 feet of the subject property. As of the writing of this staff report, no comments from the public have been received concerning the proposed ordinance.

LEGAL REVIEW

The City Attorney's office has reviewed the resolution and approved it as to form.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Conduct a public hearing;
2. Find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 of the CEQA Guidelines; and
3. Adopt Resolution No. 25-08 setting forth findings of fact relative to the submitted application.

Attachments

[Exhibit 1 - PC Resolution 25-08](#)

[Exhibit 2 - Vicinity Map](#)

[Exhibit 3 - Notice of Exemption](#)

[Exhibit 4 - ABC - List of On-Sale Beer and Wine](#)

[Exhibit 5 - Sensitive Land Uses](#)

[Exhibit 6 - Sensitive Land Uses Map](#)

[Exhibit 7 - Public Comment](#)

EXHIBIT 1
PC Resolution 25-08

RESOLUTION NO. 25-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, APPROVING SPECIAL USE PERMIT, CASE NO. 25-16, FOR ON-SALE BEER & WINE (TYPE 41 LICENSE) OF AN EXISTING RESTAURANT (MADE BURGERS) LOCATED AT 14916 HAWTHORNE BOULEVARD, WITHIN THE GENERAL COMMERCIAL ZONE AND FINDING OF EXEMPTION FROM CEQA

WHEREAS, per Article 11, section 3 of the California Constitution, the City of Lawndale (“City”) has the authority under its police power to enact regulations for the public, peace, morals and welfare of the City; and

WHEREAS, the City of Lawndale’s General Plan 2045 was approved by City Council on December 18, 2023, via Resolution No. CC-2312-048, which the General Plan outlines the City’s goals and policies for development; and

WHEREAS, the Hawthorne Boulevard Specific Plan (HBSP) was originally adopted in 1999 to support the implementation of the community’s vision for this special focus area of the City; and

WHEREAS, the location and site for the request of approval is located on a property that is zoned Neighborhood Commercial (NC) and located within the Hawthorne Boulevard Specific Plan Area; and

WHEREAS, an application was filed by Made Burgers (“Applicant”), located at 14916 Hawthorne Boulevard (“Property”), seeking approval of a special use permit for on-sale beer & wine (type 41 license)(“Case No. 25-16”); and

WHEREAS, pursuant to Lawndale Municipal Code (“LMC”) section 17.28.100, the approval of a special use permit (“SUP”) is required for all businesses where alcoholic beverages are sold or served for consumption on or off premises, including restaurants; and

WHEREAS, LMC section 17.28.104(A) authorizes the approval of a SUP for on-sale of beer and wine when the approval of an application (i) will not result in the number of on-sale beer and wine outlets exceeding twenty-one establishments within the City, (ii) the property line of the subject site is at least three hundred feet from the closest property line of any school, public park, or public playground or church premises or, within the Hawthorne Boulevard specific plan area, is not adjacent to the premises of a school, public park, public playground or church; and

WHEREAS, the SUP application satisfies the requirements of LMC section 17.28.104; and

WHEREAS, LMC section 17.28.014 (A) provides that one of the prerequisites for approval of a SUP by the Planning Commission is a finding that the granting of such SUP will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity; and

WHEREAS, the Planning Commission has determined that any public health, safety and welfare concerns (such as noise, trash and/or loitering) can be ameliorated by conditioning the business to meet health and safety standards such that the granting of this SUP will not be detrimental to the public health or welfare or injurious to surrounding property or improvements; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, Case No. 25-16 was properly noticed and set for public hearing before the Planning Commission on June 25, 2025; and

WHEREAS, on June 25, 2025, the Planning Commission meeting was continued because of lack of quorum and the public hearing item continued to the next regularly scheduled Planning Commission on July 9, 2025; and

WHEREAS, on July 8, 2025, the Planning Commission meeting was continued because of lack of quorum and the public hearing item continued to the next regularly scheduled Planning Commission on July 23, 2025; and

WHEREAS, the Planning Commission held a public hearing on July 23, 2025 for Case No. 25-16; 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 LAWNDAL, 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: The proposed activity is exempt from the California Environmental Quality Act (“CEQA”) Guidelines Pursuant to section 15301, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. Allowing the sale and

consumption of alcohol at an existing restaurant will not result in any effects on the environment and public welfare.

Section 3: The following findings of fact and determinations are adopted:

- A. The granting of a SUP will not result in the number of on-sale beer and wine outlets exceeding twenty-one establishments within the City. *Including this establishment, there will be eighteen (18) on-sale beer and wine outlets establishments in the City.*
- B. The property line of the subject site is at least three hundred feet from the closest property line of any school, public park, or public playground or church premises or, within the Hawthorne Boulevard Specific Plan area, is not adjacent to the premises of a school, public park, public playground or church. *The subject property is not within three hundred feet of or adjacent to any sensitive land-uses.*
- C. The granting of a SUP will not be detrimental to the public health or welfare nor will be 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 nor be injurious to other properties because the conditions of approval delineated in Section I of this Resolution, require the Applicant to control potential health and safety impacts related to litter, loitering or any other illegal activity.*
- D. The use applied for at the location indicated is properly one for which a SUP is authorized. *The Zoning Regulations and the Hawthorne Boulevard Specific Plan Area allow the establishment of a restaurant which serves beer and wine in the Neighborhood Commercial (NC) Zone, subject to the approval of a SUP. In addition, this will not result in more than the allowed beer and wine outlets within the City of Lawndale.*
- E. 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 SUP allowing on-site sale and consumption of alcohol at this establishment will not change the use of the establishment as a restaurant. The subject site is made up of multiple commercial and residential structures. The existing restaurant is not expanding or adding square footage to the existing building.*
- F. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. *The SUP allowing on-sale consumption of alcohol at this establishment will not change the use of the establishment as a restaurant. General Plan 2045 identifies Hawthorne Boulevard as a major arterial highway which serves as high-capacity inter-city thoroughfares and generally carries the majority of traffic traveling through the City, and provides regional travel and access to freeways. Hawthorne Boulevard is a main*

thoroughfare with a 195 foot right-of-way and is adequate in size to carry traffic generated by the use of the Property as a restaurant.

- G. The granting of such SUP is consistent with the City's General Plan 2045. *The proposed use is consistent with Policy ED-2.1 of the Economic Development Policies in the General Plan. The General Plan supports existing businesses to help retain and expand existing businesses within the City. Supporting existing local businesses so they can thrive, grow and adapt to changing economic conditions will help local businesses but also demonstrate to investors that the City is a desirable place to locate.*
- H. The Planning Commission hereby approves this SUP application, subject to the execution and/or fulfillment of the following conditions of approval:
1. 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.
 2. Violation of, or noncompliance with, any of the conditions of approval, or any section of the LMC, shall constitute grounds for revocation of this entitlement.
 3. Pursuant to LMC section 17.28.106(D), the following shall constitute grounds for revocation of this entitlement: (i) the issuance of notice of any violation or citation under state or federal law or the LMC; (ii) the revocation of the alcoholic license by the Department of Alcoholic Beverage Control; or (iii) any two disciplinary actions by the Department of Alcoholic Beverage Control in the form of a fine or suspension of the alcoholic license, during the term of the SUP.
 4. The Applicant shall post "No loitering" and "No smoking" signs at the entrance of the building unit, to the satisfaction of the Community Development Director, and shall enforce the prohibitions listed on each sign.
 5. Should loitering or criminal problems occur in connection with the operation of this business, the Community Development Director and/or the Sheriff's Department shall have the ability to require additional security provisions.
 6. No gambling or illegal gaming shall be conducted at the premises. Should any illegal gambling or gaming be discovered at the premises, the Planning Commission shall have the ability to revoke this entitlement.
 7. The adjoining private sidewalk and parking lot area (adjacent to the business) shall be cleaned on a daily basis.

8. A trash receptacle shall be provided outside of the business and be emptied every day.
9. Any graffiti found on the Property shall be removed within 24 hours of discovery to the satisfaction of the Community Development Director.
10. The Applicant shall comply with all California state laws and regulations pertaining to the sale and service of alcoholic beverages, including the laws prohibiting the sale of alcohol to persons under 21 years of age and obviously intoxicated persons.
11. The Applicant shall obtain all necessary approvals and licenses from the State of California, Department of Alcoholic Beverage Control before the Applicant may begin selling alcoholic beverages.
12. 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.
13. 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.
14. The Applicant shall maintain a valid business license as required by LMC Chapter 5.05.
15. To the extent not already covered by Section H of this Resolution, the Applicant shall comply with the standard conditions required by LMC section 17.28.105.
16. The Applicant shall not obstruct or block any emergency entrance/exit doors at all times.
17. The hours of operation for the restaurant use shall be from 8:00 am to 10:00 pm Monday through Thursday and 8:00 am to 11:00 pm on Friday through Sunday.
18. The Applicant shall defend, indemnify 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 SUP. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

PASSED, APPROVED AND ADOPTED THIS 23RD DAY OF JULY 2025.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-08** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **23rd day of July 2025** by the following roll call vote:

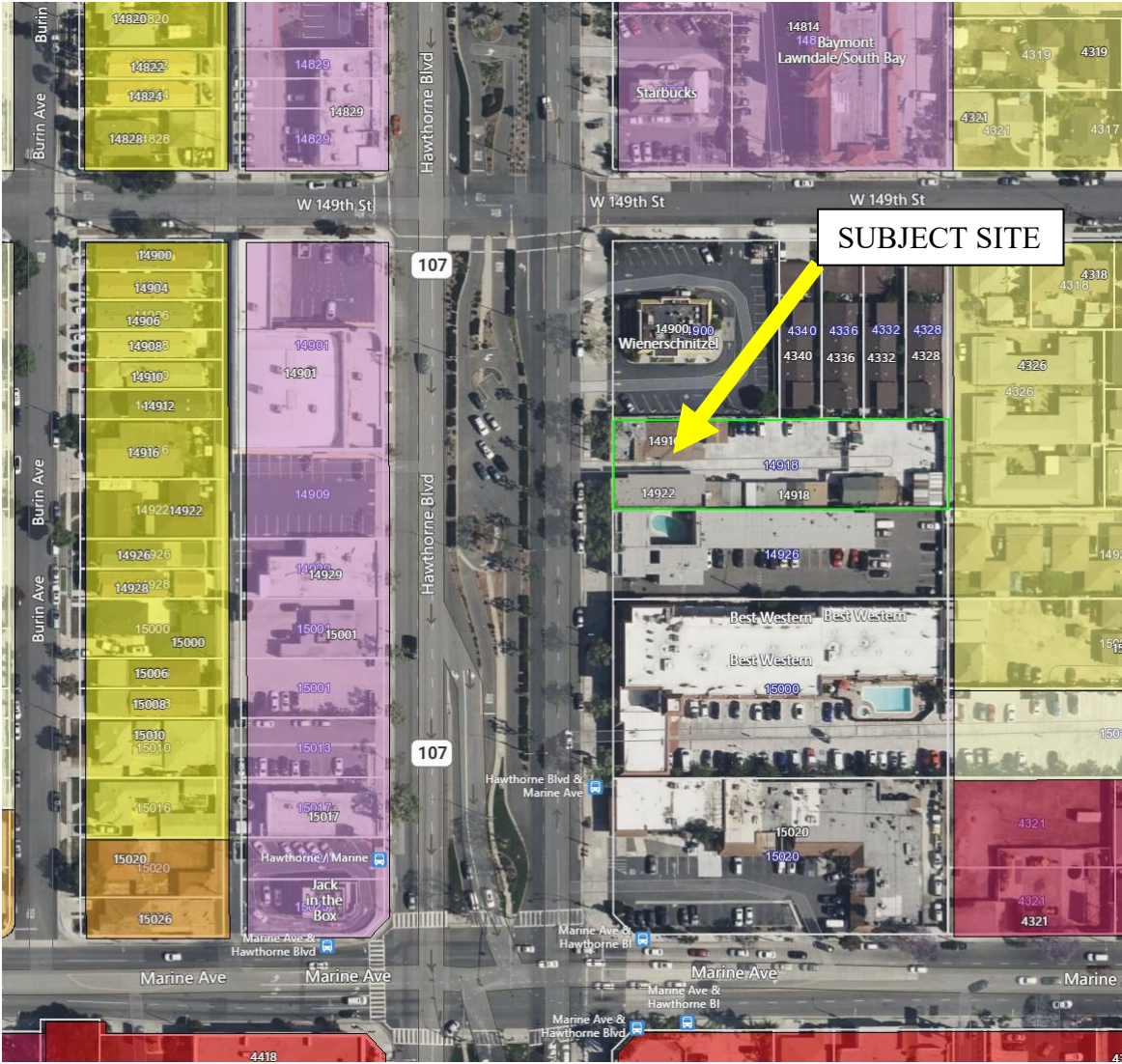
AYES:
NOES:
ABSENT:
ABSTAINED:

Peter Kann,
Community Development Director

EXHIBIT 2
Vicinity Map

VICINITY MAP

14916 Hawthorne Boulevard





Notice of Exemption

To: ☒ Los Angeles County Clerk's Office
Environmental Filing
12400 E. Imperial Highway, Room 1101
Norwalk, California 90650

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Case No. 25-16 Resolution 25-08

1. City of Lawndale Community Development Department
2. Project Location – Specific: 14916 Hawthorne Boulevard
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 25-16: Approval of a special use permit for the on-site sale/consumption of BEER and WINE (type 41 License) to an existing restaurant (made burgers)
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, Associate Planner
7. Exempt status: (Check one)
 - (a) ☐ Ministerial project.
 - (b) ☐ Not a project.
 - (c) ☐ Emergency Project.
 - (d) ☒ Categorical Exemption. State type and class number: 15301 – existing facilities/licensing.
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number: _____
 - (g) ☐ Other. Explanation: _____
8. Reason why project is exempt: Allowing the sale and consumption of alcohol at an existing restaurant will not result in any effects on the environment and public welfare.
9. Contact Person: Jose Hernandez, Associate Planner
Telephone: (310) 973-3206
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: _____

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Jose Hernandez, Associate Planner

Title

EXHIBIT 4
List of On-Sale Beer & Wine

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	
1	303290	ACTIVE	47	1/30/1995	12/31/2025	PRESIADO ENTERPRISES INC	16006 INGLEWOOD AVE,LAWNDALE, CA 90260Census Tract: 6040.01	LEOS MEXICAN FOOD	
2	340829	ACTIVE	41	5/15/1998	4/30/2026	GONI, CELFIO	15651 HAWTHORN BLVD, STE C, D, & E,LAWNDALE, CA 90260Census Tract: 6039.02	INCA GOURMET PERUVIAN BUFFET	
3	347812	ACTIVE	41	12/4/1998	2/28/2026	EL POLLO INKA INC	15400 HAWTHORNE BLVD, STE D,LAWNDALE, CA 90260Census Tract: 6038.02	EL POLLO INKA INC	
4	420916	ACTIVE	41	7/20/2005	6/30/2025	PARIMAL, SHANKAR	15112 INGLEWOOD AVE,LAWNDALE, CA 90260Census Tract: 6039.02	AL NOOR PAKISTANI CUISINE	
5	546068	ACTIVE	40	12/12/2014	3/31/2026	BROOKLYN BAR LLC	16618 HAWTHORNE BLVD,LAWNDALE, CA 90260-3241Census Tract: 6041.02	BROOKLYN BAR	
6	549524	ACTIVE	41	11/10/2014	10/31/2025	NEW SAIGON DISH CORP	15725 HAWTHORNE BLVD, STE 108-109,LAWNDALE, CA 90260Census Tract: 6039.02	SAIGON DISH	
7	554764	ACTIVE	41	4/22/2015	3/31/2026	CORNER JOINT LLC	14319 HAWTHORNE BLVD,LAWNDALE, CA 90260Census Tract: 6039.01	CORNER JOINT LLC	
8	583519	ACTIVE	42	1/3/2018	12/31/2025	ACOSTA, BOBBI ANN	16805 PRAIRIE AVE,LAWNDALE, CA 90260-3009Census Tract: 6041.02	LAWNDALE BREWHOUSE	
9	595658	ACTIVE	48	10/19/2018	9/30/2025	PRAIRIE HOSPITALITY GROUP INC.	16829 PRAIRIE AVE,LAWNDALE, CA 90260-3009Census Tract: 6041.02	SLY FOX IRISH PUB THE	
10	597169	ACTIVE	41	10/15/2018	9/30/2025	BOSSA NOVA INC	4460 ROSECRANS AVE ,LAWNDALE, CA 90260-6934Census Tract: 6039.01	BOSSA NOVA RESTAURANT & DELI MARKET	
11	605906	ACTIVE	41	6/28/2019	5/31/2026	PANAMENO, OSCAR ISAIAS	15214 HAWTHORNE BLVD,LAWNDALE, CA 90260Census Tract: 6038.02	PADRINO'S DRAFT HOUSE & GRILL	
12	645110	ACTIVE	47	2/14/2023	1/31/2026	AMERICAN GOLF CORPORATION	16400 PRAIRIE AVE,LAWNDALE, CA 90260Census Tract: 6037.02	ALONDRA GOLF COURSE	1900
13	645687	ACTIVE	41	5/11/2023	4/30/2026	OCHOA CONTRERAS, HENRY ERICK	17013 HAWTHORNE BLVD,LAWNDALE, CA 90260-3302Census Tract: 6040.02	SOUTH BAY NUMERO UNO PIZZA	
14	646467	ACTIVE	41	7/14/2023	6/30/2025	EL TARASCO MEXICAN FOOD LLC	4809 MARINE AVE,LAWNDALE, CA 90260Census Tract: 6039.00		
15	654887	ACTIVE	41	1/12/2024	12/31/2025	LOS COMPADREZ INC	15020 HAWTHORNE BLVD, STE D,LAWNDALE, CA 90260-1543Census Tract: 6038.01	MARISCO SPOT, THE	
16	658763	ACTIVE	47	8/21/2024	7/31/2025	KING OF WINGS LLC	14406 HAWTHORNE BLVD,LAWNDALE, CA 90260-1517Census Tract: 6038.01	KING OF WINGS	
17	666643	ACTIVE	41	4/4/2025	3/31/2026	AROSSEL FOODS LLC	15651 HAWTHORNE BLVD, STE G & H,LAWNDALE, CA 90260-2673Census Tract: 6039.02	SOUTHERN SPICE INDIAN RESTAURANT	

EXHIBIT 5
List of Sensitive Land Uses

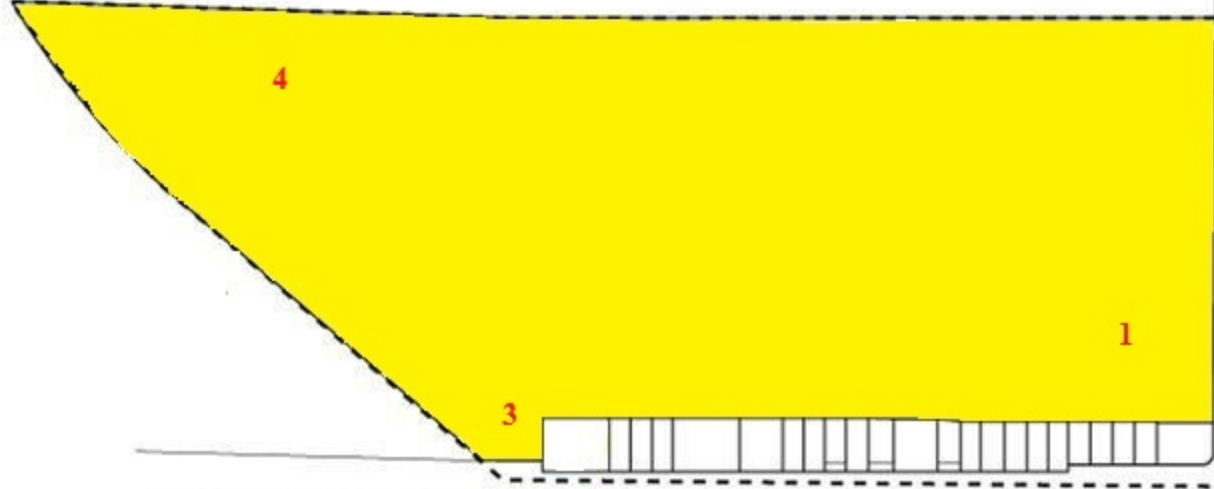
Sensitive Land Uses

	CHURCH	ADDRESS
1	CENTINELA BAPTIST CHURCH	4730 W. 152nd Street
2	CENTRO CRISTIANO DIOS ES AMOR	4408 W. 147th Street
3	RRESTORATION LIFE CHURCH	4234 W. 147th Street
4	CHURCH OF JESUS CHRIST OF LATTER-DAY	14801 Osage Avenue
5	LAWNDALE FOURSQUARE CHURCH	4560 W. 154th Street
6	THE WAY TO GOD CHURCH	4221 Marine Ave
7	JOY FELLOWSHIP	15233 So. Grevillea Avenue
8	JEHOVAH'S WITNESSES	4610 Marine Avenue
9	CHRISTIAN HERITAGE CENTER	16421 Hawthorne Blvd.
10	UNITED PENTECOSTAL CHURCH	15424 S. Freeman Avenue
11	THE WESLEYAN CHURCH	4455 W. 168th Street
12	APOSTOLIC CHRISTIAN CHURCH OF NAZERETH	15208 Mansel Avenue
13	DESTINED LA	14714 Burin
14	COVENANT WITH JESUS CHRIST	14623 Hawthorne Blvd
15	CRISTO PARA LAS NACIONES LAWNDALE	4309 Marine Ave

SCHOOLS	ADDRESS
Lawndale High School	14901 Inglewood Avenue
Leuzinger High School	4118 W. Rosecrans Avenue
Lloyde Continuation High School	4951 Marine Avenue
CVU Adult School	4953 Marine Avenue
Environmental Charter High school	16315 Grevillea Avenue
Lucille J. Smith Elementary School	4521 W.147th Street
William Anderson Elementary	4130 W. 154th Street
William Green Elementary	4520 W. 168th Street
Billy Mitchell Elementary	14429 Condon Avenue
Jane Addams Middle School	4535 W. 153rd Place
Will Rogers Middle School	4110 W. 154th Street

PARK	ADDRESS
Jane Adams Park	15114 Firmona Avenue
Rogers Anderson Park	4161 Manhattan Beach Blvd
Hopper Park	4415 163rd Street
Hogan Tot Lot	4045 W. 167th Street
William Green Park	4558 w. 168th Street
Larch Avenue Park	14725 Larch Avenue

EXHIBIT 6
Map Sensitive Land Uses



Parks

1	Jane Adams Park	15114 Firmona Avenue
2	Rogers Anderson Park	4161 Manhattan Beach Blvd
3	Hopper Park	4415 163rd Street
4	Hogan Tot Lot	4045 W. 167th Street
5	William Green Park	4558 w. 168th Street
6	Larch Avenue Park	14725 Larch Avenue

Churches

1	CENTINELA BAPTIST CHURCH	4730 W. 152nd Street
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Schools

1	Lawndale High School	14901 Inglewood Avenue
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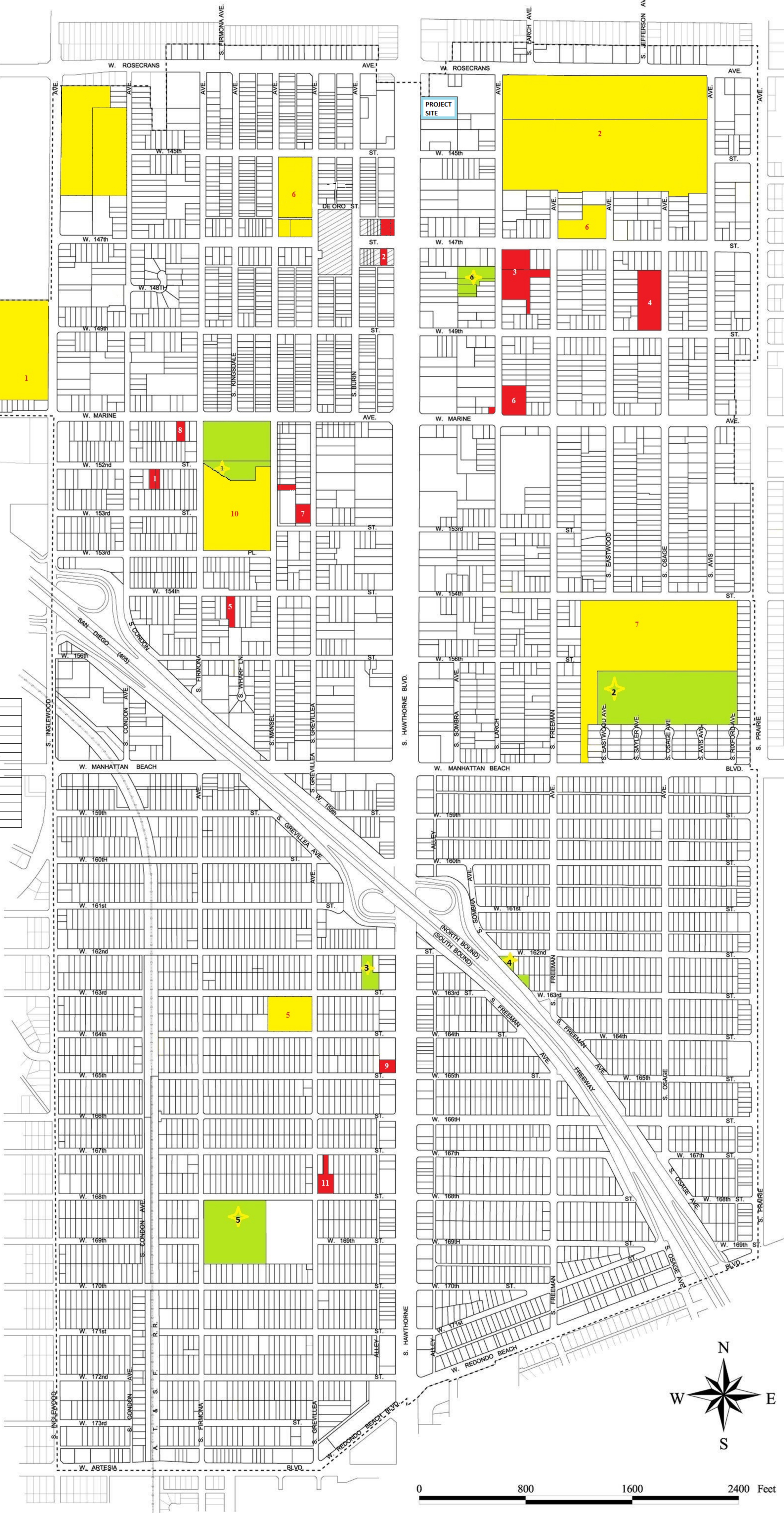


EXHIBIT 7
Public Comment

From: [Jose Hernandez](#)
To: [Peter Kann](#)
Cc: [Adrian Gutierrez](#)
Subject: Fw: Made Burger hearing
Date: Thursday, June 26, 2025 8:23:33 AM
Attachments: [Outlook-A picture .png](#)

I received public comment via email.

FYI.



Jose Hernandez

Associate Planner | Community Development Department
City of Lawndale | www.lawndale.ca.gov
14717 Burin Avenue, Lawndale, CA 90260
Phone: (310) 973-3206 | **Fax:** (310) 371-8877
E-mail: jhernandez@lawndale.ca.gov
Hours: Monday – Thursday: 7:00 am to 6:00 pm

From: [REDACTED]
Sent: Wednesday, June 25, 2025 3:45 PM
To: Jose Hernandez <JHernandez@lawndale.ca.gov>
Subject: Made Burger hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Made Burger has been a very difficult neighboring business to deal with. First, there is little to no parking for his business. Gene the owner said, his landlord said he could rent parking spots from us when I asked him for his landlord's number he gave me a bogus

number. We offered him spaces, but he said they were too much. And we offered him less spaces. Still too much. When I politely asked his customers if they were parked on our lot he actually told me not to come into his restaurant. He did not want me telling his patrons not to park on our lot. We put up parking signs and they were all torn down one day. We put up a sign that says “no made burger parking. “They took that down. He parks his truck on the sidewalk, which I believe is illegal to deliver the product to his store. We have had vandalism, been cussed out by his patrons even while asking very kindly to please respectful and not park on our lot.

Just today, we witnessed him driving again on the sidewalk to make his deliveries. It doesn't seem possible that

the city of Lawndale has even approved any of this without the Parking and the ability to make the deliveries without parking on the sidewalk. I can't imagine what adding a little alcohol will do. Please we ask do not approve the license until we can resolve his customer abuse.

Sent from my iPhone





CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: July 23, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Peter Kann, Community Development Director

SUBJECT: **Update on 15314 Grevillea Avenue Project**

RECOMMENDATION

Recommendation: that the Planning Commission receive and file this report.