



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
FEBRUARY 12, 2025**

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:34 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: 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

Chairperson Price led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – January 22, 2025

A motion was carried by Vice Chairperson Martinez and seconded by Commissioner Smith to approve the minutes. The motion passed 4-0 with Commissioner Sitka absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

None

G. REGULAR AGENDA ITEMS

1. Case No. 24-22: Hawthorne Boulevard Specific Plan Update Study Session

Director Kann introduced the item. Associate Planner Hernandez presented the item with the audience and the commission, providing comments and questions throughout the presentation.

Associate Planner Hernandez responded to Chairperson Price's question about the meaning of 'SUP,' explaining that it stands for 'Special Use Permit'.

Resident Andrew Blackney asked whether any zones allow mixed-use development in the Hawthorne Boulevard Specific Plan ('Specific Plan') area. Director Kann responded by explaining the residential density, parking requirements, and other development standards within the Specific Plan area for mixed-use development. Mr. Blackney also brought up the impact of parking requirements for developments. Director Kann provided more information on parking requirements.

Resident James C. Lewis spoke about the undergrounding of utilities, as well as the many benefits of mixed-use development and vertical farming.

Associate Planner Hernandez spoke about site designs for mixed-use developments, the zones in the Specific Plan area, and development standards.

Chairperson Price asked whether mixed-use developments would necessitate time limits on street parking in the Specific Plan area to prevent long-term vehicle storage and ensure parking spaces remain available

Andrew Blackney asked if the city could offset some standard parking with bicycle parking due to the lack of bicycle parking in the city. He also encouraged bicycle parking for new developments.

Associate Planner Hernandez talked about the city's infrastructure. In addition, he spoke about the requirement to include green and open recreational spaces in new private development projects to provide residents with gathering places.

Vice Chairperson Martinez agreed with Mr. Lewis's comments and asked staff whether they knew how parking requirements were handled for a mixed-use Costco project in the Los Angeles area.

Vice Chairperson Martinez followed up and asked whether multi-story parking structures could be built throughout the city. Director Kann pointed out that most lots in the city are too small to accommodate them.

Associate Planner Hernandez discussed how the new Overlay Zones would increase residential density within the Specific Plan area and explained that the updates would ensure the city remains compliant with current state regulations and with the recently adopted Housing Element.

Liam Walsh, a Redondo Beach resident, advocated for the implementation of bicycle lanes in the Specific Plan area, emphasizing how they would improve safety for cyclists and reduce vehicle miles traveled. He also discussed the city's progress in implementing the South Bay Bicycle Master Plan since 2011. Lastly, he stated that he would like bicycle lanes to be incorporated into the city's overall goals.

Director Kann stated that he would discuss the General Plan 2045 document with the commission during the next regular meeting.

Vice Chairperson Martinez stated that he would like to see bicycle lanes and illuminated crosswalks throughout the city. The rest of the commission agreed with his suggestion and

discussed pedestrian and bicyclist safety. Chairperson Price added that she would like the city to become more walkable.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann discussed the purpose of the study session and emphasized that it was intended to inform the commission about the topics they would be voting on during the next regular meeting, specifically those related to the Specific Plan update. He also highlighted other regulatory activities and projects typically overseen by the Planning Commission

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 7:58 p.m. to the next regularly scheduled meeting to be held on Wednesday, February 26, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Ni Kal S. Price, Chairperson

ATTEST:

Peter Kann, Community Development Director