



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, April 9, 2025, 6:30 PM
Council Chambers
14717 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 - March 26, 2025
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. 25-10: A Request for the Approval of a Design Review Application to Construct Three 2-Story Single-Family Residences for the Property Located at 14806 Eastwood Avenue
— Recommendation: that the Planning Commission: 1.) Conduct a public hearing for Case No. 25-10; 2.) adopt Resolution 25-03, setting forth findings of fact relative to the submitted application which approves the Design Review application; and 3.) find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 of the CEQA Guidelines.

2. Case No. 25-08: An Ordinance Amending the Zoning Map to Establish Housing Opportunity Overlay Zones for Various Properties Within the City and Hawthorne Boulevard Specific Plan and Title 17 of the Lawndale Municipal Code to Establish Chapter 17.54 Housing Opportunity Overlay Zones

— Recommendation: that the Planning Commission: 1.) Conduct a public hearing for Case No. 25-08, discuss the item and receive public comment, if any, on the matter; 2.) adopt Resolution 25-04, recommending that the City Council adopt the draft ordinance; and 3.) recommend that the City Council find and determine that the draft ordinance is exempt from the California Environmental Quality Act "CEQA" pursuant to Section 15183 of the CEQA Guidelines.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, April 23, 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: April 3, 2025