



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
APRIL 9, 2025**

A. CALL TO ORDER

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

Vice Chairperson Sitka led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – March 26, 2025

A motion was carried by Vice Chairperson Sitka and seconded by Commissioner Martinez to approve the minutes with a correction to Commissioner Martinez's last name in the minutes. The motion passed 4-0 with Commissioner Price abstaining.

E. PUBLIC COMMENTS

None

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

Director Kann introduced the item. Associate Planner Martinez presented the item.

Commissioner Lin asked for clarification on the blue overlays in the plans. Director Kann responded that the blue overlays represent the individual units. The accessory dwelling unit is not a part of the overlay since it is something that the Commission is not able to review. Director Kann emphasized that the property is 10,000 square feet in size, which allows up to three units in the R-2 zone (the first 5,000 square feet allows two units, every additional 3,000 square feet allows one additional unit).

Commissioner Lin also inquired about the type of recent residential developments that have been built in the neighborhood and whether they are single-story or two-story. Director Kann responded that regardless of the neighborhood, the R-2 zone allows buildings up to three-stories, with a maximum height of thirty-five feet. The proposed project is two stories at twenty-five feet. However, there are two-story units throughout the R-2 zone.

Chairperson Urrutia opened the public hearing at 6:44 p.m.

Resident Lowell Burris stated that he would not mind if the property was constructed with two homes, but building a third home would add to the already excessive amount of parking issues on the block. Mr. Burris spoke further about the parking issues on his block and how it affects the quality of life for the neighborhood.

Mr. Castro expressed concerns over the potential construction noise and how recent construction work on the property was done outside of the permitted construction hours at night. He also expressed concerns over parking in the neighborhood getting worse with new units being built.

Director Kann added that staff did receive two written comments opposing the project.

Chairperson Urrutia closed the public hearing at 6:49 p.m.

Commissioner Price asked for clarification as to what specific parts of the project are reviewed by the Commission. Director Kann responded to her inquiry and spoke about the residential parking requirements. Commissioner Price also suggested that a condition be added to have the garage be used exclusively for vehicle parking. The Commission expressed concern about the garages being converted without the City's knowledge and asked what mechanisms are in place for residents to report on such activities if they were to happen.

Commissioner Martinez expressed the same concerns the speakers have about the parking situation in their neighborhoods, but he emphasized that the State is pushing for these kinds of projects to be built and that the City's hands are tied. Commissioner Martinez also stated that removing the excessive number of cars out on the street would help alleviate the parking situation. Lastly, Commissioner Martinez asked staff how they could put a stop to the work being done after hours.

The Commission returned to the topic of how residents could report construction outside of the permitted hours and any unpermitted conversion of the garages. Director Kann stated that residents could call the Municipal Services or Community Development Departments about these issues. Director Kann suggested that the Commission also add a condition that prohibits construction outside of the hours listed in the Lawndale Municipal Code. He added that violating these conditions could lead to the revocation of the approval.

Commissioner Lin asked how the Commission could vote to include the two proposed conditions. Director Kann said that the Commission could vote on the item and include the two conditions in the motion.

A motion was carried by Commissioner Price and seconded by Vice Chairperson Sitka to adopt Resolution 25-03, setting forth findings of fact relative to the submitted application

which approves the Design Review application, with the added conditions that 1) the garages be used only for vehicle parking, and 2) construction can only occur during the permitted hours listed in the Municipal Code, and find and determine that the proposed project is exempt from the California Environmental Quality Act “CEQA” pursuant to Section 15303 of the CEQA Guidelines. The motion passed 4-0 with Commissioner Lin voting no.

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

Director Kann introduced the item. Associate Planner Hernandez presented the item.

Chairperson Urrutia commented on how this item should have been presented first to give the residents better context on how the State’s rules and regulations impact development within the City.

Chairperson Urrutia opened the public hearing at 7:11 p.m.

Director Kann informed the commission that he did not receive any emails or phone calls regarding this project.

Chairperson Urrutia inquired about a specific site on Hawthorne Boulevard and how the new development standards in the Housing Opportunity Overlay zones would impact the maximum height of a development. Staff responded that the maximum height limitation in the proposed overlay zones could be anywhere between thirty to sixty feet depending on the area.

Chairperson Urrutia closed the public hearing at 7:13 p.m.

A motion was carried by Commissioner Martinez and seconded by Vice Chairperson Sitka to adopt Resolution 25-04, recommending that the City Council adopt the draft ordinance, and 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. The motion passed 5-0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann spoke about the recent Urgency Ordinance that was presented to the City Council. The purpose of the Urgency Ordinance is to ensure that the city continues to meet the 6th Regional Housing Needs Assessment “RHNA” cycle update requirements for a substantially compliant housing element. He also spoke about the consequences and penalties of noncompliance.

I. ITEMS FROM THE COMMISSION

Chairperson Urrutia requested to see the letter the City received from the California Department of Housing and Community Development (“HCD”).

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 7:16 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 23, 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