



**CITY OF LAWNDALE**  
AGENDA OF THE LAWNDALE  
PLANNING COMMISSION  
REGULAR MEETING

Wednesday, February 12, 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](mailto: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 - January 22, 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

None

G. REGULAR AGENDA

1. Case No. 24-22: Hawthorne Boulevard Specific Plan Update Study Session  
— Recommendation: that the Planning Commission: 1.) receive and file the report; and 2.) discuss the Hawthorne Boulevard Specific Plan under a study session.

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, February 26, 2025, in the City of Lawndale 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 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: February 6, 2025*



## CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: February 12, 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 - January 22, 2025**

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### RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

### Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting – 1/22/2025](#)

**ATTACHMENT A**

Minutes of the Lawndale Planning Commission Regular Meeting – 1/22/2025





**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
JANUARY 22, 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 Madonna Sitka, Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

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

**C. PLEDGE OF ALLEGIANCE**

Vice Chairperson Martinez led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – October 23, 2024**

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

**2. Minutes of the Lawndale Planning Commission Regular Meeting – January 8, 2025**

A motion was carried by Commissioner Sitka and seconded by Chairperson Price to approve the minutes. The motion passed 3-0 with Commissioner Smith and Vice Chairperson Martinez abstaining.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 24-26: A Request for Approval of a Design Review Application to Construct Two 2-Story Single-Family Residences for the Property Located at 4030 W. 159th Street**

Associate Planner Hernandez presented the item. He mentioned that he received a phone call in relation to this project and general information about similar types of developments.

Chairperson Price asked for clarification on the location of the required parking spaces for the rear unit. Associate Planner Hernandez responded to her inquiry.

Commissioner Sitka asked if vehicle access to the property was going to be through the street or the alley. Associate Planner Hernandez responded that the garage access for the front unit will be on 159<sup>th</sup> Street, while the garage access for the rear unit will be through the alley.

Vice Chairperson Martinez requested clarification on the number of proposed units. Associate Planner Hernandez clarified that the Commission is only reviewing the approval of two brand new units. Staff will review the proposed accessory dwelling unit separately at an administrative level.

Vice Chairperson Martinez also inquired whether the code mandates that guest parking spaces be covered or open. Associate Planner Hernandez responded that the municipal code does not specify.

Chairperson Price opened the public hearing at 6:49 p.m.

The applicant, Russ Barto, thanked the commission for their consideration in reviewing the project and thanked Associate Planner Hernandez for his hard work with the handling and preparation of the project.

The property owner, Sam Sidhu, thanked the commission for their time and consideration in reviewing the project.

Chairperson Price closed the public hearing at 6:51 p.m.

**A motion was made by Vice Chairperson Martinez and seconded by Commissioner Urrutia to approve Case No. 24-26 and Resolution Number 24-14, and that the project is categorically exempt under sections 15303(b) and 15332 of the CEQA Guidelines. The motion passed 5-0.**

**G. REGULAR AGENDA ITEMS**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Community Development Director Kann formally introduced himself as the new Community Development Director.

Community Development Director Kann reminded the Commission about reapplying for their roles as commissioners.

Lastly, Community Development Director Kann provided information on CEQA exemption regulations and its processes.

**I. ITEMS FROM THE COMMISSION**

Chairperson Price requested an update on a fence for a specific property.

Vice Chairperson Martinez congratulated Community Development Director Kann on his new position.

Commissioner Sitka explained that the cancellation of the previous Neighborhood Watch meeting was due to the wildfires. She mentioned that the next meeting will be on February 19, 2025.

**J. ADJOURNMENT**

Chairperson Price adjourned the meeting at 6:57 p.m. to the next regularly scheduled meeting to be held on Wednesday, February 12, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

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Ni Kal S. Price, Chairperson

ATTEST:

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Peter Kann, Community Development Director



## CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

DATE: February 12, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

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

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### PROJECT DESCRIPTION

Case No. 24-22 is scheduled for a public hearing during the regular Planning Commission meeting scheduled for February 26, 2025. The public hearing will ask for the Planning Commission's consideration and recommendation to the City Council regarding the following actions:

- Amendment to the Hawthorne Boulevard Specific Plan (HBSP);
- Amendment to the numerous sections of Title 17 of the Lawndale Municipal Code;
- Zoning Map Amendment of properties located within the Housing Opportunity Overlay Zones within areas of the City and the HBSP; and
- A California Environmental Quality Act (CEQA) determination that the proposed amendments are exempt from CEQA under section 15183—Project Consistent with a Community Plan, General Plan, or Zoning. The proposed project is consistent with the land use designations and development intensities and densities assigned by the City's General Plan. Cumulative impacts associated with implementation of the project, as proposed, were fully addressed in the General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2022120088). Since the proposed project is consistent with the land use designations and development intensities and densities identified in the General Plan and analyzed in the General Plan FEIR, implementation of the proposed project would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR.

The purpose of the study session is to allow staff to provide a comprehensive summary to the Commission about the proposed amendments and the CEQA determination. This study session was advertised with a flyer which was posted on social media, the City's website, and the General Plan and HBSP Update website.

The tentative agenda will be:

- Background of the General Plan and HBSP
- Specific Plan Contents
- Highlights of permitted uses and development standards
- Discussion of the amendments to the Zoning Ordinance
- Discussion of the Housing Overlay Zones
- Discussion of CEQA 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
- Questions, comments, and discussion

The following documents are attached to the Planning Commission's packets that will be discussed.

- Draft Hawthorne Boulevard Specific Plan
- Draft Amendments to the Zoning Ordinance displayed in redline changes
- Draft Zoning Map Amendment

- Environmental Analysis for CEQA Section 15813

## RECOMMENDATION

It is recommended that the Planning Commission:

1. Receive and file the report; and
2. Discuss the Hawthorne Boulevard Specific Plan under a study session.

## **Attachments**

[Attachment A - Draft Hawthorne Boulevard Specific Plan.pdf](#)

[Attachment B - Draft Amendments to the Zoning Ordinance Displayed in Redline Changes.pdf](#)

[Attachment C - Draft Zoning Map Amendment.pdf](#)

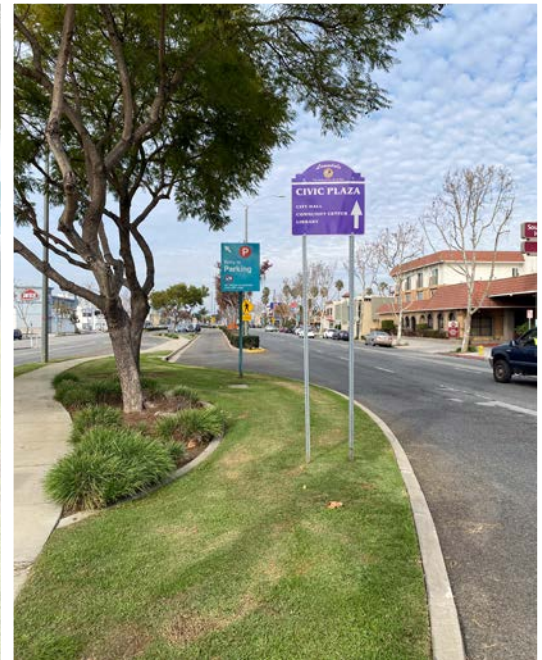
[Attachment D - Environmental Analysis for CEQA Section 15813.pdf](#)

**ATTACHMENT A**  
**Draft Hawthorne Boulevard Specific Plan**



# HBSP

## Hawthorne Boulevard Specific Plan



City of Lawndale | 2024



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# HBSP

## **Hawthorne Boulevard Specific Plan**

**Prepared For:**  
City of Lawndale  
Community Development Department  
14717 Burin Avenue  
Lawndale, CA 90260  
P: (310) 973-3230  
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**In Association With:**  
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Duke Cultural Resources Management  
Economic & Planning Systems  
West Yost Associates  
MD Acoustics

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# Introduction

01

**This comprehensive update to the Specific Plan aims to support implementation of the community's vision for this special focus area of the City.**





## 1.1 Overview

The Hawthorne Boulevard Specific Plan, referred to as “HBSP” or “the Specific Plan,” oversees the development of the Hawthorne Boulevard corridor and the north sides of Artesia Boulevard and Redondo Beach Boulevard in the City of Lawndale (City). Hawthorne Boulevard serves as the City’s primary transportation route, corridor of economic activity, and the figurative backbone of the community. Hawthorne Boulevard is oriented in a north-south direction, connecting the City of Lawndale with the cities of Hawthorne in the north and Torrance and Redondo Beach in the south. The Hawthorne Boulevard Specific Plan was originally adopted in 1999. This comprehensive update to the Specific Plan aims to ensure that this planning document continues to support implementation of the community’s vision for this special focus area of the City. The HBSP includes implementation of the City’s General Plan through continued focus on commercial revitalization and economic growth in the Specific Plan Study Area.

The primary objective of the HBSP is to provide the long-term policy direction to rejuvenate and reshape Hawthorne Boulevard into a bustling center of economic vitality and social vibrancy. This transformative vision for Hawthorne Boulevard is not only about enhancing its physical appearance; it’s about reimagining the corridor as a dynamic community

Hawthorne Boulevard  
*Landscaped medians along  
Hawthorne Boulevard.*



hub, where residents and visitors can eat, live, work and play.

Part of the driving vision of the HBSP is the understanding that improvements to the built environment will support economic development and therefore bring a myriad of benefits to the community. By promoting streetscape improvements, the HBSP hopes to attract a diverse mix of new residential and mixed-use development, businesses, foster entrepreneurship, and create job opportunities, thereby stimulating the local economy. Efforts will be directed towards developing quality housing, retail spaces, office complexes, and entertainment venues that elevate the corridor and bring long-term benefits.

Central to the revitalization of the corridor is the expanded opportunity for the development addition of residential land uses in the HBSP area. This includes options for stand-alone residential developments as well as the introduction of mixed-use development featuring residential and commercial components. Having a population living along Hawthorne Boulevard is crucial to the success of its many shops, restaurants and businesses and the future of the corridor. Improvements to the Boulevard will encourage development and help make Hawthorne Boulevard a more desirable place to live.

For better livability, the HBSP emphasizes the creation of inclusive, welcoming spaces that encourage community interaction, cultural expression, and access to parks and green space. It imagines easier access to a range of recreational and cultural facilities, including parks, the community center and library, and public art installations, that serve as focal points for community life. Educational and health facilities are also key components, ensuring that residents have access to essential services within their neighborhood.



The Specific Plan also aims to incorporate high-quality amenities and creativity into the design of Hawthorne Boulevard's center medians in order to provide access to additional local green space and elevate the look and feel of Lawndale's main corridor.

Multimodal connectivity is another cornerstone of the HBSP. The HBSP recognizes the importance of Hawthorne Boulevard as a critical transportation corridor in Lawndale. The HBSP includes strategies to improve transportation infrastructure, enhance connectivity and accessibility while supporting alternative modes of transport like cycling and walking.



## 1.2 History

Lawndale, a city located in Los Angeles County, has a rich history that spans centuries. The area was originally inhabited by Indians known as the Gabrielino/Tongva, but the history of modern-day Lawndale can be traced back to the Rancho Era. In the 1820s, the area was part of a land grant called Rancho Sausal-Redondo. This expansive grant encompassed what is now known as the South Bayshore region, including the area that would eventually become Lawndale.

In the early 1900s the south bay area was known for its agriculture. However, as the population grew in the neighboring cities of Los Angeles and Hawthorne, Lawndale began to change. By the 1940s, the City was becoming suburban, with a growing number of families moving into the area. The 1950s were a pivotal decade for Lawndale, with a number of significant events including the construction of the Lawndale Civic Center, flood control and street improvements, and a local fire station and library.

But perhaps the most noteworthy event of the 1950s for Lawndale was its incorporation. The incorporation of Lawndale marked the end of a year and a half struggle with neighboring communities as to acquisition of the businesses along Hawthorne Boulevard, or the need to round out their boundaries. There were some who felt that incorporation was fiscally unsound and even petitioned the State government to intervene. However, despite this and other challenges, the residents of Lawndale voted three to one to form the City of Lawndale as a general law city following the Lakewood Plan.

The Lakewood Plan provided for contracting essential services through established county agencies. Lawndale continues to utilize Los Angeles County fire, sheriff, and library services for the community. Although there have been some attempts over the years to annex the City



by neighboring communities eager to increase their tax base, Lawndale has maintained its independence. Moreover, the City has never altered the charter promise of 1959 that there would be no city taxes, a testament to its continuing process of responsible financial policy.

The history of Lawndale is closely tied to Hawthorne Boulevard. The incorporation of the City marked the end of a struggle over the businesses along the Boulevard, and it remains a key artery through the City today. Hawthorne Boulevard has also been the site of many important landmarks in Lawndale's growth and development, such as the Lawndale Civic Center. Over the years, the Boulevard has seen changes, but it remains a vital part of the City's infrastructure and history.

## 1.3 Specific Plan Purpose and Requirements

### 1.3.1 What is a Specific Plan?

A Specific Plan serves as a regulatory tool that guides development within a designated area of a community, complementing and implementing the broader objectives of a city's General Plan. It allows for focused attention on the unique characteristics of a specific area, tailoring land use, zoning, and development standards to achieve targeted goals. In the context of Hawthorne Boulevard, the HBSP will be instrumental in directing the future growth and transformation of the Study Area.

### 1.3.2 Purpose and Intent

The purpose of the HBSP is to provide a clear and comprehensive framework for the development and enhancement of the area. It is designed to guide City officials, developers, stakeholders, and the community in understanding and implementing the vision for Hawthorne Boulevard. This includes setting forth development standards, design guidelines, and strategic objectives aligned with the broader goals of Lawndale's General Plan.

### 1.3.3 Authority to Prepare

The preparation and implementation of the HBSP are authorized under Section 65451 of the Government Code. This legal framework ensures that the Specific Plan is developed in compliance with State regulations and local governance policies, ensuring a coordinated and legally sound approach to urban planning.

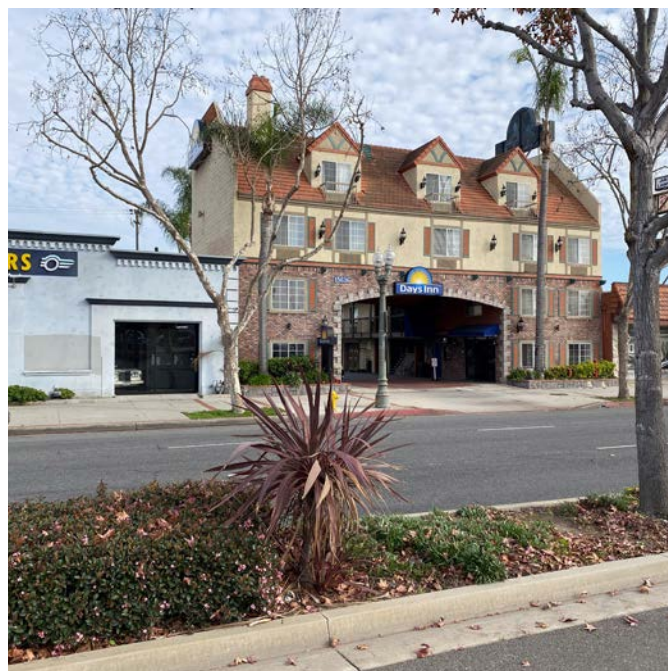
## 1.4 Relationship to Other Relevant Plans and Programs

### 1.4.1 General Plan Consistency

The HBSP is designed to be consistent with the objectives and guidelines of the Lawndale General Plan. It respects the overarching vision for the City while focusing on the specific needs and opportunities presented by Hawthorne Boulevard. The Specific Plan aligns with the city-wide goals for economic development, community well-being, environmental sustainability, and urban design.

## 1.5 Background and Process

The development of the HBSP involved extensive research, community engagement, and collaboration with various stakeholders. The process included analyzing the current state of Hawthorne Boulevard, understanding the community's needs and aspirations, and identifying opportunities for growth and enhancement. Public workshops, surveys, and consultations with experts were integral to shaping a Specific Plan that truly reflects the community's vision for Hawthorne Boulevard.



## 1.6 Regional and Local Context

The key thoroughfare for the City of Lawndale is Hawthorne Boulevard. The Boulevard is oriented in a north-south direction that bisects the City into two halves, east and west. Hawthorne Boulevard connects Lawndale with the City of Hawthorne in the north and the City of Torrance in the south. The 405 Interstate Freeway (I-405) divides Hawthorne Boulevard into north and south halves.

In 1999, the City adopted the original HBSP to help guide the existing and future development along the Hawthorne Boulevard, and extends its influence beyond the Boulevard itself, including the north side of Artesia Boulevard and Redondo Beach Boulevard. There have been many amendments to the HBSP since its adoption. The HBSP was developed with the overriding purpose of making Hawthorne Boulevard a flourishing economic district of the City and to provide a clear vision for future development within the Hawthorne Boulevard corridor over a 10 to 15-year period. The HBSP plays an important role for the City's development, placing emphasis on the revitalization of businesses and maintaining economic growth along Hawthorne Boulevard and other vital commercial thoroughfares in the City. The HBSP is focused on addressing the unique conditions that are prevalent along Hawthorne Boulevard, ensuring a tailored planning approach to sustainable development.

## 1.7 Study Area

The HBSP study area consists of approximately 103.3 acres, excluding the public right-of-way. The HBSP study area runs approximately two miles along Hawthorne Boulevard between Artesian Boulevard and West Rosecrans Avenue.

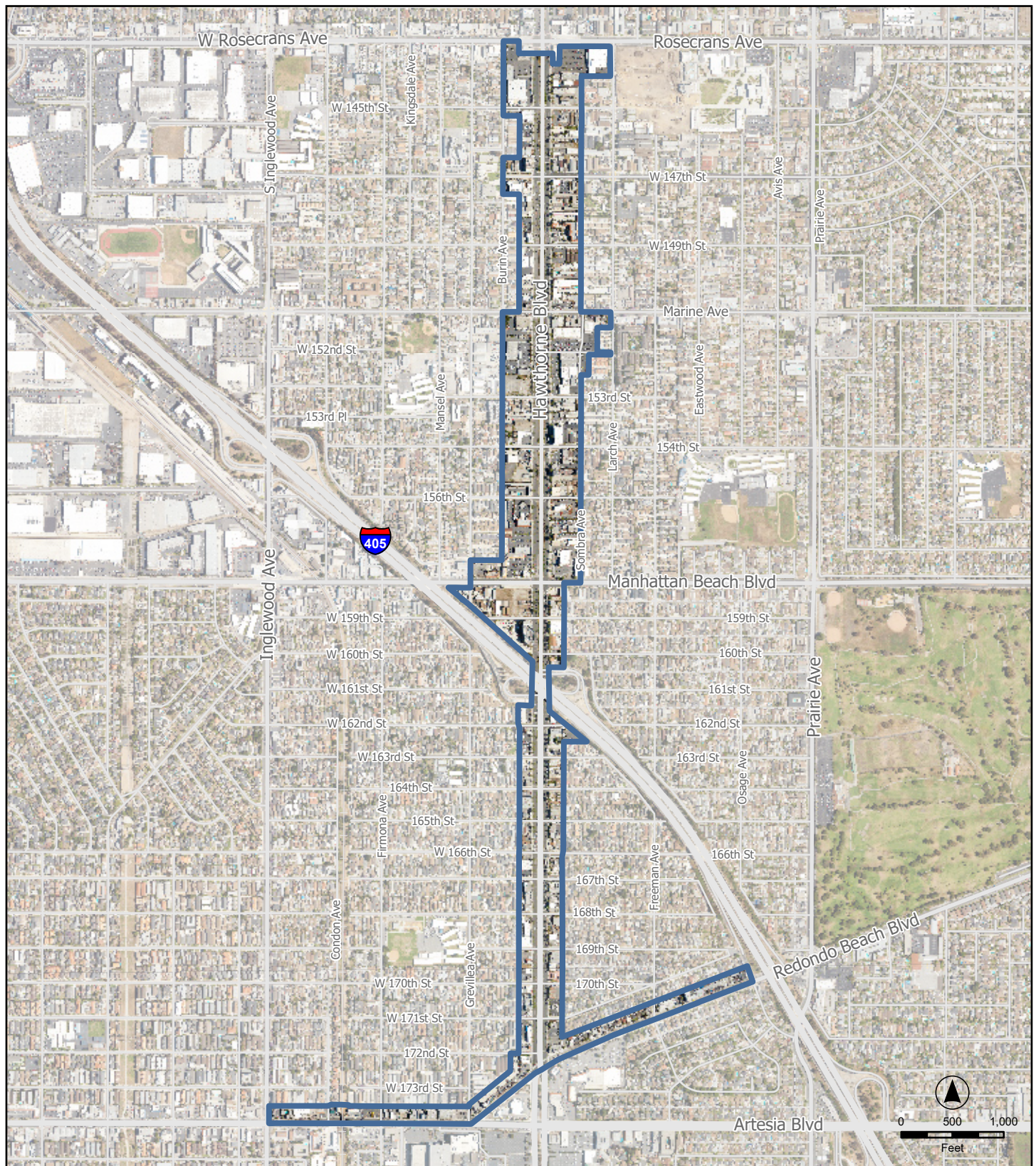
Hawthorne Boulevard is a six to eight lane corridor (with three to four lanes in each direction) with on-street parking and a wide center median which is used for parking in some sections. The corridor provides direct access to I-405 south of Manhattan Beach Boulevard. Hawthorne Boulevard acts as a major transit corridor, serving transit riders through LA Metro lines 40 and 740 (Rapid), as well as through Lawndale Beat's Express and Residential Routes. The posted speed limit is 35 miles per hour. South of I-405, Hawthorne Boulevard is also known as California State Route 107 (SR-107).

Existing development primarily includes auto-centric uses such as auto dealerships, auto repair, and drive-thru restaurants. There are few to any businesses with amenities focused on pedestrians such as outdoor dining and the corridor is not conducive to a strong pedestrian environment. While most existing buildings are one to two stories, there are three story buildings scattered throughout the corridor. There are only a handful of buildings four stories or taller, with most of them located north of I-405.

The surrounding areas immediately adjacent the Specific Plan area are primarily medium to high-density residential land uses with some pockets of low-density residential and commercial land uses.



**Figure 1-1: Hawthorne Boulevard Specific Plan Area**



**Legend**

 Hawthorne Boulevard Specific Plan Boundary



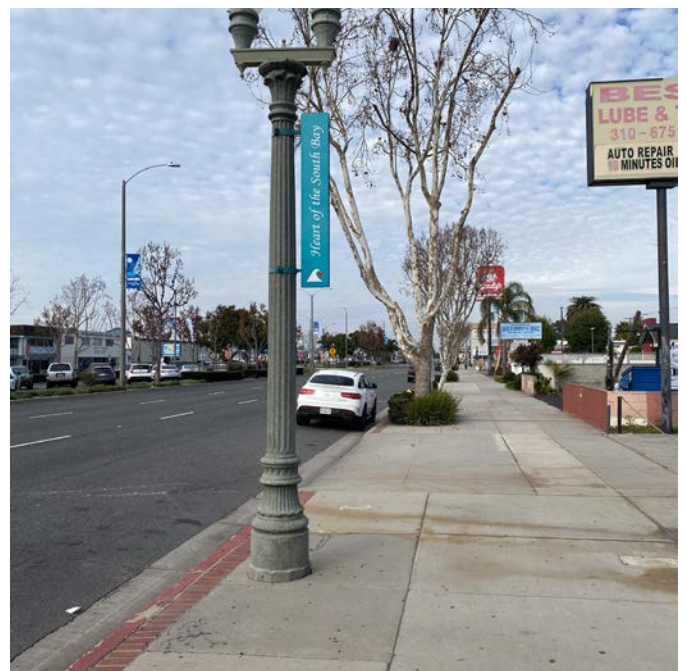
## 1.8 Land Use Planning

The HBSP is a planning document that includes land use and development policies specific to the Hawthorne Boulevard area that oversees the development of the corridor and the north sides of Artesia Boulevard and Redondo Beach Boulevard. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the area.

In the 1999 HBSP, the study area was divided into three main zoning designations: General Commercial (GC), Neighborhood Commercial (NC), and Office Commercial (OC). The General Commercial zoning district was intended to provide a broad range of commercial activities that includes general retail, restaurants, service commercial (including vehicle service), personal service, lodging, and office uses. Neighborhood Commercial zoning district was intended to provide a range of land uses and placed emphasis on smaller scale land uses to serve the local residential population and visitors. For instance, restaurants were encouraged along with other uses envisioned to help reestablish and maintain a strong pedestrian character. The Office Commercial zoning district was intended to provide for high intensity office uses adjacent to the freeway along with compatible commercial uses (e.g., restaurants, retail, service commercial, and lodging). While the commercial and office components of the Specific Plan were realized, aspirations for a lively, walkable neighborhood commercial zone were not. Most of the structures remained unchanged since the HBSP's original adoption in 1999, with minimal new construction or redevelopment.

The update to the HBSP focuses on encouraging pedestrian uses and protecting Hawthorne Boulevard's ground-floor commercial uses. The HBSP is designed to foster an environment

conducive to growth and development, making it easier for new and high-caliber businesses and residential uses to establish themselves in the area.





## 1.9 Issues and Opportunities

Community outreach conducted as part of the General Plan and HBSP Update process included questions and discussion of the community's vision for the Hawthorne Boulevard area. Community stakeholders were able to express their diverse perspectives regarding issues facing the HBSP area through a community survey and City-facilitated workshops; the City hosted a series of ten workshops (February through December 2021), addressing a different topic of focus each month. Each workshop was conducted in a bilingual environment (English and Spanish) to minimize barriers to participation.

To capture as much input from the community as possible, including input from those who may not have participated in workshop community engagement opportunities, the project team designed two online surveys that were open to all and available throughout the outreach phase of the General Plan Update and Hawthorne Boulevard Specific Plan project. Some of the issues identified by residents include: lack of cleanliness, concerns over safety, vacant storefronts and buildings, vehicles traveling at high speeds, insufficient parking, and a surplus of office buildings. Some of the opportunities identified by residents include: improve maintenance of buildings, upgrade streetlight poles and the pedestrian environment, improve public transportation, remove the center median parking along Hawthorne Boulevard, improve and build more sidewalks, remove potholes, and improve the visual appeal of the corridor.



## 1.10 Vision

The update to the HBSP envisions Hawthorne Boulevard transforming into a dynamic, community-centric space that caters to the needs and aspirations of both residents and visitors. By supporting new and existing businesses, improving mobility and connectivity, increasing access to parks and green spaces, and creating a supportive environment for residential development, the Specific Plan can foster a thriving community along this crucial corridor.

Economic development is pivotal for enhancing the quality of life in a city, intertwining Lawndale's fiscal stability, quality service delivery, and the growth of local businesses. It fuels the City's financial health, ensuring a steady revenue flow essential for city projects, infrastructure maintenance, and overall vibrancy. The HBSP in turn holds significant value in achieving the General Plan's overall vision for economic development. The General Plan recognizes Hawthorne Boulevard as the City's primary commercial corridor and the important role it plays in fostering local entrepreneurship and broadening avenues for

development. The HBSP, in alignment with these goals, is designed to be a dynamic blend of commercial activities.

In light of the prevailing market dynamics, regional positioning, and specific trends observed in Lawndale, the Hawthorne Boulevard Specific Plan supports a number of the General Plan's goals, policies, and actions, including the following vision objectives:

- » **Economic Diversification:** Championing a multifaceted economic base to enhance stability and reduce dependency on singular sectors.
- » **Support and Expand Business Community:** Cultivating a nurturing environment for businesses to flourish, encompassing startups, established enterprises, and everything in between.
- » **Create a Vibrant Hawthorne Boulevard:** Transforming Hawthorne Boulevard into a bustling hub of activity, commerce, and cultural exchange, thereby elevating it to a landmark destination within Lawndale.

The Hawthorne Boulevard Specific Plan is designed to implement the policies needed to achieve this vision along the corridor.





# Land Use



02

**Hawthorne Boulevard is more than just a thoroughfare; it is a symbol of the City's aspirations and the central corridor of activity for the community.**





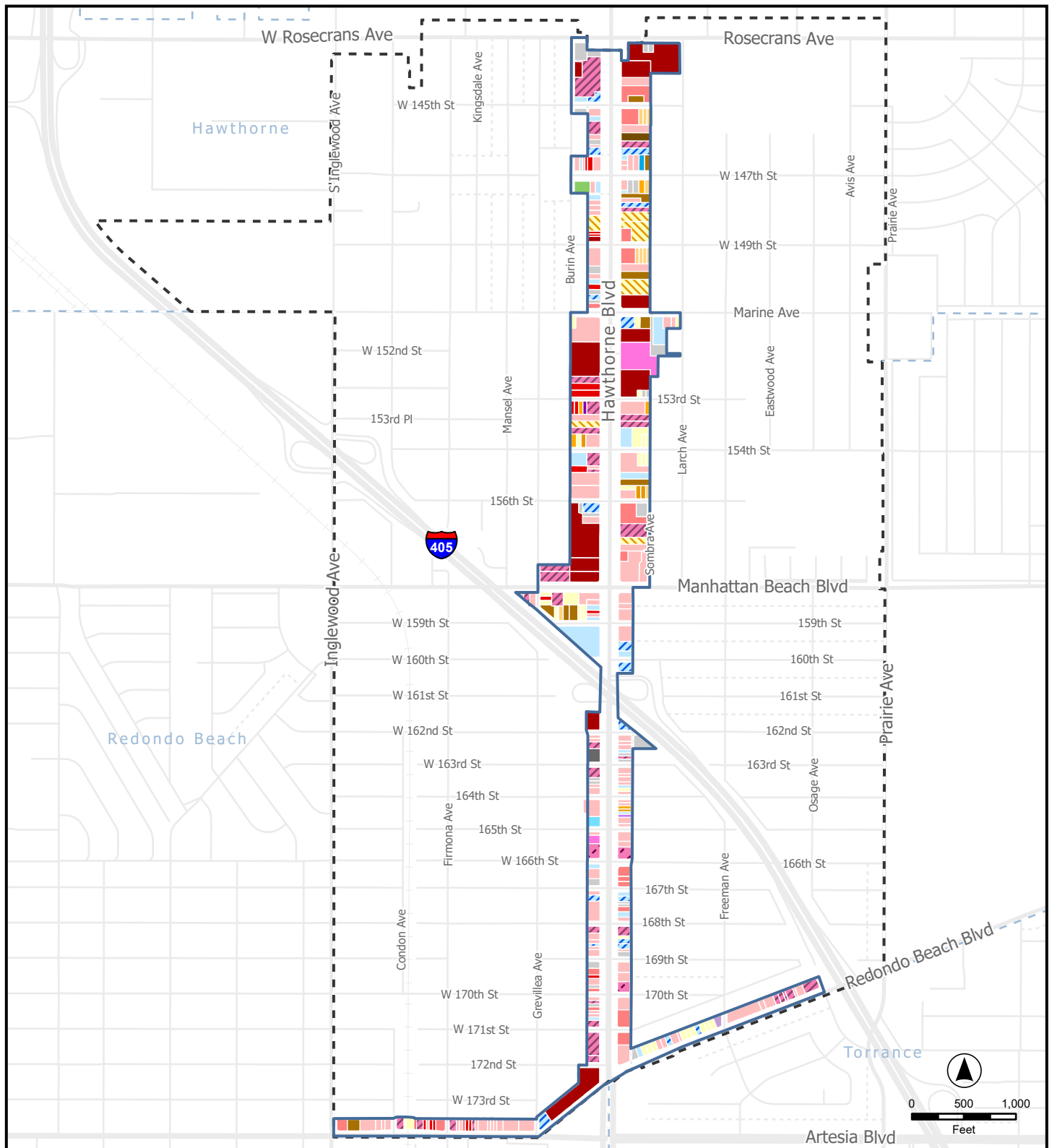
## 2.1 Introduction

The Hawthorne Boulevard Specific Plan (HBSP) recognizes that Hawthorne Boulevard is more than just a thoroughfare; it is a symbol of the City's aspirations and the central corridor of activity for the community. The HBSP introduces a land use vision that allows for the development of new hospitality-oriented businesses, residential projects, and mixed-use developments that combine residential, commercial, and cultural spaces, fostering a balance between living and working environments along the corridor. By encouraging professional and service businesses to flourish alongside residential uses, the HBSP supports the Boulevard being alive with activity, day and night, where residents and visitors can eat, live, work and play.

The Land Use Plan for the HBSP is guided by four principles:

- 2.1 Enhance Development Opportunities: The HBSP creates new opportunities for growth and development for commercial businesses, hospitality-oriented uses, mixed use developments, and residential projects. This approach is designed to stimulate economic activity, attract new businesses, and offer more housing options, all while complementing the existing community structure.
- 2.2 Promote Economic Vitality: The HBSP is a catalyst for economic growth, offering new opportunities for local businesses and residents. By creating an environment conducive to commerce and livability, Hawthorne Boulevard can serve as a thriving economic corridor that benefits the entire community.
- 2.3 Foster a Sense of Community: The HBSP seeks to foster this sense of place through thoughtful design by promoting the design of places such as plazas, pocket parks, and commercial and cultural centers that promote social interaction. More than a collection of buildings and roads, Hawthorne Boulevard is envisioned as a place with its own distinct character and identity.
- 2.4 Support Community Health: The HBSP incorporates elements that promote wellness in recognition of the link between the built environment and public health. This includes highlighting connections to green spaces, recreational facilities, and designs that encourage active lifestyles, ensuring that the health and well-being of residents and visitors are at the forefront of development.

Figure 2-1: Existing Land Use



#### Legend

- HBSP Boundary
- City of Lawndale
- Adjacent
- Incorporated Area

#### RESIDENTIAL

- Single Family
- Duplex/Two Units
- Three Units
- Four Units

- Five or More Units
- Manufactured Home Park

#### COMMERCIAL

- Auto Sales/Service
- Service Station
- Professional
- Office
- Hotel and Motel

- Commercial
- Shopping Center
- Restaurant
- Store
- Supermarket
- Service and Repair
- Parking Lot

#### INDUSTRIAL

- Food Processing

- Light Manufacturing
- Warehousing, Distribution, Storage

#### INSTITUTIONAL

- Church
- School (Private)

#### RECREATIONAL

- Recreational

#### HAWTHORNE BOULEVARD SPECIFIC PLAN

## 2.2 Land Use Plan

The Land Use Plan promotes the development of the corridor as a hub for commercial, mixed-use, and residential uses supported by adequate open spaces and public facilities. The HBSP Area is divided into four different land use districts and also includes the addition of two housing overlays:

### 2.2.1 General Commercial (GC)

The General Commercial (GC) land use designation is designed to accommodate a wide variety of commercial activities, ensuring a vibrant and diverse economic environment. This district supports general retail businesses, restaurants, service-oriented commercial enterprises, personal services, lodging facilities, office spaces, and mixed-use developments. The intent is to create a dynamic commercial area that meets the needs of both the community and visitors. Vertical residential mixed-uses as well as commercial mixed-uses are both allowed provided that commercial, services, and/or entertainment uses occupy the ground floor. In order to encourage the continuing availability of ground-floor commercial spaces, office uses are encouraged to occupy the second story or upper floors of commercial buildings. This vertical integration not only maximizes the utility of available space but also contributes to a bustling, mixed-use environment where different types of businesses can thrive together.

Residential Density (20-80 du/ac).

### 2.2.2 Office Commercial (OC)

The Office Commercial (OC) land use designation is crafted to support high-density office developments located adjacent to the freeway, complemented by compatible commercial uses such as restaurants, retail stores, service businesses, and lodging facilities, as well as vertical residential mixed-use developments.

This district is planned to accommodate the most intensive developments along the Hawthorne Boulevard Corridor. The Office Commercial district aims to capitalize on its prime location by fostering a vibrant mix of office and commercial spaces that cater to the needs of professionals and the local business community. To efficiently manage space and support high-density development, parking is expected to be provided through structured parking facilities, ensuring adequate capacity while maintaining a streamlined and accessible environment.

Residential Density (20-80 du/ac).

### 2.2.3 Neighborhood Commercial (NC)

The Neighborhood Commercial (NC) land use designation aims to support a variety of uses that enhance and maintain the pedestrian-friendly nature of the areas where it is applied. This designation prioritizes smaller-

***“The Land Use Plan promotes the development of the corridor as a hub for commercial, mixed-use, and residential uses supported by adequate open spaces and public facilities.”***

scale businesses that cater to both local residents and visitors, fostering a vibrant, walkable community. Vertical residential mixed-uses as well as commercial mixed-uses are both allowed provided that commercial, services, and/or entertainment uses occupy the ground floor. 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.

Residential Density (20-80 du/ac).

#### **2.2.4 Retail Commercial (RC)**

The Retail Commercial (RC) land use designation is intended to provide for commercial development activity that promotes economic growth in the tax base of the City. The purpose of this district is to promote a diverse and vibrant restaurant and retail environment by ensuring that the area continues to offer multiple restaurant and retail venues, and that the block is not dominated by non-retail uses. The general goal is to provide uses that promote and maintain a lively and engaging pedestrian experience.

Residential Density (20-80 du/ac).

#### **2.2.5 RHNA Overlay 1 (RHNA1)**

The RHNA Overlay 1 (RHNA1) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining moderate- and above-moderate regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 150 du/ac, consistent with the goals, policies, and actions of the City's Adopted 2021-2029

Housing Element. All other provisions of the underlying designation will apply.

Residential Density (20-150 du/ac).

#### **2.2.6 RHNA Overlay 2 (RHNA2)**

The RHNA Overlay 2 (RHNA2) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining lower-income regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 150 du/ac. The RHNA2 implements the required rezones of sites pursuant to Government Code section 65583, subdivision (c) (1) (A) and Government Code section 65583.2, subdivision (c) and (i) consistent with the goals, policies, and actions included in the Adopted 2021-2029 Housing Element. Specifically, the following regulations shall apply to the use of a lot designated with the RHNA2 designation:

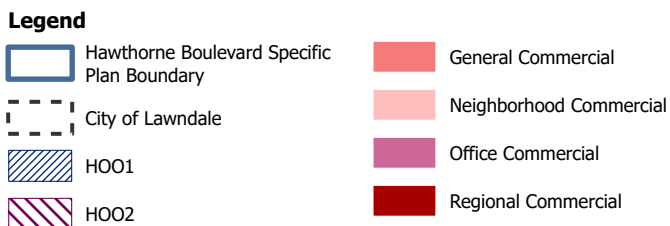
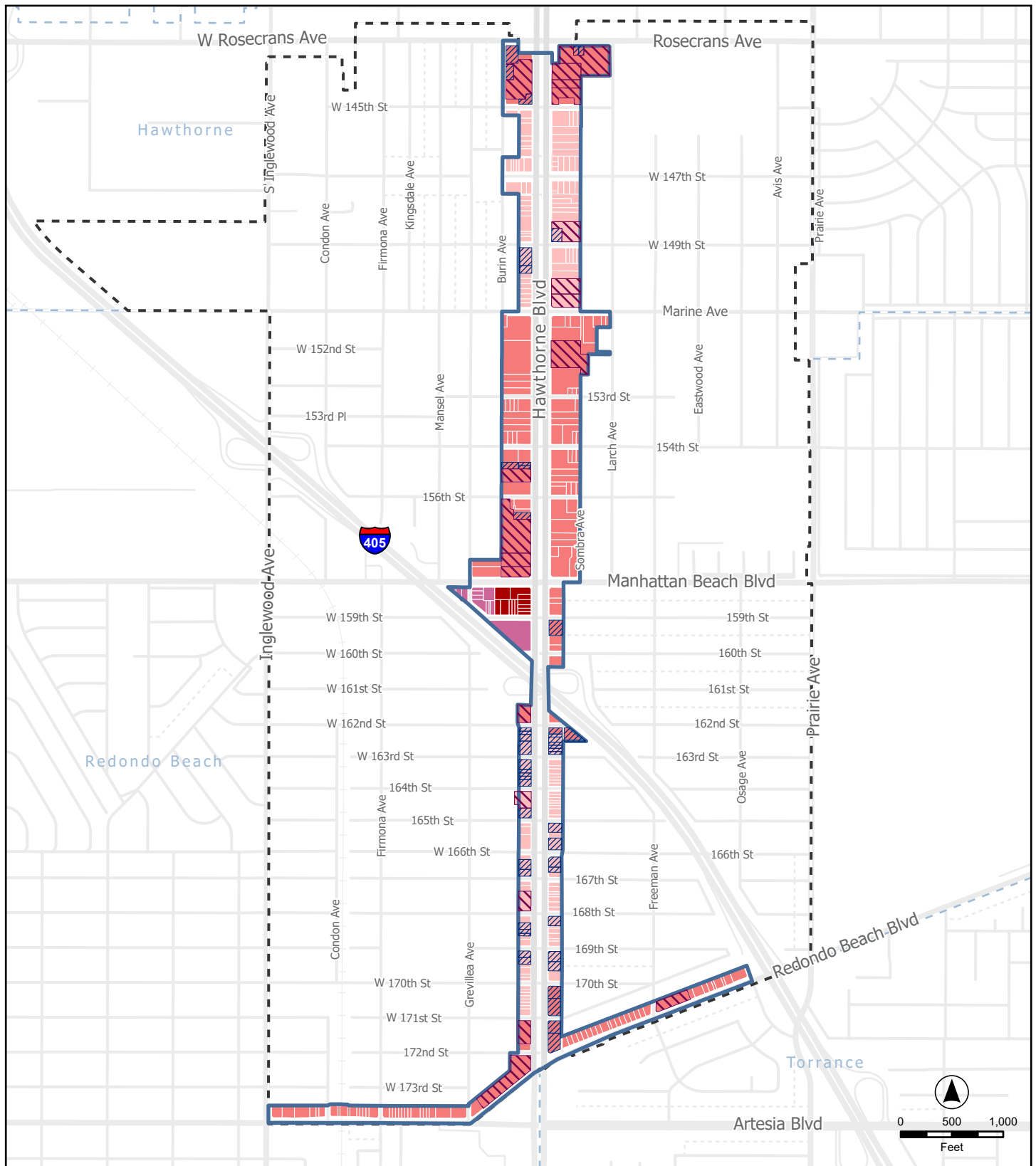
- a. The minimum residential density shall be 20 dwelling units per net acre.
- b. Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
- c. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses shall be permitted.
- d. An applicant for a project pursuant to this Section may apply for a density bonus in accordance with Government Code Section 65915.

All other provisions of the underlying designation will apply. Where there is a conflict, the provisions of the RHNA2 shall apply.

Residential Density (20-150 du/ac).



**Figure 2-2: Hawthorne Boulevard Specific Plan Land Use Plan**



**HAWTHORNE BOULEVARD SPECIFIC PLAN**

## 2.3 Permitted Uses

This section outlines permitted uses within the Hawthorne Boulevard Specific Plan area, including Permitted (P) and Special Use Permits (SUP). Not permitted (N) land uses have only been included as part of the table when it is beneficial in order to differentiate between various uses. Special uses are land uses that because of their special nature may be suitable only in certain locations given adjacent land uses, or arranged or operated in a particular manner.

All land uses not listed in Table 2.3 shall be prohibited, except that the Community Development Director has the authority to interpret. If any use is for any reason omitted from the lists of those specified as P or SUP in each of the various zones herein designated, or if ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, it shall be the duty of the Planning Commission to ascertain all pertinent facts in accordance with Section 17.04.020 (F) of the Lawndale Zoning Code.

**Table 2-1: Permitted Uses**

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
<b>Automotive and Similar Uses</b>						
Automotive service stations and car washes	SUP	SUP	SUP	SUP	SUP	HBSP Section 2.4.2
Used Motor Vehicle Sales	N	N	N	N	SUP	HBSP Section 2.4.1
<b>Recreation, Education, Institutional, and Public Assembly</b>						
Colleges	P	P	P	P	P	
Family day care home, small <sup>(2)</sup>	P	P	P	P	P	Section 17.48.055
Family day care home, large	P	P	P	P	P	Section 17.48.055
Child care facilities <sup>(3)</sup>	SUP	SUP	SUP	SUP	SUP	Section 17.48.055;  Section 17.28.020(B)
Library	P	P	P	P	P	
Museums	P	P	P	P	P	
Post office	P	P	P	P	P	
Public parks <sup>(4)</sup>	P	P	P	P	P	
Schools (K-12), public or private	P	P	P	P	P	
Recreation Building	P	P	P	P	P	
Churches and other religious facilities	SUP	SUP	SUP	SUP	SUP	Section 17.28.150
<b>Residential<sup>(5)</sup></b>						

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Multiple-family dwelling (as a stand-alone use) <sup>(6)</sup>	N	N	N	N	P	HBSP Section 2.4.2
Multiple-family dwelling (as part of a mixed-use development)	P	P	P	P	P	HBSP Section 2.4.2
Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit <sup>(7)</sup>	P	P	P	P	P	Sections 17.48.056 and 17.48.057, as applicable
Manufactured Housing <sup>(8)</sup>	P	P	P	P	P	
Community care facility, small	P	P	P	P	P	
Community care facility, large	SUP	SUP	SUP	SUP	SUP	Section 17.28
Convalescent facilities <sup>(9)</sup>	SUP	SUP	SUP	SUP	SUP	Section 17.28
Single Room Occupancy (SRO)	SUP	SUP	SUP	SUP	SUP	Section 17.56.045
Low Barrier Navigation Centers	P	P	P	P	P	Sections 17.56.310 and 17.28.200
<b>Other</b>						
Communications equipment buildings	SUP	SUP	SUP	SUP	SUP	Section 17.28.020(A)
Electric substations	SUP	SUP	SUP	SUP	SUP	Section 17.28.020(A)
Electrical Transformer Substations	SUP	SUP	SUP	SUP	SUP	Section 17.56.020
Fire department stations	P	P	P	P	P	
Community-based organizations	P	P	P	P	P	
Youth hostel	P	P	P	P	P	
<b>Temporary Use</b>						
Temporary real estate tract office <sup>(10)</sup>	P	P	P	P	P	
Travel trailer <sup>(11)</sup>	P	P	P	P	P	
<b>Retail, Service, and Entertainment</b>						
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	

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Body Art Establishments	SUP	SUP	SUP	N	SUP	Section 17.28.170
Bowling alleys	P	P	P	P	P	
Cafés or restaurants	P	P	P	P	P	
Sidewalk café	SUP	SUP	SUP	SUP	SUP	HBSP Section 2.4.7
Carwashes	SUP	SUP	SUP	SUP	SUP	Section 17.56.280 and HBSP Section 2.4.2
Catering or commissary <sup>(12)</sup>	P	P	P	P	P	
Cocktail lounges	SUP	SUP	SUP	N	SUP	Section 17.28.100
Commercial carnival shows	P	P	P	P	P	
Commercial swimming pools if enclosed in the building	P	P	P	P	P	
Dance Studio	P	P	P	N	P	HBSP Section 2.6.5
Doctors/Dentists Offices	SUP	SUP	SUP	SUP	SUP	HBSP Section 2.6.6
Dog food catering services, if the use is for distribution and retail sale only, and no manufacturing of dog food is done on the premises	P	P	P	P	P	
Drive-Through Business Establishments	SUP	SUP	SUP	SUP	SUP	Section 17.28.130
Drug stores	P	P	P	P	P	
Employment agencies	P	P	P	P	P	
Equipment Rental/Sales Service	SUP	N	N	N	N	
Fine arts galleries	P	P	P	P	P	
Flowers (growing and/or retail sales)	P	P	P	P	P	
Food markets	P	P	P	P	P	
Full service fitness centers	P	P	P	SUP	P	Subject to provisions in Section 17.56.100
Fitness centers, small	P	P	P	P	P	Subject to provisions in Section 17.56.110
Furniture stores (new only)	P	P	P	P	P	



Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Furniture reupholstering or redecorating stores or shops	P	P	P	P	P	
Furrier's shops	P	P	P	P	P	
Garages, public garages	P	P	P	P	P	
Glass, assembling of stained art glass in sections not larger than nine square feet, using not more than one kiln with a capacity not to exceed eight cubic feet and using such kiln only for baking the pigment on the glass	P	P	P	P	P	
Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture	P	P	P	P	P	
Grocery stores	P	P	P	P	P	
Hardware stores	P	P	P	SUP	P	
Health centers, if operated by the state or by the county and if no patients are given bed treatment on the premises	P	P	P	N	P	
Hospitals	SUP	SUP	SUP	N	SUP	
Hotels	SUP	SUP	SUP	SUP	SUP	HBSP Section 2.6.4
Ice cream, the freezing of ice cream or ice milk, or both, and its retail sale from a dispensing machine	P	P	P	P	P	
Jewelry	P	P	P	P	P	
Laundries (Laundry agencies, hand laundries, self-service laundries)	P	P	P	P	P	
Liquor stores	P	P	P	N	P	
Locksmith stores	P	P	P	P	P	
Manufacturer's agents, carrying no inventory other than samples	P	P	P	P	P	
Martial Arts Studio	SUP	SUP	SUP	N	SUP	HBSP Section 2.6.5
Massage establishments	SUP	SUP	SUP	N	SUP	Section 17.28.190

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Meats, retail sale of	P	P	P	P	P	
Miniature golf courses	P	P	P	P	P	
Missions, temporary rescue mission, tent revivals, and neighborhood carnivals	P	P	P	P	P	Not to exceed thirty days within any six months' period, if not within three hundred feet of any public park or school or any area in zone R-1 or zone R-2. Such use may not be re-established within one mile in the same six months' period
Mortuaries	P	P	P	N	P	
Motion picture film, processing of motion picture film	P	P	P	P	P	
Nurseries for flowers, plants, and shrubs	P	P	P	SUP	P	
Office buildings	P	P	P	P	P	
Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses	P	P	P	P	P	
Outdoor promotional sales <sup>(13)</sup>	P	P	P	P	P	
Paintings, retail sale of	P	P	P	P	P	
Parking lots, commercial	P	P	P	P	P	Section 17.60.020
Perfume, the blending of perfume by hand and the bottling thereof, if not more than six persons are employed at any one time	P	P	P	P	P	
Pet shops	P	P	P	P	P	
Photo-engraving	P	P	P	P	P	
Photographic equipment	P	P	P	P	P	
Plants (the growing and/or retail sale of)	P	P	P	P	P	

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Plumbing shops, if all material, whether for sale or not, is kept within a building	P	P	P	P	P	
Pool halls	P	P	P	N	P	
Porcelains, the retail sale of	P	P	P	P	P	
Poultry, the retail sale of dressed poultry	P	P	P	P	P	Live poultry shall not be kept or maintained on the premises
Radios	P	P	P	P	P	
Real estate offices	P	P	P	P	P	
Reducing salons	P	P	P	P	P	
Retail stores, shops, or businesses, selling at retail new products and secondhand articles taken in as trade-in on the sale of new articles provided that such sale of secondhand articles is incidental to the sale of new articles and is conducted on the same premises as the sale of new articles, including, but not limited to, those articles listed in this section	P	P	P	P	P	
Shrubs (the growing and/or retail sale of)	P	P	P	N	P	
Sidewalk Vendors	SUP	SUP	SUP	SUP	SUP	Section 12.66.060 Section 12.66.040
Silver, retail sale of	P	P	P	P	P	
Skating rinks, ice or roller, when housed in a permanent building	P	P	P	P	P	
Stationery, retail sale of new stationery	P	P	P	P	P	
Studios, including interior decorating studios, stores, or shops and record recording studios	P	P	P	P	P	
Telephone company district offices	P	P	P	P	P	
Televisions	P	P	P	P	P	
Theaters	P	P	P	P	P	

Permitted Uses	GC	OC	NC	RC	RHNA1 and RHNA2	Specific Use Regulations
Tile, the retail sale of glazed and ornamental tile	P	P	P	P	P	
Trade School	SUP	SUP	SUP	SUP	SUP	HBSP Section 2.6.5
Veterinary clinics <sup>(14)</sup>	P	P	P	N	P	
Video Arcade	SUP	SUP	SUP	N	SUP	Only permitted as an accessory use in a family-style restaurant. Refer to Section 17.56.120

## Notes:

1. Subject to all of the following standards: a) All automobile detailing operations shall be conducted within a building; b) That a building used for automobile detailing activities shall be equipped with a water purifier, a water and oil separator or other similarly approved equipment and subject to inspection and approval by the city's building inspector to ensure compliance with the city's and applicable federal, state and county laws regarding wastewater treatment. The purifier shall be installed prior to commencement of the automobile detailing operation; c) That a minimum of one parking space shall be provided for every two hundred fifty square feet of gross floor area. Parking spaces and parking areas shall comply with the size, design and maintenance requirements of Chapter 17.72 (Parking and automobile storage); d) This section shall not apply to mobile or temporary automobile detailing businesses and/or services nor does this section permit these types of businesses.
1. A state licensed family day care home.
2. Nursery schools, day nurseries, preschool nurseries, child care homes and day care homes with more than fourteen children.
3. Includes all uses customarily found in such parks.
4. Condominiums, community apartments, stock cooperatives, planned unit developments, and residential portions of commercial planned developments require a special use permit; refer to Chapter 17.80.
5. Together with the outbuildings customary to such use, located on the same lot or parcel of land, including: a) One or more private garages or carports; b) A children's playhouse; c) Buildings for the housing of household pets other than pigs or hogs; d) Lath or greenhouses; e) Tool houses; f) Hobby shop not used commercially.
6. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are only permitted as an accessory use to a residential or mixed-use residential development.
7. Provided that such housing is used as a single-family residence and is subject to all of the following conditions: a) The manufactured home was constructed after July 1, 1976, and is certified as conforming to all applicable federal and state laws, codes and regulations and has not been altered in violation of such laws, codes and regulations; b) The manufactured home shall be attached to a permanent foundation system as provided in the building code or in accordance with the provisions of Section 18551 of the Health and Safety Code, if such provisions are applicable; c) The manufactured home shall be subject to the same residential zoning requirements as other single-family dwellings in the R-1 zone, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, architec-

tural, and aesthetic and minimum square footage requirements; d) Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material and siding material; any such requirements shall establish the compatibility of the manufactured housing with other residences in the surrounding area; notwithstanding the foregoing, in no case shall the architectural standards specified in this subsection have the effect of totally precluding the installation of a manufactured home as a permanent single-family residence on a lot in the R-1 zone; e) As used in this section, the term "manufactured housing" means and includes "manufactured housing," "mobile homes" and "factory-built housing" as such terms are defined in Division 13, Part 2, Chapter 1 and Division 13, Part 6, Chapter 2 of the Health and Safety Code. The term "manufactured housing" shall not include "commercial coach," "recreational vehicle," or "travel trailer" as such terms are defined in Division 13, Part 2.1 of the Health and Safety Code.

8. Subject to licensing by the Los Angeles County Health Services Department.
9. A temporary real estate tract office for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years; provided such tract office shall not be used for conducting a general real estate business; any structure used for such purpose at the end of such two years shall be either removed or used for a purpose permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.
10. A travel trailer, used by the owner and the owner's family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner's family began residing in the travel trailer will be deemed the date that the building permit was issued.
11. Uses are required to be conducted wholly within a completely enclosed building and shall comply with performance standards of Section 17.56.150(B).
12. Outdoor promotional sales are permitted in the city only if a valid permit is obtained from the department of community development and subject to the following regulations: a) All outdoor sales shall be conducted on a citywide and/or industry-wide basis and only in commercially zoned or used properties; b) Applications for such sales shall be submitted, in writing, to the department of community development by the chamber of commerce as the official representative of all businesses in the city for the purpose of such sales; c) No participant in the promotional sale shall operate the sale in such a way as to interfere with required parking allotted to an adjoining land use or in such a manner as to cause a disturbance to any adjoining land use; d) Authorization to conduct outdoor promotional sales shall be granted for a period not to exceed five consecutive days and only two such authorizations may be issued to commercial establishments during any calendar year; e) No promotional sales activity shall be conducted on any public street, highway, or road; or interfere with normal pedestrian or vehicular traffic or result in conditions dangerous to persons lawfully using the public right-of-way; f) All promotional sales shall be conducted during regular store hours and shall be confined to a specified location within the parking area of the business establishment or areas along store frontage; g) All promotional sales shall be restricted to the type of products sold by the particular business establishment participating in such promotional sales; h) The participating businesses shall be required to remove or have removed any and all signing relating to the promotional sale, or the participation of any business in the promotional sale, within five days after the last day of the sale.
13. Subject to review, inspection and approval by the City of Lawndale building and safety division and the community development director to ensure that the proposed facility can effectively mitigate odor, noise and waste removal and will not be detrimental to the public health, safety and general welfare.



## 2.4 Special Use Regulations

Certain land uses, because of their operational characteristics, have the opportunity to create more significant impacts on adjacent properties and the community than others. As a result, specific development criteria for these uses are provided in this Section.

### 2.4.1 Service Stations, Car Washes and Multi Use Service Stations

Service stations, car washes, and multi-use service stations are intensive uses that are characterized by large areas of paving which permit vehicles to maneuver freely and have the potential to create significant adverse impacts for adjoining streets and properties. Service stations, in particular, have historically enjoyed several points of access from adjacent streets to maximize maneuvering flexibility for vehicles. When weighed against the safety risk inherent in multiple driveways onto Hawthorne Boulevard and adjoining streets, fully flexible circulation clearly can no longer be accommodated. Driveway cuts need to be limited, and circulation needs to be channeled. Although reduced in area, substantial paving can still be expected and should be compensated for by perimeter landscaping.

- 2.4.1.1 Car wash facilities should include appropriate noise control measures to reduce machinery and blower noise levels to General Plan and Municipal Code, Chapter 8.20 standards.
- 2.4.1.2 Areas should be provided on self service station sites to allow patrons to service their vehicles with water and air. These facilities will need to be located where they do not obstruct the circulation patterns of the site.
- 2.4.1.3 On automatic car wash sites, facilities should be provided for vacuuming of vehicles and for drying of vehicles

upon exiting the car wash building. These areas should be carefully located to avoid obstructing legitimate circulation,

- 2.4.1.4 Each pump Island should include stacking for at least two vehicles (40-feet) on-site, on at least one end of the pump island.
- 2.4.1.5 Truck circulation patterns and positions for tank filling must not conflict with critical customer circulation patterns or cause a potential for stacking overflow onto a street.

### 2.4.2 Multi-Family Residential

- 2.4.2.1 Each dwelling unit shall have a minimum 200 cubic feet of private and secure storage space exclusive of closets and cupboards within the living areas. The storage space may be within a fully enclosed garage as long as the storage space is in addition to the parking space(s) required. The storage space may also be located on a patio, balcony, or deck as long as it is in addition to the required private open space.
- 2.4.2.2 Each dwelling unit shall be provided with hook-up for washing machine and clothes dryer in the interior of the unit or common laundry facilities shall be provided on the site.
- 2.4.2.3 In the GC, OC and NC Zones, residential-mixed use developments must include commercial uses only on the ground floor.
- 2.4.2.4 In the RHNA2 Overlay Zone, residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.

### 2.4.3 Hotels

- 2.4.3.1 No rooms shall be rented to persons whose occupancy exceeds thirty (30) consecutive days or exceeds thirty (30) days in any sixty (60) consecutive day period. This provision shall not apply to a maximum of one unit per motel or hotel complex designated for a manager's occupancy.
- 2.4.3.2 On-site management shall be available twenty-four (24) hours a day.
- 2.4.3.3 Each guest room shall be provided regularly-scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.
- 2.4.3.4 In-room telephone service for emergency response purposes shall be provided in all guest rooms.
- 2.4.3.5 Persons responsible for the renting of a room in any motel or hotel shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site. The registration information shall also include the dates of occupancy, length of stay, room rate and, if the room is occupied by someone other than the registrant for in excess of thirty (30) days, the name of the occupant of the room. The foregoing information shall be maintained in a register.
- 2.4.3.6 The required register shall be maintained in good condition for a period of not less than three years from and after the date of entry.



- 2.4.3.7 No room shall be let for hourly or other short-time rates nor advertised in any way to be available at hourly or other short-time rates. No room, suite or bed shall be assigned or rented more than twice within any twenty-four (24) hour period.
- 2.4.3.8 Except as may otherwise be expressly authorized by conditions of approval of a special use permit, no person in occupancy of a motel or hotel room shall sell merchandise or services to the public therefrom.
- 2.4.3.9 Except as may otherwise be expressly authorized by conditions of approval of a special use permit, no appliances for preparation of meals shall be permitted in any guest room, provided, however, that small refrigerators for drinks, coffee makers and small microwave ovens which are not large enough for actual preparation of meals are not prohibited by this section.
- 2.4.3.10 Each owner and operator shall comply with the provisions of the Lawndale Municipal Code Section 3.24.030 pertaining to the operator's responsibility for the collection of transient occupancy tax.
- 2.4.3.11 Recreational vehicle connection facilities are prohibited.

#### **2.4.4 Dance School/Martial Arts Studio/Private School/Trade School**

- 2.4.4.1 Schools of this type and not inclusive of preschools/child day care center schools shall be permitted above the first floor if at least 50 percent of the floor area on the first floor is devoted to retail space.
- 2.4.4.2 All applicants shall submit a detailed floor plan which identifies the location

and areas devoted to various uses, (i.e. classroom area, retail space, office space, storage space, etc.) for use in calculating parking and for determining if the school can locate on a ground floor.

- 2.4.4.3 All applicants shall submit detailed information that includes:

- a. Number of classes
- b. Number of students
- c. Number of instructors
- d. Days and hours of operation and any other pertinent information

#### **2.4.5 Doctor and Dentist Offices**

- 2.4.5.1 Doctor and Dentist offices are permitted on 2<sup>nd</sup>/upper floors within the HBSP in order to allow for ground level commercial space to be available for pedestrian-oriented uses. The establishment of a doctor or dentist office on the ground floor within the HBSP, requires a special use permit.

#### **2.4.6 Sidewalk Cafes**

- 2.4.6.1 Sidewalk cafes (also known as outdoor dining) on public streets can enhance the pedestrian ambiance of the Hawthorne Boulevard Specific Plan area and are encouraged. The purpose of this section is to provide the conditions and requirements under which a sidewalk café may be allowed to operate with the approval of a Special Use Permit on a public sidewalk or private property.
- a. Definition. A sidewalk Café is any group of tables and chairs, and it's authorized, decorative and accessory devices, situated and maintained upon a public sidewalk or on private property for use and connection with the consumption



- of food and beverage sold to the public from an adjoining indoor food service use.
- b. Limitations and requirements. A sidewalk café may be allowed only if the sidewalk café operations is a part of the operation of an adjacent food service use.
  - i. A sidewalk cafe may be located on the public sidewalk immediately adjacent to and abutting the indoor food service use provided that the area in which the sidewalk cafe is located extends no farther along the sidewalk's length than the actual sidewalk frontage of the operating indoor food service use.
  - ii. A sidewalk cafe may be permitted only where the sidewalk or porch is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed cafe. There shall be a minimum of 4 feet clear distance free of all obstructions, in order to allow adequate pedestrian movement.
  - iii. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable.
  - iv. The outdoor preparation of food and busing facilities are prohibited at sidewalk cafes. The presetting of tables with utensils, glasses, napkins, condiments, and the like is prohibited. All exterior surfaces within the cafe shall be easily cleanable and shall be kept clean at all times by the permittee.
  - v. The City shall have the right to prohibit the operation of a sidewalk cafe at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, repairs to the street or sidewalk, or emergencies

occurring in the area. To the extent possible, the permittee will be given prior written notice of any time period during which the operation of the sidewalk cafe will be prohibited by the City.

- vi. The sidewalk cafe shall not require the provision of additional off-street parking.



## 2.5 Development Standards

This section outlines specific regulations for development and land uses within the Hawthorne Boulevard Specific Plan (HBSP) area, utilizing a mix of traditional and form-based regulations to achieve the desired development and revitalization sought by Lawndale.

**Table 2-2: Development Standards**

Standard	GC	OC	NC	RC	RHNA1/ RHNA2
<b>Height and Roof</b>					
Maximum Building Height	60 feet	75 feet	60 feet	60 feet	75 feet
Minimum Ground Floor Ceiling Height- Commercial Uses	12 feet	12 feet	12 feet	12 feet	12 feet
Minimum Ground Floor Ceiling Height- Residential Uses	10 feet	10 feet	10 feet	10 feet	10 feet
<b>Density</b>					
Minimum Density	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre	20 du/ gross acre
Maximum Density	80 du/ gross acre	80 du/ gross acre	80 du/ gross acre	80 du/ gross acre	150 du/ gross acre
<b>Setbacks/Stepbacks</b>					
Minimum/Maximum Front Setback- Ground Floor	3-15 feet	3-15 feet	0-15 feet	3- 15 feet	5-15 feet
Minimum Front Stepback- Upper Floors  Buildings 3-story or shorter  Buildings 4-story and higher	N/A  40% of the linear frontage above the 3 <sup>rd</sup> story must be setback an additional 4' beyond the ground floor setback				
Minimum Side Setback - Interior Lot  Building ≤ 3 stories with no side windows; neighboring building built to property line  Building is > 3 stories, has side windows, or neighboring building setback	N/A        5 feet				
Minimum Side Setback - Corner Lot Street Side	10 feet				



Minimum Rear Setback	
Not Separated by a Street or Alley <sup>1</sup>	10 feet
Separated by a Street	N/A
Separated by an Alley <sup>2</sup>	0-10 feet
Minimum Building-to-Building Separation (same lot)	7 feet
Landscaping	
Minimum Landscape Area	5% of total lot area, plus an additional 2% of parking area. (A 3-foot minimum landscaped planter area shall be provided adjacent to the property line where parking abuts a street).

1. *A solid masonry wall a minimum of six feet in height shall be provided along the common property line by the developer of the nonresidential parcel; the Community Development Director may waive or modify this requirement if a suitable wall already exists.*
2. *No additional setback is required for the first 30 feet of building height. Structures over 30 feet in height shall be setback a minimum of 10 feet from the property line adjacent to the alley.*

## 2.3 Parking Requirements

**Table 2-3: Parking Standards**

Land Use	Parking Requirements
Retail Establishments <sup>1</sup>	1 parking space for every 400 sq. ft. of gross floor area
Commercial Office <sup>1</sup>	1 parking space for every 600 sq. ft. of gross floor area
Medical and Professional Services	1 parking space for every 300 sq. ft. of gross floor area
Restaurants (with customer seating) <sup>1</sup>	1 parking space for every 200 sq. ft. of gross floor area
Restaurants (take out only)	1 parking space for every 300 sq. ft. of gross floor area
Hotels	1 parking space for every room; 2 parking spaces for every room with a kitchen; 2 parking spaces for every manager's unit; 1 parking space for every 2 employees on the largest shift
<b>Residential <sup>2</sup></b>	
Studio and One Bedroom Units	1 covered parking space per dwelling unit
Two or more Bedroom Units	2 parking spaces per dwelling unit at least 1 must be covered; 1 additional space per unit for units with more than 3 bedrooms
Number of required Guest Parking Spaces <sup>3</sup>	0.5 space per dwelling unit

### Notes

1. Required on-site parking may be transferred to designated off-site parking locations pursuant to approval by the Community Development Director.
2. Parking may be unbundled from the units to better manage available parking and to reduce housing costs for residents using transit or other means in-lieu of a private automobile.
3. Required guest parking may be transferred to designated off-site parking locations or within non-residential parking area on the same site pursuant to approval by the Community Development Director.
4. Whenever the computation of the number of required parking spaces results in a fractional parking space, one additional parking space shall be provided.
5. The required parking spaces for mixed-use projects will be calculated by adding up the required spaces for each use, determined by the gross square footage (or number of units) allocated for each specific use.

Off-street parking for uses within the Specific Plan area shall be provided as required per Table 2.6 Parking Standard. The following exceptions shall apply to properties in HBSP.

1. **Existing Uses.** Properties with existing structures and existing commercial/office uses (except bars and nightclubs) shall not be required to provide additional off-street parking for a physical expansion of the structure that does not exceed 10 percent of the existing gross floor area or 250 square feet, whichever is less. This provision shall not apply to a parcel more than one time other than those made for increasing access for disabled persons.
2. **In-Lieu Parking Fee.** The existence of small parcels within the Specific Plan area often makes it difficult to provide on-site parking. As an alternative to on-site parking, the City may establish an in lieu parking fee. The fees would be “banked” by the City to provide funds to develop and maintain centralized public parking facilities.
3. **Use Of Alleys.** For existing structures, a public alley may be used as part of the required maneuvering aisle for on-site parking that is immediately adjacent to the alley.
4. **On-Street Parking.** The number of on-street parking spaces immediately adjacent to a site or the number that will be immediately adjacent upon completion of planned street/parking improvements, whichever is greater, may be counted toward the required number of off-street parking spaces for said nonresidential use(s).
5. **Shared-Parking.** Where two or more adjacent uses have distinct and differing peak parking usage periods, (e.g., a theater and a bank), a reduction in the required number of parking spaces may

be allowed through the approval of a Land Use Parking Determination approved by the Community Development Director. The amount of reduction may be up to the number of spaces required for the least intensive of the uses sharing the parking or a lesser number as determined by the Community Development Director. The Community Development Director may require the preparation of a parking study prepared by a qualified traffic engineer to assist in making their determination. The spaces to be shared shall be available on a continuous basis as evidenced by an agreement between the property owners, nonexclusive easement, or other instrument as may be approved by the City Attorney.

6. **Parking Reductions.** For new and existing development within the HBSP, 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 upon peak usage, turnover of spaces, or space needs in similar circumstances. The Community Development Director may approve alternative parking requirements through the approval of a Land Use Parking Determination when it can be demonstrated that sufficient parking will be available.

# Design Guidelines

03







This Chapter establishes design guidelines that apply to projects within the Hawthorne Boulevard Specific Plan (HBSP). These guidelines are intended for new development or substantial owner-initiated building modifications/renovations (additions or renovations that amount to 25 percent or more of the existing structure). While these guidelines do not apply to existing development, all property owners within the HBSP area are encouraged to follow its best practices which contribute to a lively and welcoming pedestrian-oriented atmosphere.

How a space is designed has a significant impact on the functionality, safety, and experience of the people who inhabit the space. Good design focuses on people first—making sure that the built environment is safe, inviting, well-maintained, and supportive of the businesses and residents of Lawndale.





### 3.1 General Design Guidelines

#### 3.1.1 Building/Site Access

1. Design primary entrances with enriched landscaping, decorative hardscaping, and distinctive features to create a sense of arrival. This applies to both individual buildings and retail centers, ensuring the character of the project is supported by landscaping and architectural features at site entries.
2. Common driveways and shared parking between adjacent businesses and/or developments is highly encouraged particularly where development occurs on narrow lots fronting Hawthorne Boulevard, Rosecrans Boulevard, and Redondo Beach Boulevard.

#### 3.1.2 Materials

1. Design building facades with a mix of materials, colors, and textures to add visual interest and character.
2. For new development within the Specific Plan area, paving surface color, texture, and materials should complement adjacent surface improvements along the public sidewalks, streets, and alleys

to create compatibility between private property and the public realm.

3. Buildings should be built using high-quality materials that are durable, weather resistant, and require little to no maintenance.
4. Materials that are highly reflective, require moderate to high maintenance to maintain, or materials that wear down quickly over time should be avoided.
5. Recommended building materials include:
  - a. Base
    - i. cut stone and realistic manufactured stone veneers
    - ii. stucco (lightly troweled, sand, or smooth finish)
    - iii. concrete (no heavy texture)
    - iv. brick masonry
    - v. marble
  - b. Body/Walls
    - i. Stucco (lightly troweled, sand, or smooth finish)
    - ii. Fiber cement siding

- iii. brick masonry
- iv. concrete block (no split face)
- v. glass block
- vi. concrete (no heavy texture)
- vii. wood and clear glass storefront
- viii. aluminum and clear glass storefront
- ix. wood, steel, or aluminum doors and windows with clear glass
- x. aluminum or metal awnings
- c. Roof
  - i. barrel, “S”, or flat concrete or clay tile roofing
  - ii. slate or slate appearing roofing
  - iii. class “A” composition roofing
  - iv. plaster cornices
  - v. cast stone cornices
- 6. Materials to avoid include:
  - a. highly reflective or opaque glass
  - b. heavily textured plaster
  - c. rough sawn wood siding, wood shakes, or shingles
  - d. corrugated fiberglass or metal
  - e. plywood siding
  - f. vinyl siding

### 3.1.3 Roofs

- 7. The roofline at the top of the structure should not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane.
- 8. Nearly vertical roofs (A-frames) and Mansard roofs are strongly discouraged.
- 9. All rooftop equipment should be screened from public view by screening materials of the same nature as the building’s basic materials. Mechanical equipment should be located below the highest vertical element of the building.
- 3. The following roof materials are not generally acceptable:

- a. corrugated metal
- b. high contrast or brightly colored glazed tile
- c. highly reflective surfaces illuminated roofing
- d. illuminated roofing
- 4. Integrate gutters, downspouts, and other precipitation runoff features into the roofing design, matching the building’s colors, materials, and style.
- 5. When appropriate to the architectural style, ensure roof profiles are vertically articulated with elements like roof parapets. Flat roofs should feature details like cornices, parapets, or height variations.
- 6. Roof materials and colors should be part of the building’s overall palette for consistency.

### 3.1.4 Walls and Fences

- 1. Fences and walls attached to buildings, especially those visible from public right-of-way or open spaces, must align with the building’s architectural materials palette. Include specifications in the landscape plan, ensuring materials and colors complement the project architecture.
- 2. Fences and masonry walls may use the following materials: wood, metal, composite materials, stone, brick, manufactured and stone veneers, finished concrete and decorative masonry.
- 3. Prohibited materials include barbed wire, razor, corrugated metal, concertina, electrified fences, vinyl, and chain link.

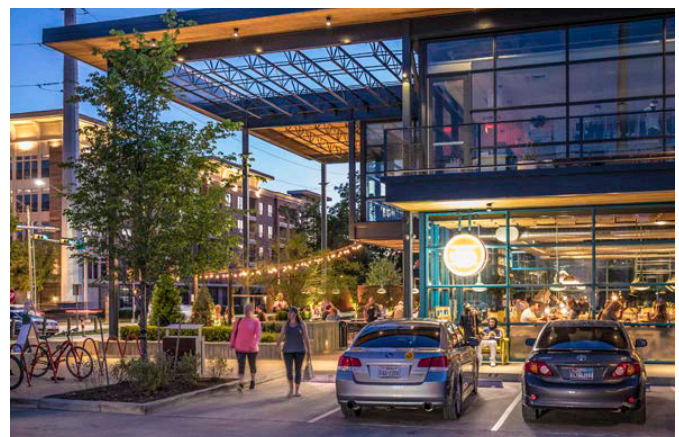




## 3.2 Residential Mixed Use Development

### 3.2.1 Site Design

1. Site planning should holistically integrate pedestrian and bicycle access, linking to the existing neighborhood, on-site features, and nearby amenities like schools and parks.
2. Where commercial developments are adjacent to sensitive non-commercial uses, appropriate buffering techniques, such as setbacks, screening, and/or landscaping should be provided.
3. Locate surface parking to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.
4. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza,



courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.

5. At least 75 percent of the building frontage facing a public street shall be made up of pedestrian-oriented features, including, but not limited to, storefronts, pedestrian entrances to non-residential uses, transparent display windows, landscaping.
6. Arrange buildings to provide functional and accessible outdoor spaces to all residents.
7. Pedestrian connections shall be provided to adjacent amenities, paths or trails, and/or connections to adjacent properties.
8. The street frontage(s) should integrate a thoughtful landscape that is appropriate to the context of the building and surrounding streetscape.
9. Implement design strategies to mitigate potential noise and odor issues, particularly where residential units are located above or adjacent to commercial spaces, ensuring a comfortable living environment.

### 3.2.2 Building/Site Access

1. Building entries shall face the primary street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreational amenities.
2. For mixed-use developments, commercial entrances should be accessible from the front or corner side and residential entries should be separate, secure, and clearly marked.
3. Easily identifiable pedestrian access shall be provided from the street, sidewalk, parking areas, and bus stops



- to building entrances and key areas within the site.
4. Face building entries so they are visible from the street and connect to the public sidewalk.
5. Allow pedestrian movement to and along sidewalks to be clear and unobstructed.
6. Provide weather protection at residential and commercial entrances with a minimum 36-inch projection using overhangs, canopies, awnings, or porch roofs. Architectural projections should match the building's materials and colors palette. Design upper floor entries distinctively yet complementary to the main building frontage.
7. Rear facades and store entrances off rear parking lots and alleys should be treated appropriately for customer use with well-marked entrances and landscaping when possible.



### 3.2.3 Building Form

1. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
2. While the HBSP area allows for a variety of building heights, buildings should be designed to allow maximum sun and ventilation, and to enhance public views from adjoining structures.
3. Incorporate architectural design elements and materials that relate to a pedestrian scale such as arches, trellises or awnings.
4. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
5. Unbroken wall planes shall not exceed 30 feet. Articulations through the use of varying setbacks, building entries and recesses or structural bays are required to avoid long unbroken building expanses. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide.
6. For every 100 feet of building length, there shall be a plane-break along the façade comprised of an offset of at least five (5) feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
7. Projections, recesses and overhangs shall be used to provide shadow and depth.
8. Window and door type, material, shape, and proportion shall complement the architectural style of the building.
9. Primary building entrances shall be oriented to the major street on which the structure has frontage, street



corner, courtyard, plaza, park, or other structures on the site but not to interior blocks or parking lots/structures. A structure may have other entrances as long as direct, barrier-free pedestrian access is provided to all entrances.

10. In vertical mixed-use buildings, differences in architectural details and/or materials shall be used to differentiate between the residential and non-residential uses.
11. Enhance windows using at least three elements like frames, sills, awnings, shutters, shade structures, or recessed designs. Front door entries should incorporate at least two design features, such as frames, projected/recessed areas, covered porches, or decorative trellises. Ensure detailing like sills, trim, or shutters is authentic to the architectural style, and windows should be generously inset from walls to create shadow detail.
12. Roof levels, pitch directions and forms on large buildings shall be varied to decrease the apparent scale of the building.
13. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
14. Buildings over two stories must include at least two elements to reduce bulk appearance, such as but not limited to varied roof heights, vertical planes, or different materials and colors.



### 3.2.4 Parking and Circulation

1. Parking area circulation should minimize conflict between pedestrian and vehicular traffic.
2. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses.
3. Pedestrian access shall be provided from the sidewalk at the street frontage to building entries and parking areas.
4. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas.
5. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings.
6. Parking areas shall be well-landscaped with a variety of shrubs and canopy trees.
7. A minimum of 2 percent of the parking lot area shall be landscaped.
8. Trees shall be located in planter areas evenly spaced throughout the interior parking area at a rate of one tree for every 10 parking spaces.
9. Provide parking that encourages motorists to "park once" (i.e., park once and then walk to jobs, shops, restaurants, and entertainment, without having to get back into vehicles until ready to leave the site).
10. Parking facilities shall be separate for nonresidential uses and residential uses. If enclosed parking is provided for the entire mixed-use complex, separate areas/levels shall be provided for nonresidential and residential uses with separate building entrances, whenever possible, subject to confirmation and approval by the applicable review authority. Guest parking for the residential uses may be shared with the nonresidential uses.



11. The architecture of separate parking structures shall be consistent with the architecture of the primary structures in materials and design.
12. Provide short-term bicycle parking spaces within 100 feet of public entrances.
13. Provide long-term bicycle parking for residents.
14. Guest parking shall be provided evenly throughout the development.



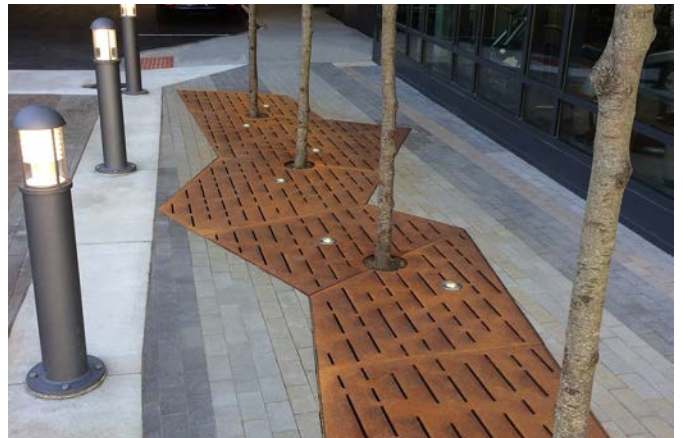
### 3.2.5 Open Space

1. Common and private open space that creates a pleasant living environment with opportunities for recreation shall be provided for the residential uses.
2. Common open space shall be conveniently located in relation to the units for which they are designed to serve and shall be accessible to all occupants of the dwelling units.
3. Common open space may be provided on rooftops and may include rooftop pools and spas, fitness centers, and related restroom facilities, provided that the space is restricted for the use of residents only.
4. In general, common open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of common open space may be allowed by the review authority when it is clear that the open space will provide direct benefit to residents. Parking and maneuvering areas shall not be considered common open space.



### 3.2.6 Landscaping

1. Landscaping shall be provided in compliance with the water-efficient landscape requirements of Chapter 17.88 of the Zoning Ordinance.
2. Common open space areas above the ground level shall be landscaped using containerized plant materials that are irrigated by an automatic irrigation system and adequately drained.
3. Turf areas shall be placed in areas for recreational use only and must have a 10-foot minimum diameter.
4. Root barriers shall be provided when landscape trees are located five (5) feet or closer to any hardscape element or building.
5. Landscaping shall be protected from vehicular and pedestrian encroachment





by raised planting surfaces, depressed walks, or the use of curbs. Concrete mow-strips separating turf and shrub areas should be provided whenever appropriate.

6. Landscape areas shall be a minimum of three (3) feet wide (excluding curbs). Larger areas may be required in some circumstances.
7. Trees shall be planted throughout the development in areas of public view, predominately adjacent to and along structures and street frontages at a rate of at least one tree for each 30 linear feet of structure wall and/or street frontage.
8. Trees and shrubs shall be planted so that at maturity they do not interfere with utility service lines, street lighting, traffic safety sight areas, on-site signs, and basic property rights of adjacent property owners, particularly the right of solar access.
9. Vines and climbing plants integrated along buildings using trellises and perimeter garden walls are strongly encouraged.

### 3.2.7 Loading and Storage Areas

1. Loading and outdoor storage areas shall be screened from view from public streets and adjacent uses. Loading areas shall be similar or compatible in design and details with the overall project. The location and design of loading areas shall mitigate nuisances from glare, light, noise, and odors when residential uses might be impacted.
2. Loading and storage areas should be located as far as possible from the public street and adjacent properties.
3. Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.



4. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.
5. Place landscaping on three sides of trash enclosure. Provide landscaping on two sides of trash enclosure if enclosure is attached to a building.
6. Provide a separate side pedestrian access to all trash enclosures.

### 3.2.8 Lighting

1. Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
2. Walkways, access, and parking lots shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions.
3. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
4. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
5. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.
6. As a security device, lighting should be adequate but not overly bright. Tall lights over twenty feet high should be avoided. All building entrances should be well lighted.



### 3.2.9 Screening and Buffering

1. Loading areas and recycling and refuse storage facilities for nonresidential uses shall be completely screened from view from adjacent residential portions of the project or other adjacent residential uses.
2. Roof-mounted equipment shall be completely screened from public views from the ground elevation.
3. Noise-generating equipment (e.g., refrigeration units, air conditioning, exhaust fans, etc.) shall require special consideration in their location and screening in order to avoid creating a nuisance.

### 3.2.10 Awnings

1. Awnings should be made of metal or other high-quality, durable material and must be well maintained. Canvas, vinyl, and fabric awnings are not permitted.
2. A minimum eight-foot vertical clearance to the sidewalk below is required.
3. Signs on awnings should be painted on the awnings themselves and should be restricted to the awning's flap (valance) or to the end panels of angled, curved, or box awnings. In shopping centers with more than two tenants, awning signs are allowed only as a coordinated program.
4. Care should be taken so that awnings do not obstruct the view to adjacent businesses.
5. The use of awnings along a row of contiguous buildings should be consistent using the same form and location.
6. Breaking an awning at the vertical divisions of the building, such as the break between the display windows and the entrance, is encouraged to relieve a long monotonous appearance.







### 3.3 Residential Development

#### 3.3.1 Site Design

1. Building entries shall face the primary street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreational amenities.
2. A minimum of 60 percent of the street frontage shall be devoted to buildings fronting the primary street. The remaining 40 percent may be devoted to parking.
3. Site planning should holistically integrate pedestrian and bicycle access, linking to the existing neighborhood, on-site features, and nearby amenities like schools and parks.
4. Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall be no less than four feet tall.
5. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
6. Arrange buildings to provide functional and accessible outdoor spaces to all residents.
7. Locate surface parking to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.

#### 3.3.2 Building/Site Access

1. Building entries shall face the primary street with pedestrian access provided



- from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreational amenities.
2. Ground floor units with street access shall have secure, grade-level entrances.
3. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of public sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
4. Face building entries so they are visible from the street and connect to the public sidewalk.
5. Allow pedestrian movement to and along sidewalks to be clear and unobstructed.
6. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.
7. Pedestrian access shall be provided from the sidewalk at the street frontage to building entries and parking areas.
8. Provide weather protection at entrances with a minimum 36-inch projection using overhangs, canopies, awnings, or porch roofs. Architectural projections should match the building's materials and colors palette. Design upper floor entries distinctively yet complementary to the main building frontage.
2. While the HBSP area allows for a variety of building heights, buildings should be designed to allow maximum sun and ventilation, and to enhance public views from adjoining structures.
3. Incorporate architectural design elements and materials that relate to a pedestrian scale such as arches, trellises or awnings.
4. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
5. Unbroken wall planes shall not exceed 30 feet. Articulations through the use of varying setbacks, building entries and recesses or structural bays are required to avoid long unbroken building expanses. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide.
6. For every 100 feet of building length, there shall be a plane-break along the façade comprised of an offset of at least five (5) feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
7. Projections, recesses and overhangs shall be used to provide shadow and depth.
8. Window and door type, material, shape, and proportion shall complement the architectural style of the building.
9. Enhance windows using at least three elements like frames, sills, awnings, shutters, shade structures, or recessed designs.

### 3.3.3 Building Form

1. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
10. Front door entries should incorporate at least two design features, such as frames, projected/recessed areas, covered porches, or decorative trellises. Ensure detailing like sills, trim, or shutters is authentic to the architectural style, and windows should

be generously inset from walls to create shadow detail.

11. Roof levels, pitch directions and forms on large buildings shall be varied to decrease the apparent scale of the building.
12. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
13. Ensure privacy by preventing direct window views between opposing buildings in a courtyard, allowing exceptions for non-transparent or high-placed windows.
14. Buildings over two stories must include at least two elements to reduce bulk appearance, such as but not limited to varied roof heights, vertical planes, or different materials and colors.

### 3.3.4 Parking and Circulation

1. Provide connections between new projects and adjacent neighborhood streets and pedestrian and bicycle paths. Connecting streets shall be designed to discourage overloading traffic on existing streets.
2. Parking areas shall be well-landscaped with a variety of shrubs and canopy trees.
3. A minimum of 2 percent of the parking lot area shall be landscaped.
4. Trees shall be located in planter areas evenly spaced throughout the interior parking area at a rate of one tree for every 10 parking spaces.





5. Parking spaces shall be separated from buildings by a pedestrian sidewalk and a landscape strip (minimum 6 feet).
6. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings.
7. No more than 40 percent of the public right-of-way frontage shall be used for parking.
9. Below-grade or structured parking must be screened from the street, and is encouraged for new mixed-use development that includes a large apartment building.
10. Guest parking shall be provided evenly throughout the development.
11. Provide long-term bicycle parking for residents.

### 3.3.5 Open Space

1. Common and private open space that creates a pleasant living environment with opportunities for recreation shall be provided for the residential uses.
2. Common open space shall be conveniently located in relation to the units for which they are designed to serve and shall be accessible to all occupants of the dwelling units.
3. The location of all common open space and recreational facilities shall consider the peace, safety and privacy of tenants. Projects designed for a variety of tenants (e.g., families, singles, seniors, etc.) shall provide appropriate facilities for each area of the project. Projects designed for a specific market group shall provide facilities suitable for that market.
4. Common open space may be provided on rooftops and may include rooftop pools and spas, fitness centers, and related restroom facilities, provided that the space is restricted for the use of residents only.



5. Parking and maneuvering areas shall not be considered common open space.

### 3.3.6 Landscaping

1. Landscaping shall be provided in compliance with the water-efficient landscape requirements of Chapter 17.88 of the Zoning Ordinance.
2. Common open space areas above the ground level shall be landscaped using containerized plant materials that are irrigated by an automatic irrigation system and adequately drained.
3. Turf areas shall be placed in areas for recreational use only and must have a 10-foot minimum diameter.
4. Root barriers shall be provided when landscape trees are located five (5) feet or closer to any hardscape element or building.

5. Where setbacks and lot coverage allow, landscaping at a minimum of 1-foot width shall be incorporated around the base of buildings to separate between parking, drive aisles, and sidewalks.
6. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs. Concrete mow-strips separating turf and shrub areas should be provided whenever appropriate.
7. Landscape areas shall be a minimum of 3 feet wide (excluding curbs). Larger areas may be required in some circumstances.
8. Trees shall be planted throughout the project in areas of public view, predominately adjacent to and along structures and street frontages at a rate of at least one tree for each 30 linear feet of structure wall and/or street frontage.
9. Trees and shrubs shall be planted so that at maturity they do not interfere with utility service lines, street lighting, traffic safety sight areas, on-site signs, and basic property rights of adjacent property owners, particularly the right of solar access.
10. Vines and climbing plants Integrated along buildings using trellises and perimeter garden walls are strongly encouraged.
2. Loading and storage areas should be located as far as possible from the public street and adjacent properties.
3. Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.
4. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.
5. Place landscaping on three sides of trash enclosure. Provide landscaping on two sides of trash enclosure if enclosure is attached to a building.
6. Provide a separate side pedestrian access to all trash enclosures.

### 3.3.8 Lighting

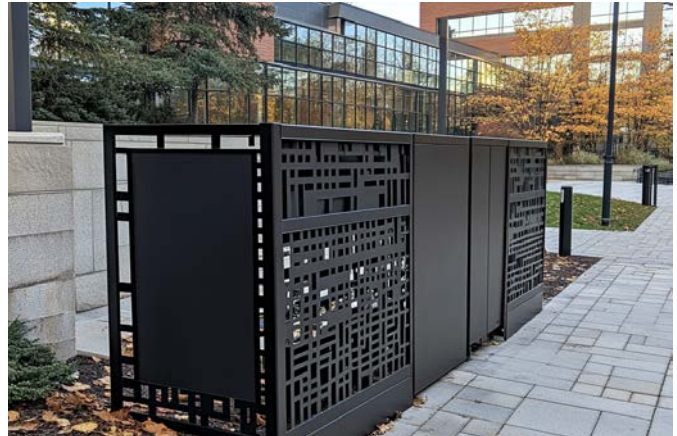
### 3.3.7 Loading and Storage

1. Loading and outdoor storage areas shall be screened from view from public streets and adjacent uses. Loading areas shall be similar or compatible in design and details with the overall project. The location and design of loading areas shall mitigate nuisances from glare, light, noise, and odors when residential uses might be impacted.
1. Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
2. Walkways, access, and parking lots shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions.
3. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
4. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
5. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.
6. As a security device, lighting should be adequate but not overly bright. Tall lights over twenty feet high should be avoided. All building entrances should be well lighted.



### 3.3.9 Screening and Buffering

1. Roof-mounted equipment shall be completely screened from public views from the ground elevation.
2. Noise-generating equipment (e.g., refrigeration units, air conditioning, exhaust fans, etc.) shall require special consideration in their location and screening in order to avoid creating a nuisance.
3. No exterior water heater enclosures shall be permitted. Water heaters shall not be visible.
4. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room or purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.
5. Gas meters shall be painted to blend into the built environment.





### 3.4 Commercial Development

#### 3.4.1 Site Design

1. Where commercial developments are adjacent to sensitive non-commercial uses, appropriate buffering techniques, such as setbacks, screening, and/or landscaping should be provided.
2. Locate surface parking to the sides and rear of the lot with building massing oriented to the primary street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.
3. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
4. At least 75 percent of the building frontage facing a public street shall

be made up of pedestrian-oriented features, including, but not limited to, storefronts, pedestrian entrances to non-residential uses, transparent display windows, landscaping.

#### 3.4.2 Building/Site Access

1. Easily identifiable pedestrian access shall be provided from the street, sidewalk, parking areas, and bus stops to building entrances and key areas within the site.
2. Face building entries so they are visible from the street and connect to the public sidewalk.
3. Allow pedestrian movement to and along sidewalks to be clear and unobstructed.
4. Parking area circulation should minimize conflict between pedestrian and vehicular traffic.
5. Rear facades and store entrances off rear parking lots and alleys should be treated appropriately for customer use with well-marked entrances and landscaping when possible.

### 3.4.3 Building Form

1. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
2. While the HBSP area allows for a variety of building heights, buildings should be designed to allow maximum sun and ventilation, and to enhance public views from adjoining structures.
3. Incorporate architectural design elements and materials that relate to a pedestrian scale such as arches, trellises or awnings.
4. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
5. Unbroken wall planes shall not exceed 30 feet. Articulations through the use of varying setbacks, building entries and recesses or structural bays are required to avoid long unbroken building expanses. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide.
6. For every 100 feet of building length, there shall be a plane-break along the façade comprised of an offset of at least five (5) feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
7. Projections, recesses and overhangs shall be used to provide shadow and depth.
8. Roof levels, pitch directions and forms on large buildings shall be varied to decrease the apparent scale of the building.
9. Buildings over two stories must include at least two elements to reduce bulk

appearance, such as but not limited to varied roof heights, vertical planes, or different materials and colors.

### 3.4.4 Parking and Circulation

1. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings.
2. Parking areas shall be well-landscaped with a variety of shrubs and canopy trees.
3. A minimum of 2 percent of the parking lot area shall be landscaped.
4. Trees shall be located in planter areas evenly spaced throughout the interior parking area at a rate of one tree for every 10 parking spaces.
5. Provide parking that encourages motorists to “park once” (i.e., park once and then walk to jobs, shops, restaurants, and entertainment, without having to get back into vehicles until ready to leave the site).
6. Provide short-term bicycle parking spaces within 100 feet of public entrances.

### 3.4.5 Loading and Storage Areas

1. Loading and outdoor storage areas shall be screened from view from public streets and adjacent uses. Loading areas shall be similar or compatible in design and details with the overall project. The location and design of loading areas shall mitigate nuisances from glare, light, noise, and odors when residential uses might be impacted.
2. Loading and storage areas should be located as far as possible from the public street and adjacent properties.

### 3.4.6 Awnings

1. Awnings should be made of metal or other high-quality, durable material and must be well maintained. Canvas, vinyl, and fabric awnings are not permitted.



2. A minimum eight-foot vertical clearance to the sidewalk below is required.
3. Signs on awnings should be painted on the awnings themselves and should be restricted to the awning's flap (valance) or to the end panels of angled, curved, or box awnings. In shopping centers with more than two tenants, awning signs are allowed only as a coordinated program.
4. Care should be taken so that awnings do not obstruct the view to adjacent businesses.
5. The use of awnings along a row of contiguous buildings should be consistent using the same form and location.
6. Breaking an awning at the vertical divisions of the building, such as the break between the display windows and the entrance, is encouraged to relieve a long monotonous appearance.

### 3.4.7 Lighting

1. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
2. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
3. All lighting shall be directed downward and shielded so as not to spill over onto neighboring properties.
4. As a security device, lighting should be adequate but not overly bright. Tall lights over twenty feet high should be avoided. All building entrances should be well lit.



### 3.4.8 Landscaping

1. Landscaping shall be provided in compliance with the water-efficient landscape requirements of Chapter 17.88 of the Zoning Ordinance.
2. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs. Concrete mow-strips separating turf and shrub areas should be provided whenever appropriate.
3. Landscape areas shall be a minimum of 3 feet wide (excluding curbs). Larger areas may be required in some circumstances.
4. Trees shall be planted throughout the project in areas of public view, predominately adjacent to and along structures and street frontages at a rate of at least one tree for each 30 linear feet of structure wall and/or street frontage.
5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility service lines, street lighting, traffic safety sight areas, on-site signs, and basic property rights of adjacent property owners, particularly the right of solar access.
6. Vines and climbing plants Integrated along buildings using trellises and perimeter garden walls are strongly encouraged.







### 3.5 Sign Guidelines

Signs are an important part of the functionality and design of the Hawthorne Boulevard Specific Plan area. High-quality, well-maintained signs create a welcoming environment and assist residents, business owners, customers, and visitors in different ways. A sign's use of color, its size, shape placement, and selection of lettering can attract or detract from its effectiveness. An effectively designed sign should:

- » Be compatible with the surrounding physical and visual character of the area;
- » Promote the "individuality" of establishments;
- » Identify the business clearly and attractively;
- » Enhance the building on which it is located; and
- » Reduce the amount of visual clutter caused by excessive and poorly placed signage.

#### 3.5.1 General Requirements

While these guidelines are intended to produce high-quality signage along Hawthorne Boulevard, new, creative, innovative approaches are encouraged. Sign designs that meet the expected quality, but require an exception in some other way, may be approved by the Community Development Director.

1. The following sign design guidelines apply to the entire HBSP area including commercial, residential, and mixed use developments.
2. Signs in the HBSP area must be compliant with the Sign Code in Section 17.76 of the Zoning Code on any topic not covered by these guidelines.
3. Encroachment permits are required of any signs that will encroach upon the public right of way per Section 12.04 Lawndale Municipal Code.
4. Sign Permit Required. No sign shall be erected, moved, altered, or reconstructed without first receiving approval of a Sign Permit in compliance with Section 17.76 of the Zoning Ordinance.



### 3.5.2 Comprehensive Sign Program

1. A Comprehensive Sign Program shall be required whenever any of the following circumstances exist.
  - a. New nonresidential multi-tenant developments of two or more separate tenants that share either the same parcel or structure and use common access and parking facilities (e.g., shopping centers, malls, and office complexes).
  - b. Whenever an existing multi-tenant development is being renovated/ remodeled and the applicant proposes to replace 50 percent or more of the existing signs with new signs. In such a case, a Comprehensive Sign Program shall be established for the entire development and the new signs and all future signs shall comply with the requirements of the Comprehensive Sign Program.
  - c. Whenever four or more signs are proposed for a new or existing single tenant development.
2. Review and Approvals. The review and approval of a Comprehensive Sign Program shall occur in conjunction with the approval of a Sign Permit.
3. Lessees to be Informed of Program. Lessees within developments subject to the requirements of a Comprehensive Sign Program shall be made aware of the program in their lease and their responsibility to follow the approved Comprehensive Sign Program.
4. Revisions to Sign Programs. Revisions to an approved Comprehensive Sign Program may be approved by the Community Development Director.

### 3.5.3 Prohibited Sign Types

1. In addition to the signs prohibited as part of the Sign Code under Section 17.76 of the Zoning Code, the following

sign types are also prohibited within the HBSP area:

- a. Abandoned signs;
- b. Air-activated graphics, balloon signs, and inflatable signs;
- c. Blinking, intermittent, rotating, reflective, and moving signs;
- d. Cloth, pennants, paper, and flag signs;
- e. Signs with exposed raceways

### 3.5.4 Area of Signs

1. For all sites within the Hawthorne Boulevard Mixed Use Zone (including those in the Housing Opportunity Overlay) the sign area shall be categorized between attached and detached signs. Attached signs include any sign attached to the building itself or its components. This includes but is not limited to wall signs, projecting signs, roof signs, murals, window signs, and awning signs. Detached signs are signs which are not attached to the building itself, but are freestanding—usually near the public right-of-way or parking lot entrances. Examples of detached signs include but are not limited to freestanding, monument, and pole signs.
2. Sign Area for Attached Signs—the total sign area permitted for attached signs shall be one square foot of sign area for each linear foot of qualified street frontage. No individual commercial or mixed use establishment shall be restricted to a sign square footage less than one times the linear footage of the building frontage of that establishment, or twenty-five square feet, whichever is greater. Except as otherwise set forth in this chapter, the sign area to be calculated shall include only those display faces which may be seen from any one direction. The total area of all wall signs permitted on any one building face shall not exceed forty percent of

the exposed area of the wall on which they are located and is inclusive of all attached sign types.

3. Sign Area for Detached Signs-- the total sign area permitted for detached signs on any lot or parcel shall be one square foot of sign for each linear foot of qualified street frontage, to a maximum of two hundred square feet. Except as otherwise set forth in this chapter, the sign area to be calculated shall include only those display faces which may be seen from any one direction. A minimum qualified street frontage of sixty-five feet shall be required for a detached sign.

### 3.5.5 Number of Signs

1. Buildings may have one attached sign per building side, up to a maximum of three attached signs. Only one sign per building side is permitted. Exceptions include:
  - a. The building includes multiple tenants. In this case, the building is allowed one attached sign per tenant.
  - b. The building includes multiple customer entrances that exceed the permitted one sign per building side. In these cases, one sign per building entrance is allowable.
  - c. The building tenant is required to display logos as part of their business—for example in the case of car dealerships or franchise businesses.
2. The approval of additional signage is under the jurisdiction of the Community Development Director, upon demonstration that the building has a comprehensive sign program in place outlining consistency in design (including materials and sizing).
3. Buildings, including those with multiple tenants, may only have one detached





sign. Detached signs such as freestanding and monument signs are encouraged to include all tenants as part of a single sign.

### 3.5.6 Sign Color

1. Colors should be selected to contribute to legibility and design integrity of signage.
2. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night.
3. Color is most effective when used simply. Too many colors, particularly accent colors, may distract the reader, reduce legibility, and make the sign less effective.

### 3.5.7 Sign Materials

1. Signage should be made of high-quality materials that can withstand various weather conditions, remain durable over time, and maintain their aesthetic appeal. While quality signage can be made using a variety of methods and materials, here are some recommended materials:

#### Preferred materials

- » Metal (Aluminum, Steel, Brass—when coated/treated for outdoor use)
- » Acrylic (When Outdoor Grade/UV Resistant)
- » Wood (Cedar, Redwood)
- » High-Density Urethane (HDU)
- » Polycarbonate/ Lexan
- » Composite Aluminum/ Dibond

#### Prohibited materials

- » Paper or cardboard (as an attached/detached sign)
- » Untreated wood or metal
- » Low quality plastic



- » Plywood and other low-grade wood products

### Finishes

- » Signs should be properly coated and/or treated to provide weather resistance, protect from UV damage, and prolong the life of the product.

## 3.5.8 Attached Signs

### Wall Mounted Signs

1. Sign lettering for store front wall mounted signs are encouraged to meet the following recommendations:
  - a. For storefronts 30 feet wide or less, a maximum letter height of 8 inches is recommended,
  - b. For storefronts 30 feet - 60 feet wide, a maximum letter height of 12 inches is recommended, or
  - c. For storefronts 60 feet wide or greater, a maximum letter height of 16 inches is recommended.
2. Height. Wall signs shall not project above the apparent roofline or the eave line, whichever is higher.
3. Illumination. Internal or external illumination is allowed. However, flashing, moving or sequential operation is prohibited. Notwithstanding the foregoing, all exterior lighting fixtures shall be directed onto the property and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the property line shall not exceed one-half foot candles.

### Blade or Projecting Signs

1. Area. The total projecting sign area permitted on any lot or parcel shall be equal to one square foot of sign area for each linear foot of qualified street frontage of the lot or parcel where the

sign is being constructed, to a maximum projecting sign area of 100 square feet.

2. Height. The minimum height of the bottom of any portion of a projecting sign shall not exceed eight feet, as measured from the sidewalk or finished grade directly below the sign. The maximum height of a projecting sign shall not exceed ten feet above the apparent flat roofline or eave line, whichever is higher; provided, however, that the maximum height of a projecting sign shall not exceed thirty-five feet, measured from the sidewalk or finished grade to the highest point of the sign and its supporting elements.
4. Projection. A sign may not project more than two feet from the building wall or face if the bottom of the sign is eight feet above the sidewalk or finished grade. That projection may be increased by one additional foot for each two feet the sign is raised above the sidewalk or finished grade, to a maximum projection of five feet; provided, however, that no sign may project over more than one-half the width of a sidewalk.
5. Attachments. Projecting signs shall be free of any exposed bracing, angle irons, guy wires, cables or other supporting elements.
6. Thickness. The maximum thickness of projecting signs, measured on the sides parallel to any building, shall not exceed eighteen inches.

### Hanging Signs and Under Canopy Signs

1. A hanging sign is a sign suspended from a support and projects from the building wall or canopy. Similar to awning signs and banners, a hanging sign can add interest and vitality to a street. Hanging signs can include words, pictorial images, logos, and symbols.
2. A hanging sign is generally intended to read by pedestrians along a sidewalk or

arcade, and motorists in slow-moving vehicles.

3. The size of a hanging sign should be proportional to the building facade to which it is attached and typically, should not exceed 10 square feet.
4. A hanging sign should be hung perpendicular to and should not project more than four feet from the face of the building.
5. To minimize visual clutter, hanging signs should not be located within close proximity to other hanging signs or projecting signs, preferably at least 25 feet from each other.
6. The placement of a hanging sign should not impede the safe movement of people or vehicles within a public right-of-way and should be properly secured to a building in a structurally sound manner.

### Painted Signs

1. Painted signs are signs painted directly on a building that serve a business purpose such as displaying the business name. (Paintings and supergraphics not advertising a business or its associated products may be considered a mural and part of the public art requirement.)
  - a. Painted signs must adhere to all the same guidelines on size, height, placement, and illumination as wall signs.
  - b. Painted signs should be designed and installed by a professional artist or sign painter to ensure the highest quality.
  - c. Painted signs may use any of the following materials: oil, acrylic, tempera, or fresco. The painted area should be primed prior to the application of the painted sign, and when possible, a protective top coat should be applied as well.

### Window Signs

1. A window sign is a permanent sign painted on or attached to the inside of a window and are designed to be viewed principally from outside the business by pedestrians and motorists using the adjoining parking lot.
  - a. To minimize clutter, window signs should not occupy more than 30 percent of the total area of the window in which they are displayed, except that no individual establishment shall be restricted to less than 10 square feet of window signage.
  - b. The sign copy of window signs should be proportional to the glass surface area.
  - c. Signs should be restricted to ground floor windows facing the primary street frontage or adjoining parking lot.
  - d. Temporary window signs should be allowed to identify special events and sales provided they are removed immediately following the event.

### Awnings Signs

1. Awnings shall be equal to one square foot of sign area for each linear foot of qualified street frontage of the lot or parcel where the sign is being constructed, to a maximum sign area of 100 square feet.
2. Signs on awnings shall be limited to the identification of any business, such as name, address and logo, except as approved by the Community Development Director or Planning Commission.
3. Letter Height. The maximum letter height of any awning sign shall not exceed twelve inches.

### 3.5.9 Detached Signs

#### Monument Signs

1. A monument sign is a freestanding sign of a human scale and is at ground level. Generally, monument signs are of a higher architectural quality than other freestanding signs, such as pole signs.
  - a. The portion of a monument sign dedicated to the identification of the street address shall not count against the total sign area up to a maximum of 10 percent of the sign area. Multi-store developments in the HBSP area should display the range of store addresses for that development on their sign.
  - b. Monument signs should be placed perpendicular to the street and located to ensure that vehicular and pedestrian sight distances at entry driveways and sidewalks are not impaired.
  - c. Monument signs should be setback from the public right-of-way a minimum of three feet.
  - d. Monument signs may be a maximum of five (5) feet in height and 60 square feet.
  - e. Monument signs displaying signs for more than 6 stores may be a maximum of 8 feet in height and 80 square feet, provided it does not interfere with traffic or pedestrian safety and lines of sight.
  - f. Monument signs should have no more than two sign faces.
  - g. Monument signs should be constructed of a solid architectural base and side, of durable, long-lasting materials. Each sign should incorporate a base which is a minimum of 12 inches in height. The





materials used should match an architectural element(s) of the development itself. Each monument sign should incorporate sides or flanking pilasters which have a minimum dimension of 12 inches by 12 inches, extending at least to the top of the sign.

- h. Monument signs should be located and constructed to allow for natural surveillance on all sides and to prevent opportunities for hiding places.

### **Freestanding Signs**

1. Height. The maximum height of any detached sign and its supporting structure(s) shall be 30 feet.
2. Attachments. Permanent attachment to the ground is required for all detached signs.

### **Digital On-premises Signs**

1. Digital on-premises signs may be used as detached signs only.
2. Prior to the installation of a digital on-premises sign a special use permit issued pursuant to Lawndale Municipal Code Section 17.28.180 must be obtained.

### **3.5.10 Temporary Signs**

Temporary signs include any signage meant for short-term use sign as yard signs, political messaging, detached signs not permanently attached to the ground, or other signage. Temporary signs are allowed in the HBSP area and must be compliant with the Sign Code in Section 17.76 of the Zoning Code.



## 3.6 Public Art

### 3.6.1 Purpose

Public art serves a variety of purposes and provides benefits that enrich public spaces and the lives of those who interact with them. Here are some of the key purposes and benefits of public art, in the HBSP area:

- » Enhances and Beautifies: Public art makes public spaces more interesting and engaging, encouraging people to visit and spend time in these areas. Public art can transform bland or neglected urban spaces into vibrant and attractive areas, contributing to the aesthetic enhancement of communities.
- » Promotes Economic Revitalization: Public art can attract visitors and tourists, boosting local businesses and contributing to the economic revitalization of areas.
- » Encourages Civic Pride: Public art can instill a sense of pride in local residents, as it reflects the community's identity and values.
- » Supports Cultural Expression: Public art serves as a medium for remembering

Lawndale's history and the cultural identity and heritage of its residents.

- » Encourages Community Engagement: The creation of public art can involve community members, fostering a sense of ownership, pride, and connection among local residents.

This Section is intended to permit and encourage original art on a content neutral basis that are:

- » Sufficiently durable and will be properly maintained;
- » Are located on appropriate places on buildings or the site and constitute an appropriate scale;
- » Do not include any unsafe features or would not pose any unsafe conditions to vehicular or pedestrian traffic;
- » Provide avenues for artistic expression, and
- » Are assets to the community.

### 3.6.2 Requirements

1. All new commercial and/or mixed-use developments more than 20,000 square feet of building space in the HBSP area must include a Public Art component.

2. The public art shall be durable, permanent and easily protected from vandalism and weathering; consideration shall be given to the structural and surface integrity and stability of the site where the art is located and the permanence and durability of the art against weathering, theft, and vandalism.
3. Whenever possible, a clear, anti-graffiti coating shall be applied over the completed art for additional protection.

### Location and Size

While there is no size requirement, the public art must be easily visible by members of the public. Artwork should be sized adequately to the building and purpose. Public art must be on the exterior of the building, or integrated into the landscape; interior artwork does not count towards the public art component. Some recommended locations for artwork include the sides of buildings (murals), front entryways, plazas, and near public amenities such as benches and landscaping.

### Acceptable Media

The art may include a range of medias including those listed below. Developers are encouraged, but not required, to use local artists. Acceptable media include the following:

- » Mural Painting—oil, acrylic, tempera, fresco
- » Sculpture—metal, wood, stone, cast reinforced concrete, ceramic, fiberglass reinforced polyester
- » Other—mosaic, glass, fiber, light, water (such as a fountain), environmental work

All other media or technique under consideration by the developer, architect and/or artist for the project must be approved by

either the Community Development Director or Planning Commission.

### 3.6.3 Prohibited Content

1. No public art may contain obscene matters as defined in Section 311 of the California Penal Code or images that would incite immediate violence so as to constitute fighting words.
2. Artwork should not be commercial in nature and may not include the business name, commercial products, or logos. It may not include any words or images that constitute an advertisement.
3. No part of the public art shall exceed the height of the structure to which it is painted or affixed, unless approved by the Community Development Director or Planning Commission.
4. The public art shall not have any unsafe features or conditions that may affect public safety.
5. The public art shall not disrupt traffic nor create any unsafe conditions or distractions to motorists or pedestrians.
6. No public art may consist of changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of public art image or message, not including static illumination turned off and back on not more than once every 24 hours).
7. No public art, except for public arts consisting completely of paint, shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors and vents.
8. No public art shall be arranged and illuminated in a manner that will produce a light intensity of greater than three (3) foot candles above ambient lighting, as measured at the property line of the nearest residential property.



9. No public art may make noises, odors, or create other impacts that constitute a public nuisance.

#### 3.6.4 Ownership

1. Title to all public art(s) required by and installed pursuant to this chapter on private property shall be vested in the owner and pass to the successive owners of the property. Each successive owner shall be responsible for the custody, protection, and maintenance of such mural(s). Public art installed on public property are owned by the City of Lawndale and maintenance, removal, or protection is the responsibility of the City.





# Mobility

04

The Hawthorne Boulevard Specific Plan (HBSP) seeks to expand and improve the ways that people move along and through the corridor.





## 4.1 Introduction and Approach

Hawthorne Boulevard is a primary north-south transportation route that spans the length of the City and provides access to Interstate 405 (I-405). It is a corridor of economic activity, and a community focal point through Lawndale's history. It continues to be the City's central artery for circulation, commerce, employment, and social activity.

The Hawthorne Boulevard Specific Plan (HBSP) seeks to expand and improve the ways that people move along and through the corridor. Hawthorne Boulevard's roadway design prioritizes the movement of cars and trucks through Lawndale, carrying up to 44,000 cars within City limits daily.<sup>1</sup>

The HBSP strives to balance the needs of all roadway users, including drivers, transit users, pedestrians, and bicyclists to help make Hawthorne Boulevard a safe, efficient, and lively corridor for all, consistent with the City's mobility vision as described in its General Plan. This chapter provides promotes the development of a complete streets network which would provide multimodal benefits that would improve the safety, comfort, and operations of roadway users.

<sup>1</sup> Lawndale General Plan LOS Transportation Analysis, Kittelson & Associates, July 24, 2023.





The HBSP establishes the framework for improved transportation based on the following primary circulation and parking objectives:

- » Create safe and convenient movement of people and goods: The HBSP envisions a comprehensive transportation network that connects land uses, enhances accessibility to jobs and services, and improves the overall quality of life for residents, employees and visitors alike.
- » Provide a walkable streetscape and opportunities for community space and amenities: Enhancing pedestrian, cycling and transit facilities and amenities plays a fundamental role in establishing a resilient transportation system. Creative street configurations along Hawthorne Boulevard are designated to promote cyclist and pedestrian safety, accessibility, and enhance the user experience.
- » Maintain vehicular roadway capacity and adequate flow in the corridor: The HBSP acknowledges the pivotal role of Hawthorne Boulevard in facilitating the movement of vehicular traffic throughout the region. The HBSP will maintain vehicular capacity for automobiles and trucks. Furthermore, the Specific Plan promotes means to reduce multimodal conflicts and points of congestion to improve traffic flows.
- » Provide adequate public parking supply: The HBSP recognizes the need for vehicular parking to serve the existing and future land uses along Hawthorne Boulevard, including retail, commercial, and residential spaces. The Specific Plan promotes the preservation of the existing public parking supply and strives to optimize the use of facilities through parking management.



***“The HBSP envisions a comprehensive transportation network that connects land uses, enhances accessibility to jobs and services, and improves the overall quality of life for residents, employees and visitors alike.”***

## 4.2 Circulation Plan

### 4.2.1 Hawthorne Boulevard Circulation Network

Street design, connectivity, and the overall built environment influence transportation choices and quality of life. The City of Lawndale is supported by a network of core regional streets, including Hawthorne Boulevard.

Much of the street network in the Specific Plan area was designed to prioritize cars over other modes of transportation. This is demonstrated by the abundance of public parking, wide streets and travel lanes, and limited pedestrian and bicycle connectivity and amenities. The following discusses the circulation system in the Specific Plan area in terms automobile, transit, pedestrian and bicycle travel.



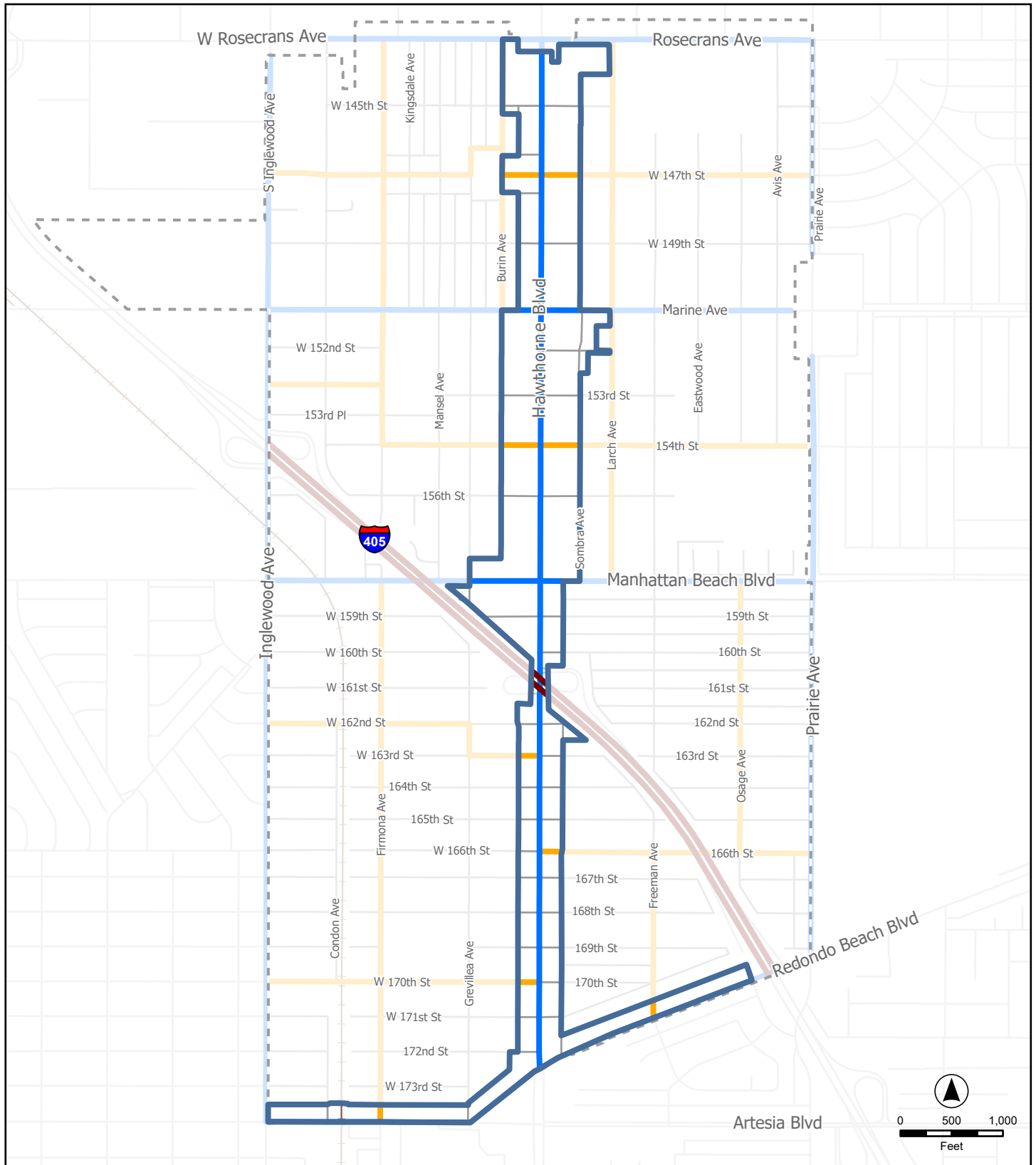
## 4.3 Automobile Circulation

Hawthorne Boulevard is a major north-south roadway that spans the length of the City. The roadways within the HBSP area consist of Major Arterials— such as Hawthorne Boulevard, Redondo Beach Boulevard, Manhattan Beach Boulevard, Marine Avenue, and West Rosecrans Avenue—and a network of collector and local streets, as shown in Figure 4-1 Street Classifications. The City’s roadway Functional Classifications are defined as follows:

- » Major Arterials serve as high-capacity inter-city thoroughfares, and generally carry the majority of traffic traveling through the City, and provide regional travel and access to freeways. Their primary function is to move vehicles. Major Arterials are designed to carry high traffic volumes at higher speeds. Major Arterials serve to collect traffic entering or exiting the 405 Freeway. They consist of four to eight travel lanes (two to four in each direction) and a raised or painted median with a center turn lane. Typical posted speeds may range from 35 to 45 miles per hour.
- » Collectors are intended to carry low to moderate capacity traffic between the arterial street network and local streets. They serve commercial, residential, or public uses, and consist of two travel lanes (one in each direction) and are undivided (with or without centerline striping). Typical posted speeds may range from 25 to 35 miles per hour.
- » Local Streets provide intra-city direct access and parking to adjacent land uses. Local Streets are not intended to serve through-traffic. They typically consist of two travel lanes (one in each direction) and are undivided (with or without centerline striping). Typical posted speeds are 25 miles per hour.

The City of Lawndale maintains Hawthorne Boulevard within City limits. South of Redondo

**Figure 4-1: Street Classification**



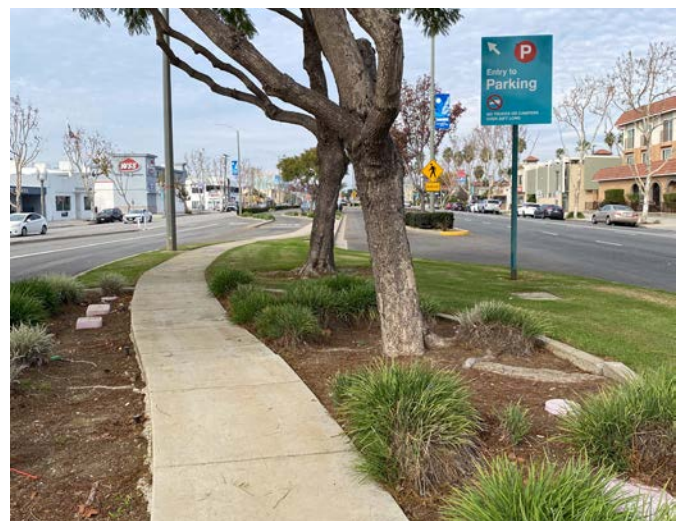
**Legend**

- |  |                                 |
|--|---------------------------------|
| Hawthorne Boulevard Specific Plan Boundary | Major Arterial                  |
| City of Lawndale                           | Collector                       |
| Railroad                                   | Local Street                    |
| Freeway                                    | Local Streets outside HBSP Area |

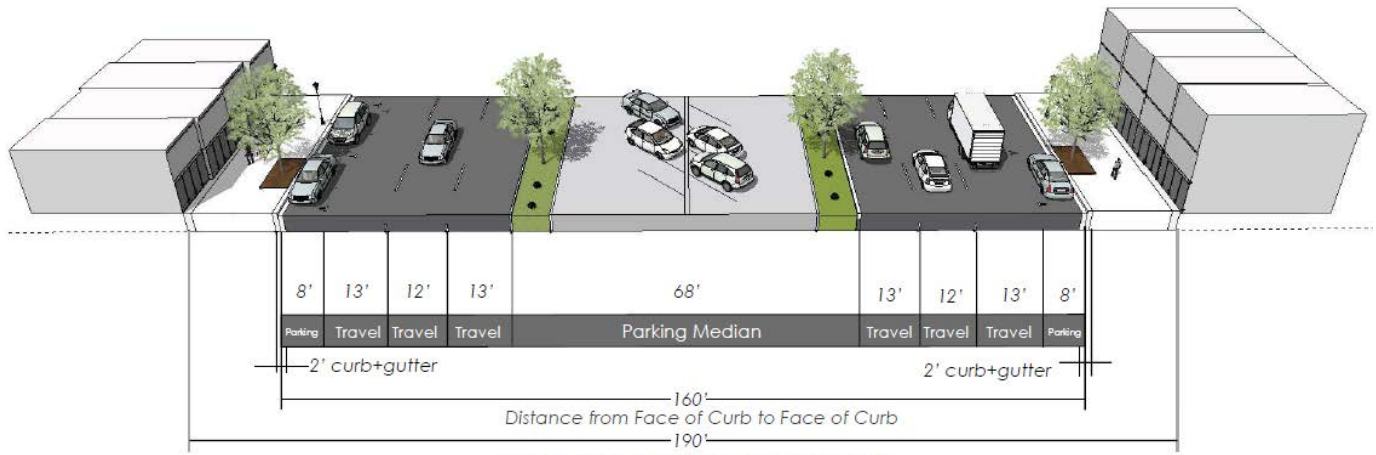
**HAWTHORNE BOULEVARD SPECIFIC PLAN**



Beach Boulevard (outside of City limits), Hawthorne Boulevard is under Caltrans jurisdiction and is also known as California State Route 107 (SR-107). The surrounding land context is primarily commercial, and the corridor provides direct access to I-405 south of Manhattan Beach Boulevard. The posted speed limit is 35 miles per hour. Within the Specific Plan area, Hawthorne Boulevard is a six- to eight-lane corridor (with three to four lanes in each direction) with on-street parking and a wide center median which is used for parking in several blocks. Figure 4-2: Existing Hawthorne Boulevard Lane 6-Lane Configuration Section (156th Street to Manhattan Beach Boulevard) and Figure 4-3: Existing Hawthorne Boulevard Lane 8-Lane Configuration Section (162nd Street to 164th Street) display the existing typical six-lane and eight-lane cross-sections on Hawthorne Boulevard to illustrate the most predominant road layouts found in the Specific Plan area. Generally, the six-lane configuration is found north of Manhattan Beach Boulevard, while the eight-lane configuration is found south of Manhattan Beach Boulevard. Curbside parking is allowed on most segments configured with six lanes.

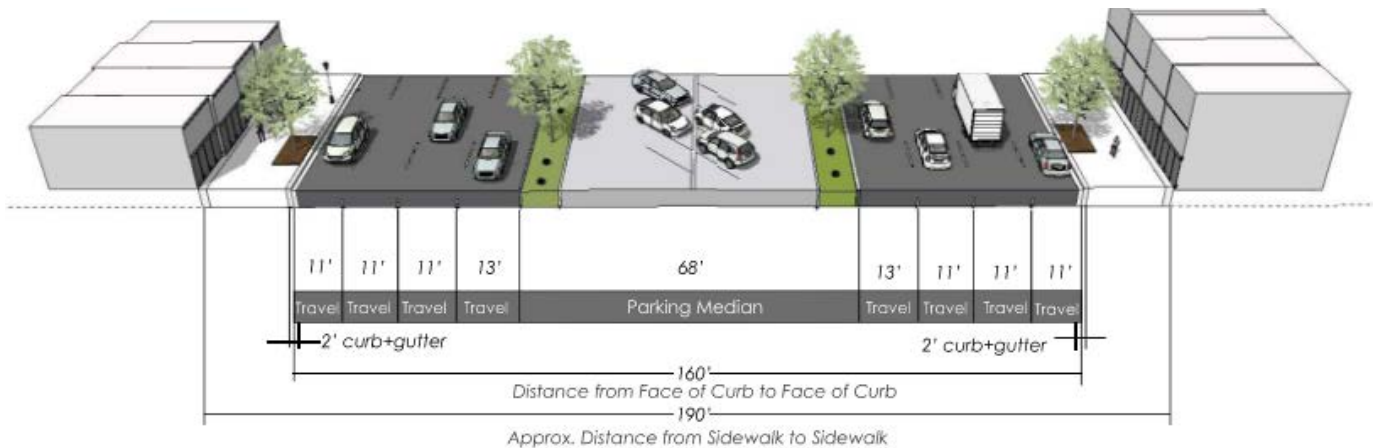


**Figure 4-2: Existing Hawthorne Boulevard Lane 6-Lane Configuration Section (156th Street to Manhattan Beach Boulevard)**



Note: The dimensions of the parking median vary along the corridor.

**Figure 4-3: Existing Hawthorne Boulevard Lane 8-Lane Configuration Section (162nd Street to 164th Street)**



Note: The dimensions of the parking median vary along the corridor.

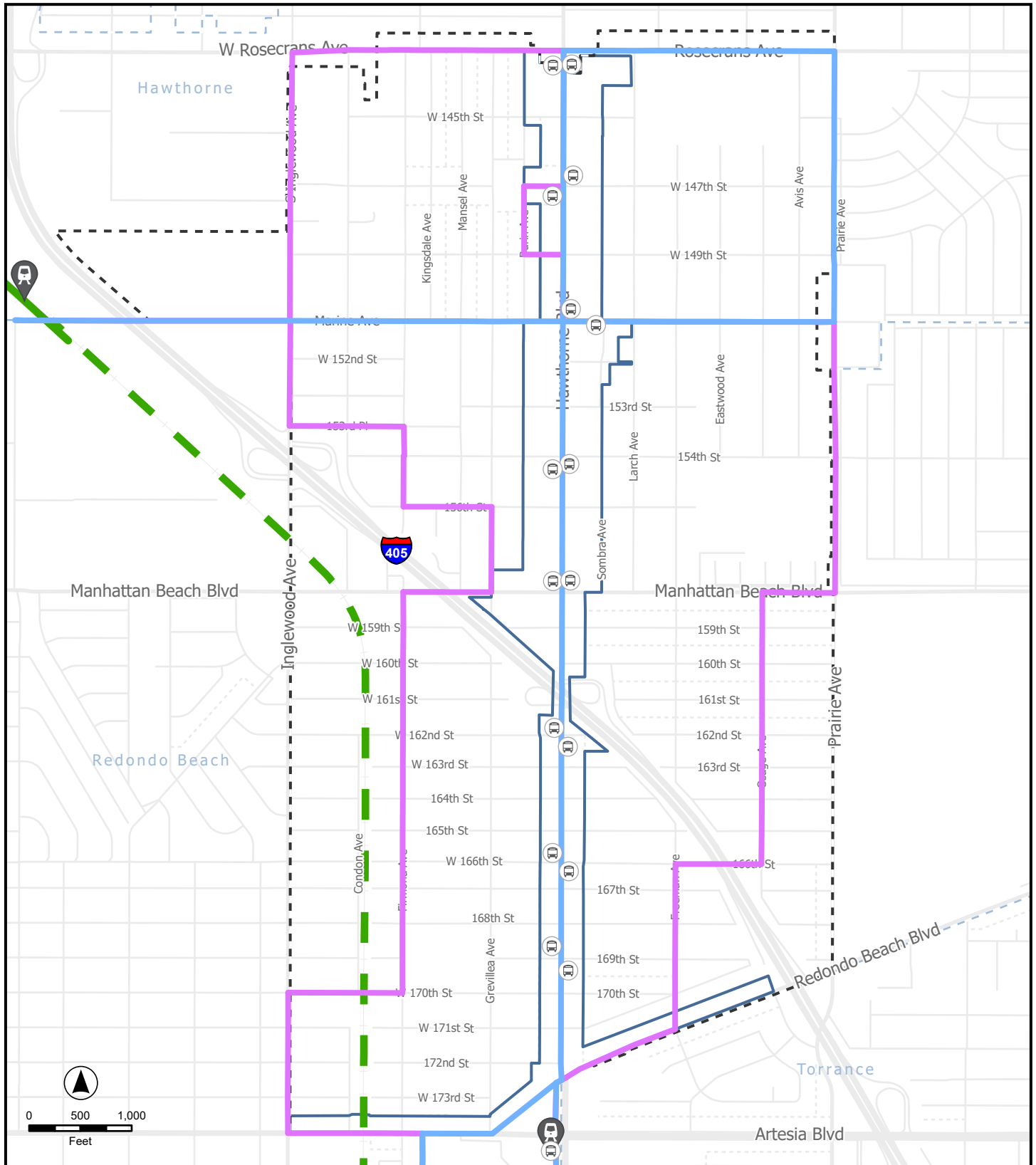
Prioritizing access to existing and future land uses will be important to make the corridor a safe and efficient route for all roadway users. Given the existing and future traffic volumes on Hawthorne Boulevard within City limits ranging from 35,900 to 44,9002, the number of existing through lanes should be maintained to facilitate the movement of vehicles traveling in the corridor. To improve driving conditions and traffic flow, optimal signal coordination and a reduction of access driveways would reduce friction and conflicting movements. Incorporation of actions and roadway improvement recommendations are included in the Implementation chapter to improve traffic flow, along with an illustration of a typical cross-section to accommodate travel for all modes.



***“Prioritizing access to existing and future land uses will be important to make the corridor a safe and efficient route for all roadway users.”***



**Figure 4-4: Transit Routes and Stops Hawthorne Boulevard**



**Legend**

- City of Lawndale
- Hawthorne Boulevard Specific Plan Boundary
- Adjacent Incorporated Area

- Bus Stop Locations
- Lawndale Beat Express Route
- Lawndale Beat Residential Route

- Major Shared Transit Stops
- LA Metro C Line Proposed Extension Alternative
- LA Metro C Line

**HAWTHORNE BOULEVARD SPECIFIC PLAN**

## 4.4 Transit Service

Transit service in Lawndale is primarily provided by LA Metro, whose transportation system provides bus and passenger rail service throughout Los Angeles County, and by Lawndale Beat, a local agency that runs fixed-route bus service throughout Lawndale. Hawthorne Boulevard is also a major transit corridor, serving bus transit route from LA Metro, as well as Lawndale Beat's Express and Residential Routes. The following transit service currently serves the HBSP area.

### 4.4.1 LA Metro

LA Metro provides bus, light rail, and heavy rail service for travel within Los Angeles County. LA Metro currently offers bus service throughout Lawndale, including local and rapid fixed-route services. Along Hawthorne Boulevard, LA Metro operates Route 40 bus route. Route 40 travels from Downtown Los Angeles to the South Bay Galleria. Most of the LA Metro bus stops consist of a bus stop signpost, bench, and/or trash can. At the bus stop locations, the curb is painted red prohibiting curbside parking. There are some bus stops that do not have any amenities and only consist of a bus stop signpost. LA Metro bus stops along Hawthorne Boulevard do not have any bulb-outs, buses simply stop on the outermost lane.

Three major shared transit stops are located just outside of the City limits - (1) at the LA Metro C Line (Green Line) terminus near Marine Avenue and Redondo Beach Avenue, (2) on Douglas Street north of Rosecrans Avenue, and (3) at South Bay Galleria south of Artesia Boulevard. The nearest light rail C Line station to the Specific Plan area is at Redondo Beach and Marine Avenue, approximately one mile west of Hawthorne Boulevard.

While LA Metro does not offer rail service through Lawndale, the C Line (Green Line) ends just west of the City limits at the Redondo Beach Station on Marine Avenue, west of I-405. Metro has conducted an environmental analysis and is planning to extend the C Line (Green Line) an additional 4.6 miles south through Lawndale into Torrance by 2028. As of December of 2023, three alignments are under consideration. The chosen alignment is anticipated to be at-grade parallel to Codon Avenue within the Metro right-of-way, consistent with assumptions used by the Southern California Association of Governments (SCAG) for the Regional Transportation Plan.

***“Improving transit service connectivity, service frequency, and amenities would make transit an attractive mode choice to serve residents, employees and visitors in the HBSP area.”***



#### 4.4.2 Lawndale Beat

Lawndale Beat provides a local transit option through the operation of two fixed-route bus routes: Express Route and Residential Route.

As shown in Figure 4-4: Transit Routes and Stops Hawthorne Boulevard, the Express Route offers service from LA Metro's C Line (Green Line) Station on Marine Avenue to the Galleria at South Bay shopping area south of Artesia Boulevard on Hawthorne Boulevard. Specifically, within the HBSP area, the Express Route runs along Hawthorne Boulevard between Rosecrans Avenue and





Artesia Boulevard, providing access to Lawndale Marketplace, hotels, restaurants and residential neighborhoods.

The Residential Route starts from LA Metro's C Line Station on Marine Avenue and provides service to various uses within the HBSP area and beyond, including residential areas, parks, schools, and shopping areas.

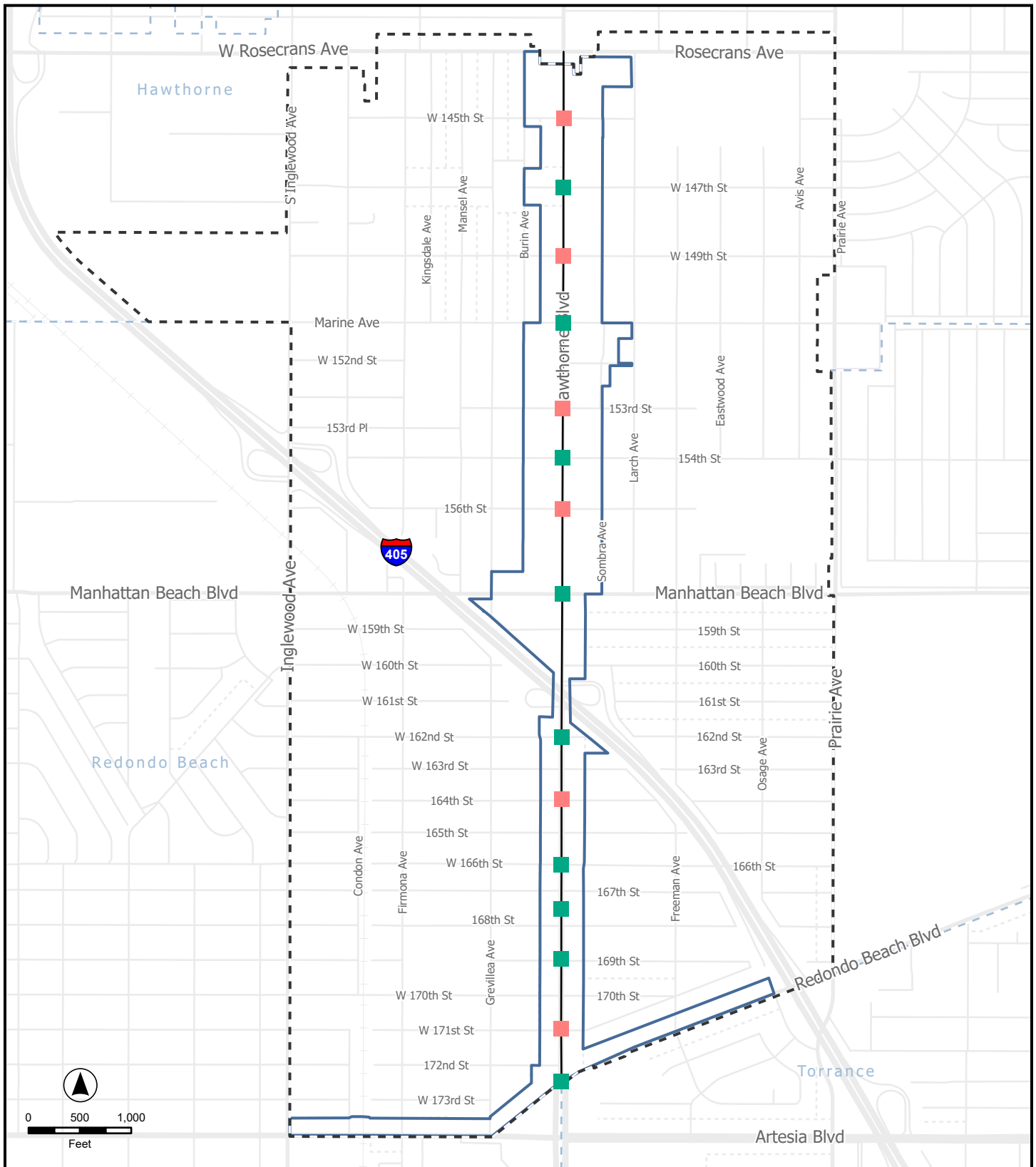
Increased density would be supportive of transit use. Additionally, improving transit service connectivity, service frequency, and amenities would make transit an attractive mode choice to serve residents, employees and visitors in the HBSP area. Incorporation of actions and roadway

## Chapter 4: Mobility

improvement recommendations are included in the Implementation chapter to improve transit service.



**Figure 4-5: Pedestrian Crosswalks on Hawthorne Boulevard**



**Legend**

- City of Lawndale
- Adjacent Incorporated Area
- Hawthorne Boulevard Specific Plan Boundary
- Signalized
- Unsignalized

**HAWTHORNE BOULEVARD SPECIFIC PLAN**



## 4.5 Pedestrian and Bicycle Circulation

### 4.5.1 Pedestrian Network

Hawthorne Boulevard has paved sidewalks on both sides of the street throughout the Specific Plan area, although there is little or no shade. Crosswalks are generally provided at signalized and stop-controlled intersections on the arterial and collector roads. They are generally standard crosswalks and on all four approaches. Skewed crossings are common along principal arterials and cause longer pedestrian crossing times and distances. Figure 4-5: Pedestrian Crosswalks on Hawthorne Boulevard shows the existing pedestrian facilities on Hawthorne Boulevard.

The City's overall automobile-centric circulation system and large block sizes results in relatively long distances between crosswalks on Hawthorne Boulevard, limiting pedestrian connectivity and impacting a user's experience. Additionally, most of the street frontage is parking lots, which creates a perceived and physical barrier for pedestrian activity between the east and west sides of the Specific Plan area.

As shown in Figure 4-5: Pedestrian Crosswalks on Hawthorne Boulevard, crosswalks across Hawthorne Boulevard are spaced about 420 to 1,400 feet apart. Almost half of the pedestrian crossings in the HBSP area along Hawthorne Boulevard are unsignalized. Given the high traffic volumes, speeds, and having to cross three lanes of traffic on each direction, crossing Hawthorne Boulevard is uncomfortable to pedestrians, especially at unsignalized crossings.

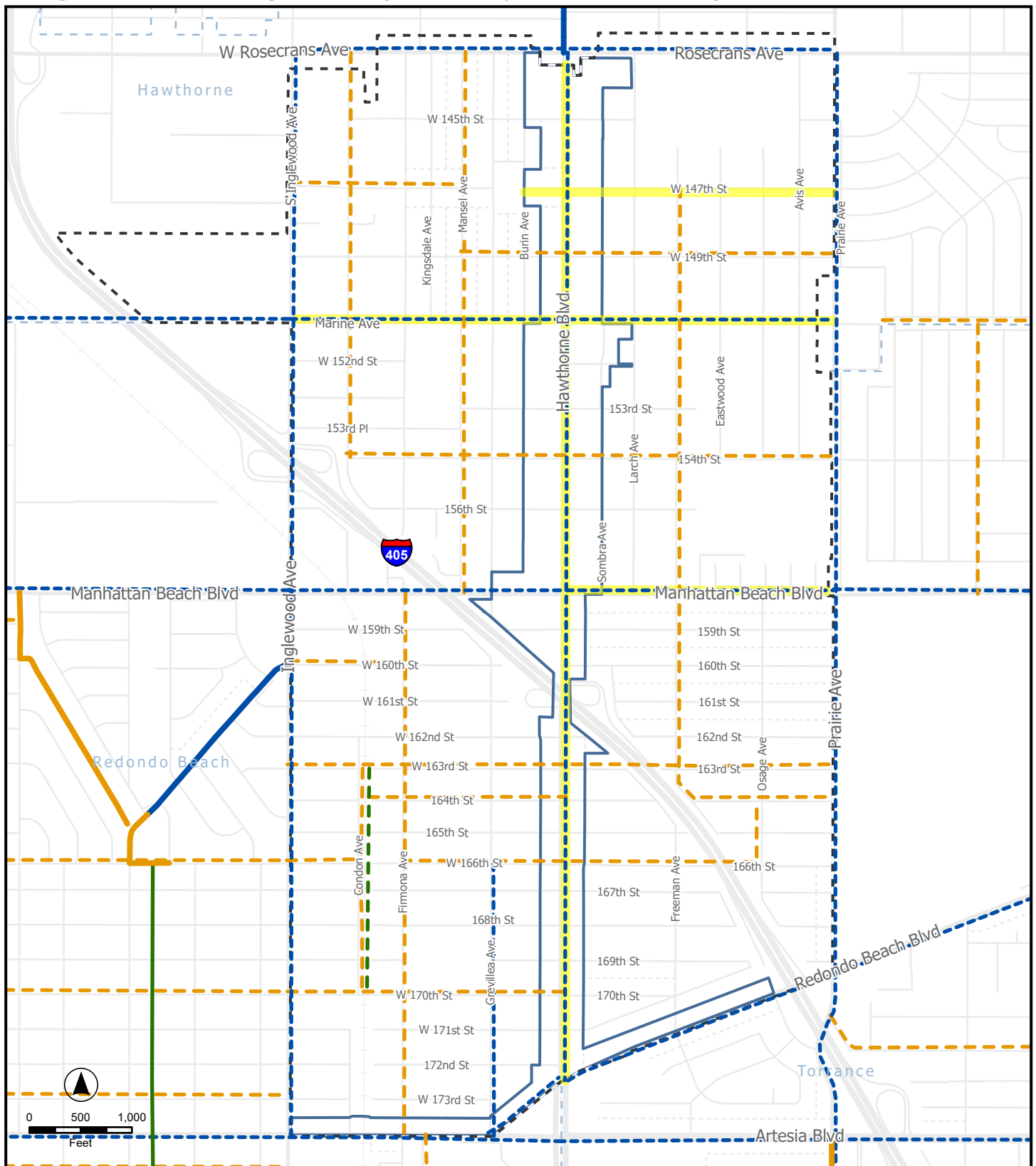
### 4.5.2 Bicycle Network

Caltrans categorizes bicycle facilities into four types, as described below.

- » Class I Bikeway (Bike Path). Also known as a shared path or multi-use path, a bike path is a paved right-of-way for bicycle travel that is completely separate from any street or highway.
- » Class II Bikeway (Bike Lane). A striped and stenciled lane for one-way bicycle travel on a street or highway. This facility could include a buffered (typically painted) space between the bike lane and vehicle lane and the bike lane could be adjacent to on-street parking.
- » Class III Bikeway (Bike Route). A signed route along a street where the bicyclist shares the right-of-way with motor vehicles. This facility can also be designated using a shared-lane marking (sharrow).
- » Class IV Bikeway (Separated Bike Lane). A bikeway for the exclusive use of bicycles including a separation required between the separated bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade



**Figure 4-6: Existing and Proposed Bicycle Network Maps**



Legend		
	City of Lawndale	
	Hawthorne Boulevard Specific Plan Boundary	
	Adjacent Incorporated Area	
	Priority Bike Facilities	
<b>Existing Bike Facilities</b>		
	Class I Bike Path	
	Class II Bike Lane	
	Class III Bike Route	
	Class IV Protected Bike Lane	
<b>Proposed Bike Facilities</b>		
	Class I Bike Path	
	Class II Bike Lane	
	Class III Bike Route	
	Class IV Protected Bike Lane	

separation, flexible posts, inflexible physical barriers, or on-street parking.

The City of Lawndale does not currently provide any bicycle facilities on its street network. Facilities have been proposed through several documents and plans, including the South Bay Bicycle Master Plan (2011), the Los Angeles County Bicycle Master Plan (2012), and the LA Metro Bicycle Transportation Strategic Plan (2006). As shown in Figure 4-6: Existing and Proposed Bicycle Network Maps, east/west connection across the HBSP and beyond would be provided via proposed Class II bike lanes on Rosecrans Avenue, Marine Avenue, Manhattan Beach Boulevard, and Artesia Boulevard. In addition, several Class III bike routes such as 149th Street, 154th Street, 163rd Street, 166th Street, and 170th Street would provide east-west connectivity on these minor streets. This corridor will connect the existing Class I bike path along the Dominguez Channel (to the east of the City) that provides an off-street bicycle route in the north-south direction from Alondra Park to northern City limits.

The South Bay Bicycle Master Plan includes Class II bike facilities as part of the bicycle master plan on Marine Avenue by and will

improve the east/west connectivity and access to the C line station at Redondo Beach and Marine Avenue to Hawthorne Boulevard via bicycle.

Due to high traffic volumes at the interchange areas and reduced street connectivity, I-405 represents a barrier for bicyclists in both the north/south and east/west direction. The only roadways that provide access under the freeway are Inglewood Avenue, Hawthorne Boulevard, Manhattan Beach Boulevard, 166th Street, and Redondo Beach Boulevard.

The HBSP area has a relatively flat geography and grid street pattern and would therefore be an acceptable location for expanding bicycle facilities. The addition of these bicycle facilities will create a more complete multimodal network for Lawndale.

### 4.5.3 Pedestrian and Bicycle Improvements

The HBSP envisions infrastructure improvements to provide enhanced pedestrian and bicycle connectivity, while still providing automobile capacity on key corridors. Increased density and variety of land uses with the HBSP would benefit from an improved cycling and pedestrian environment. Bicycle facilities should be added by implementing the bike lanes, bike routes and amenities in the South Bay Bicycle Master Plan.

Pedestrian circulation in the area would benefit from improving accessibility along the corridor establishing better connectivity between the east and west side of Hawthorne Boulevard. This would be accomplished by improving existing crosswalks, providing more signalized crosswalks, and installing pedestrian bulb-outs. In addition, upgrading push buttons







## PEDESTRIAN SAFETY

Pedestrian safety can be improved through a number of strategies such as pedestrian bulb-outs and bollards.

and countdown signals and providing wayfinding and pedestrian amenities such as benches, shade, and lighting would improve the pedestrian experience. Incorporation of actions and pedestrian and bicycle facilities improvement recommendations are included in the Implementation chapter.

Hawthorne Boulevard on side streets or within off-street parking lots.

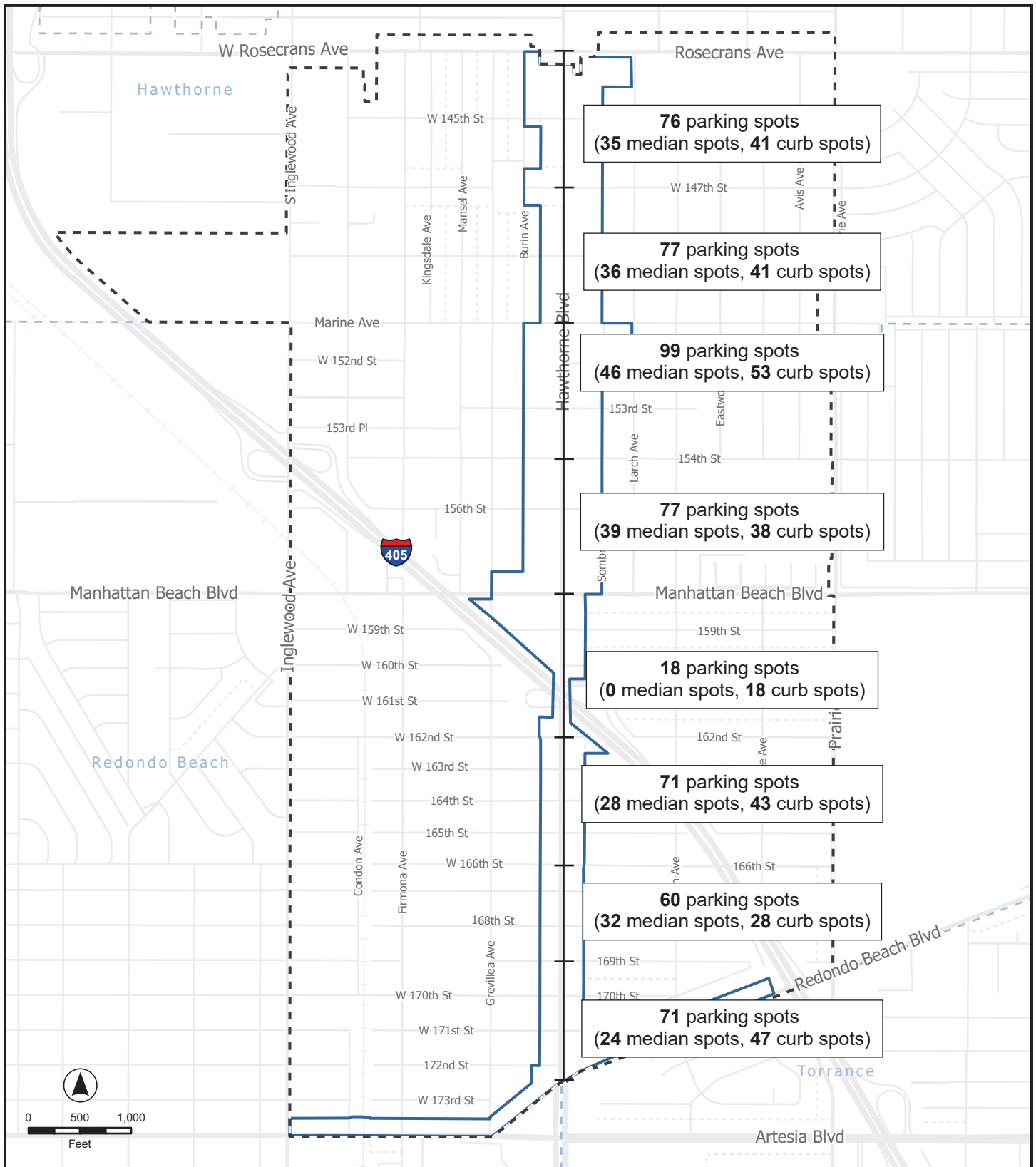
Guidelines for curb space and for the siting and design of loading and service areas are included in the Implementation chapter.

### 4.6 Curbside Management

The following relates to use of the curb especially regarding ride hailing services and goods deliveries.

- » With new residential and mixed-use development and more vibrant commercial areas, the demand for ride hailing services and passenger loading activity is expected to increase. Planning for transportation network companies, such as Uber and Lyft, and the improved accessibility of these services for Lawndale will benefit all users. Passenger pick-up and drop-off zones should be strongly considered in activity centers offering key attractions, such entertainment venues, theaters, and high concentration of restaurants. These areas will be identified as future land use development projects are developed in the HBSP area.
- » Loading, unloading, and service areas should be located and screened to minimize direct exposure to public view and reduce visual impacts. Loading and unloading should not be designated in areas adjacent to Hawthorne Boulevard, as it would conflict with pedestrian, bicycle and through traffic. To the extent possible, loading and unloading areas should be designated away from

**Figure 4-7: Hawthorne Boulevard Public Parking Supply**



**Legend**

- City of Lawndale
- Hawthorne Boulevard Specific Plan Boundary
- Adjacent Incorporated Area

**HAWTHORNE BOULEVARD SPECIFIC PLAN**



## 4.7 Parking

The HBSP area includes a mix of public parking along the street curbside and located on the median spaces along Hawthorne Boulevard. In addition to public parking, land uses along Hawthorne Boulevard generally have surface parking lots along the street frontage. Redevelopment of existing land uses will be conditioned by the off-street parking requirements in Chapter 2, Land Use of this Specific Plan. The HBSP recognizes the need for vehicular parking to serve the existing and future land uses along Hawthorne Boulevard and strives to maintain the existing parking supply. Therefore, an inventory of public parking was conducted along the Hawthorne Boulevard corridor along the curbside and center median areas. The inventory for spaces included curbside on-street parking and median parking along Hawthorne Boulevard.

Median parking strips are included on every block on Hawthorne Boulevard in the City of Lawndale, except between Manhattan Beach Boulevard and 162nd Street (due to the I-405 interchanges) and 171st Street and Redondo Beach Boulevard (which is located at the City's southern border). Median parking strips contain approximately 25-50 parking spaces per individual parking area in a small variety of configurations, including one-way routing and two-way routing. Parking spaces are angled at 45 degrees and are surrounded by a landscaping buffer from the roadway traffic. To better integrate the parking medians with the corridor, installation of crossings should be considered to promote walkability and safety.

On-street, curbside parking is also provided on sections of Hawthorne Boulevard. Two-hour on-street curbside parallel parking is permitted on both sides of Hawthorne Boulevard. Most businesses along Hawthorne Boulevard have private parking lots for customers. Along with the curbside parking and median parking available, there is sufficient public parking for residents, works, and visitors.

Figure 4-7 shows the existing public parking supply along Hawthorne Boulevard.

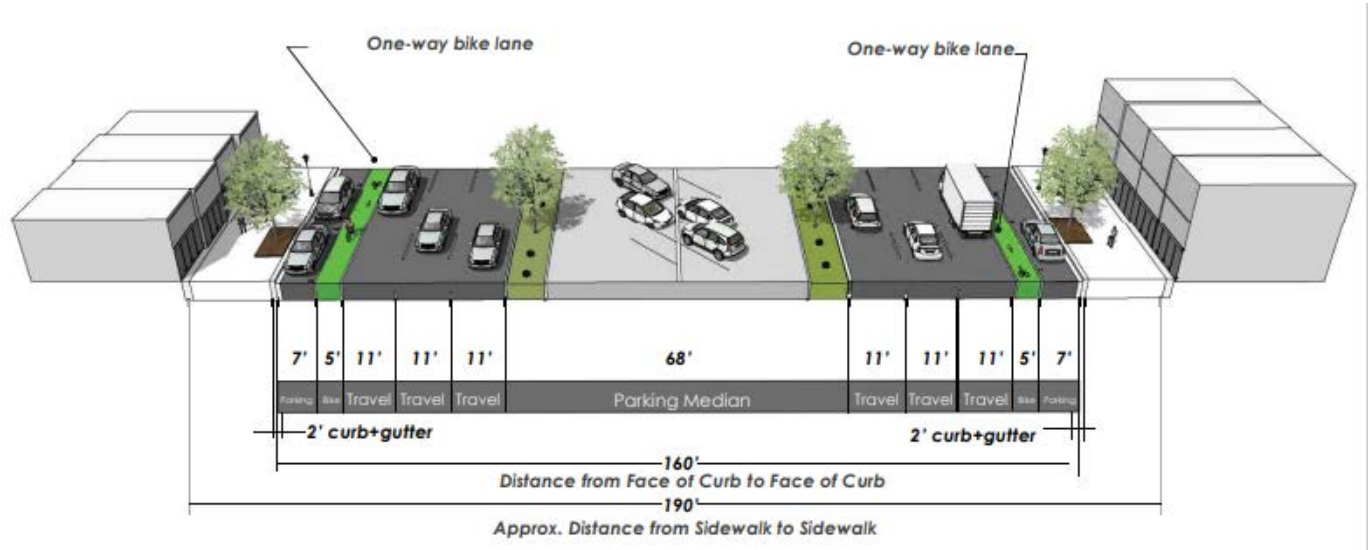
Providing an adequate supply of public parking is important in order to meet the needs of residents, workers and visitors. The City aims to preserve the number of parking spaces in the corridor, including the curbside parking and parking areas in the center median. If future trends show a reduced need for parking supply, the City should explore options to repurpose parking spaces to serve the public interest. For example, parking could be reconfigured to create community spaces and parklets.

New developments in the HBSP area will be required to provide sufficient parking to serve its uses, including any new residential uses. This requirement ensures that residents and visitors alike will have access to convenient and sufficient parking options, and support the HBSP area's accessibility and livability. In some instances, however, developers may qualify for reduced parking requirements via State laws, which underscores the continued need to support local and regional public transit.

### 4.8 Hawthorne Boulevard Cross-Street Concept

The street cross-sections bring together the various components of the multi-modal system shown in the conceptual circulation plan, including the pedestrian, bicycle, transit, and automobile circulation, to provide a framework for future transportation improvements in the Specific Plan area. Figure 4-8: Proposed Hawthorne Boulevard Lane 6-Lane Configuration Section with Bike Lanes provides conceptual design options for the current six-lane sections between the I-405 interchange and northern City limits to implement the multi-modal transportation vision for the HBSP. Hawthorne Boulevard would continue to include the same number of six to eight through lanes as the primary thoroughfare for automobile and transit access to the Plan area. The proposed cross section includes a Class II bike lane maintaining curbside parking. Figure 4-9 shows an alternative median configuration where with a one-way driveway and parking on one side of the median. The remaining portion of the median would consist of a landscaped area.

**Figure 4-8: Proposed Hawthorne Boulevard Lane 6-Lane Configuration Section with Bike Lanes**



Note: The dimensions of the parking median vary along the corridor.

# Infrastructure



05

**Ensuring adequate water, sewer, and stormwater capacity is crucial to the long-term success of the HBSP area.**



## 5.1 Introduction and Approach

The following sections describe the existing conditions, current deficiencies, and proposed improvements for the water system, sewer system, and flood control and stormwater system within the City of Lawndale's Hawthorne Boulevard Specific Plan (HBSP) area. The evaluation approach for each utility system consisted of the following steps:

- » Outreach to the responsible utility service providers to request the status of the health and performance of the system within the HBSP area and any identified capacity- or condition-related needs or planned improvements
- » Projected impacts of proposed HBSP developments on the existing utility system.
- » Summary of recommendations.

## 5.2 Water System

### 5.2.1 Existing Conditions

The HBSP area and the City of Lawndale, is served potable water by the Golden State Water Company (GSWC). GSWC receives imported water supplies from West Basin Municipal Water District (WBMWD), which is a wholesaler of imported water purchased from the Metropolitan Water District of Southern California (Metropolitan). As an investor-owned public utility company, water purveyor, GSWC is regulated by the California Public Utilities Commission (PUC). WBMWD serves nearly one million people in 17 cities and unincorporated areas in Los Angeles County. The WBMWD service area is bound by Malibu to the north, Rancho Palos Verdes to the south, and the City of Carson to the east. Water purveyors within WBMWD include El Segundo, Inglewood, Lomita, the City of Los Angeles, Manhattan Beach, Los Angeles County Waterworks District #29, California American Water, California Water Service, and GSWC. The existing water system within and surrounding the HBSP area is shown on Figure 5-1.

### 5.2.2 Current Deficiencies and Proposed Improvements

The following subsections detail the potable water system demands evaluation and capacity evaluation performed as part of this project.

#### 5.2.2.1 Demands Evaluation

To evaluate the existing conditions of the potable water system, the current potable water average day demands were estimated on a per connection basis using the demand factors developed by GSWC in the 2020 Urban Water Management for the Southwest service area. For the existing demand projections, it was assumed that each nonresidential (i.e., commercial, industrial, institutional, and

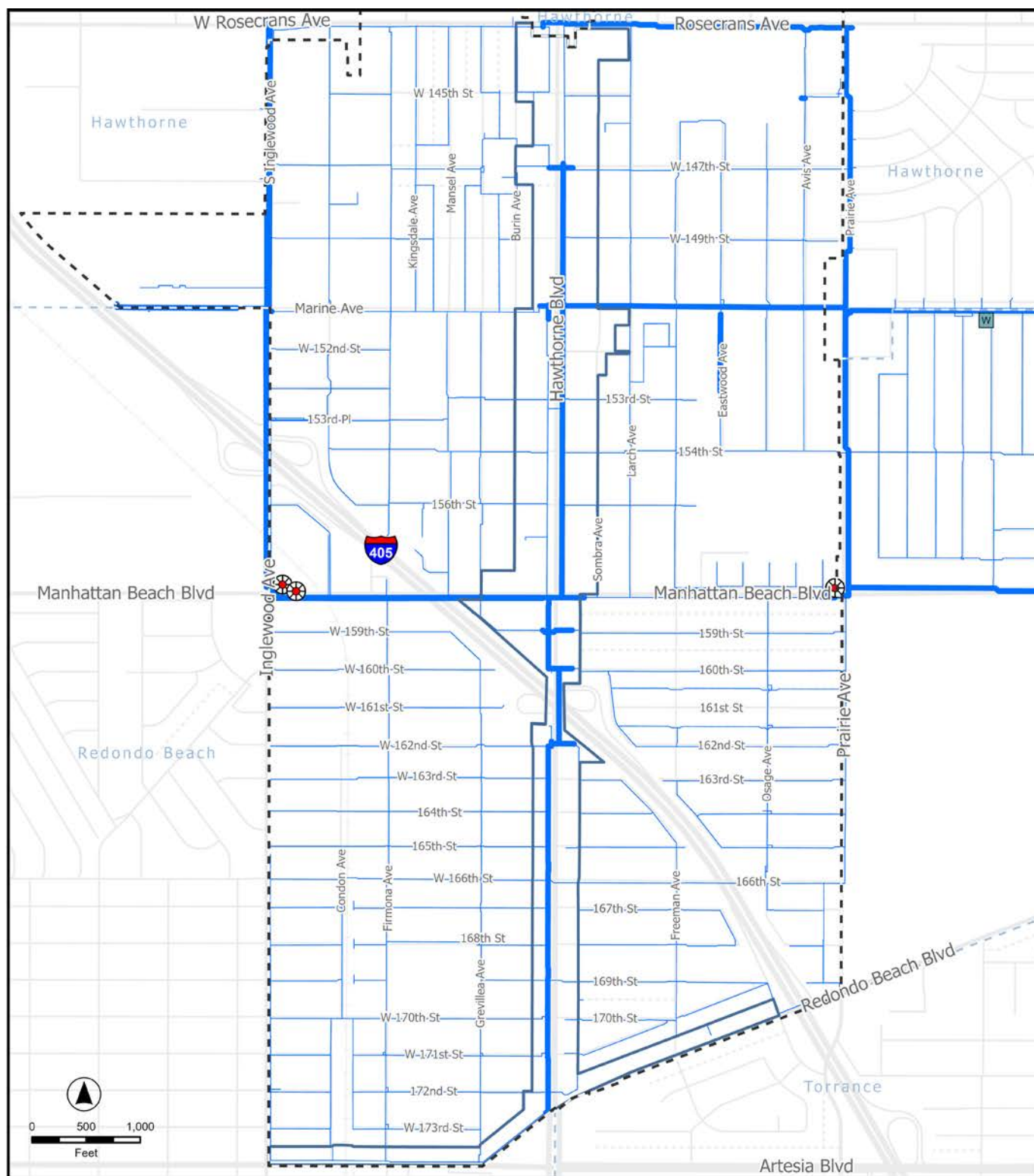
recreational) and single-family residential parcel represented a single connection.

On a regional basis, a per connection water demand factor is sufficient, however, as the planning area becomes more localized, more granularity is needed to maintain the accuracy and precision of the demand projections. Multi-family residential parcel average day demand however cannot be estimated using the same methodology due to high variance in units assigned to a single connection. For example, consider the following two multi-family residential developments: (1) a duplex (i.e. two units), and (2) a multi-unit apartment complex. Using a per connection unit water demand factor, both the duplex and the apartment complex would be projected to use the same amount of potable water despite a significantly different number of dwelling units within each development.

Accordingly, the evaluation for the HBSP area utilized a per dwelling unit multi-family residential water demand factor based on (1) the Assembly Bill (AB) 1668 and Senate Bill (SB) 606 indoor water use target of 55 gallons per capita per day and (2) the California Department of Finance's E-5 Estimates of persons per household for the City of Lawndale (3.08 persons/household). This approach yields a demand factor approximately 25 percent lower than the single-family residential demand factor. This result is consistent with demand factors used by other water agencies that serve similar systems and is as expected for multi-family residential developments on a per dwelling unit basis due to expected lower outdoor irrigation.

The unit demand factors used to estimate average day water demands in the HBSP area are summarized by land use in Table 5-1.

**Figure 5-1: Existing Water System**



**HAWTHORNE BOULEVARD SPECIFIC PLAN**



**Table 5-1: Summary of Unit Water Demand Factors by Land Use**

Land Use	Unit Demand Factor	Units	Unit Demand Factor	Units
Single Family <sup>(a)</sup>	0.25	AFY per dwelling unit	223	gpd per dwelling unit
Multi Family <sup>(b)</sup>	0.19	AFY per dwelling unit	172	gpd per dwelling unit
Commercial <sup>(a)</sup>	1.12	AFY per connection	1,000	gpd per connection
Industrial <sup>(a)</sup>	3.96	AFY per connection	3,535	gpd per connection
Institutional <sup>(a)</sup>	1.12	AFY per connection	1,000	gpd per connection
Recreational <sup>(a)</sup>	1.49	AFY per connection	1,330	gpd per connection

Notes:

(a) Source: Table 4-4 of Golden State Water Company's 2020 Urban Water Management Plan.

(b) Estimated using a 25-percent reduction of the single family residential unit demand factor. This estimate is consistent with the SB606 AB 1668 indoor water use target of 55 gallons per capita per day and the City of Lawndale's persons per household from the California Department of Finance E-5 Estimates (3.08 persons per household).

AFY = acre feet per year; gpd = gallons per day.

Using the unit water demand factors in Table 5-1 and the existing and projected future developments, average day demands were calculated for the existing demands (Table 5-2), additional buildout demands (Table 5-3), and total buildout demands (Table 5-4).

**Table 5-2: Calculated Existing Demands within HBSP Area**

Land Use	Development Metrics <sup>(a)</sup>		Unit Demand Factor, gpd per connection <sup>(b)</sup>	Calculated Demand, mgd
	Connections	Dwelling Units		
Single Family Residential <sup>(a)</sup>		65	223	0.01
Multi-Family Residential		326	172	0.06
Commercial	275		1,000	0.28
Industrial	2		3,535	0.01
Institutional	3		1,000	< 0.00
Recreational	1		1,330	< 0.00
Total	281	391		0.36

Notes:

(a) Source: City of Lawndale's 2045 General Plan land use.

(b) Reference Table 5-1.

gpd = gallons per day; mgd = million gallons per day (average day).

**Table 5-3: Calculated Additional Buildout Demands within HBSP Area**

Land Use	Development Metrics <sup>(a)</sup>		Unit Demand Factor, gpd per connection <sup>(b)</sup>	Calculated Demand, mgd
	Connections	Dwelling Units		
Commercial	40		1,000	0.04
Multi-Family Residential		3,540	172	0.61
Total	40	3,540		0.65

Note:

(a) Source: information received via email from Ashley Brodtkin (DeNovo Planning Group) on December 18, 2023; the number of connections were estimated using the projected additional building floor area (310,376 ft<sup>2</sup>) at buildout multiplied by the average building floor area per connection for existing commercial developments (7,727 ft<sup>2</sup>/connection).

(b) Reference Table 5-1.

gpd = gallons per day; mgd = million gallons per day (average day).

**Table 5-4: Demand Projections Summary**

Demand Scenario	Projected Demand, mgd
Projection Existing <sup>(a)</sup>	0.36
Projected Additional by Buildout <sup>(b)</sup>	0.65
Projected Total by Buildout	1.01

Notes:

(a) Refer to Table 5-2.

(b) Refer to Table 5-3.

mgd = million gallons per day (average day).

Based on this evaluation, the projected average day demand at buildout within the HBSP area is 2.8 times more than the existing average day demand within the HBSP area.

### 5.2.3 Capacity Evaluation

Table 5-5 summarizes the steps to perform a water system capacity evaluation, data required, a description and use of the data, and whether or not the data is currently available.

**Table 5-5: Summary of Data Required to Perform Water System Capacity Evaluation**

Step Number	Data Required	Description and Use of Data	Data Currently Available?
1	Historical Water Meter Billing Data	» Evaluate historical trends to develop a baseline demand scenario that is representative of existing water use conditions.	No
2	Spatial Distribution of Water Meters	» Spatially allocate existing demands into a calibrated hydraulic model. » Develop unit water demand factors for each land use within the HBSP area that can be used to refine future demand projections.	No
3	Future Development Characteristics	» Land use and associated number of dwelling units and/or building square footage associated with each future development. » Use the future development characteristics with the baseline demands scenario and unit demand factors described in Step 2 to calculate projected future demands.	Partially(a)
4	Spatial Distribution of Future Development	» Spatially allocate future demands into a calibrated hydraulic model.	No
5	Calibrated Hydraulic Model	» Perform hydraulic evaluations of complex looped water systems. » Identify existing hydraulic capacity limitations under various conditions (e.g., average day demand, maximum day demand, peak hour demand, peak hour demand + fire flow) and standardized evaluation criteria (e.g., minimum pressure requirements). » Identify future hydraulic capacity limitations using existing infrastructure and future demands and standardized evaluation criteria. » Develop solutions to hydraulic limitations by adding hydraulic capacity via infrastructure improvements (e.g., upsizing pipes, adding storage capacity, adding pumping capacity).	No

Notes:

(a) Future development characteristics totals (i.e., total dwelling units to be added within the HBSP) are available, however data on individual development are not available.



Given the significant increase in projected water demand, it is reasonable to assume that the existing water system as it is currently configured and operated will not be capable of meeting the average day, peak day, or peak hour/fire flow demands at buildout. However, without knowing the location of existing and future demands within the HBSP area, it is not possible at this time to determine what specific improvements will be needed to the potable water system serving the HBSP area to serve buildout conditions. Additionally, a calibrated hydraulic model will be required to perform complex calculations related to the looped water system under various demand scenarios.

As development on specific parcels is identified, further evaluation will need to be performed by GSWC to identify the capacity-related improvements that will be required to meet required pressure and flow criteria, including under fire flow conditions. If water system distribution improvements are required, the City may condition approval of the development upon construction of required improvements. New fire hydrants are expected to be required on a project-specific basis. In the event that adequate flow cannot be achieved by the addition of new hydrants, upsizing of the water mains serving the HBSP area may be required.



## 5.3 Sewer System

### 5.3.1 Existing Conditions

Sewer collection system infrastructure within the City is owned and maintained by three separate entities: the City of Lawndale, the Los Angeles County Department of Public Works (LACDPW), and the County Sanitation Districts of Los Angeles (LACSD). Among the three entities, there are nearly 55 miles of sewer mains within Lawndale. Within the HBSP area, the City provides sewer collection service which delivers collected wastewater to LACSD trunk sewers that cross the HBSP area. The existing sewer system is shown on Figure 5-2.

The City does not directly provide any wastewater treatment services. The City's local sewers (which includes those within the HBSP area) discharge into the LACSD facilities for treatment and disposal. All sewage produced within the City is treated at LACSD's Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. The JWPCP provides both primary and secondary wastewater treatment for an average dry weather flow (DWF) of 280 million gallons per day (mgd). The JWPCP has a design capacity of 400 mgd. The plant serves a population of approximately 3.5 million people throughout Los Angeles County, including the City.

### 5.3.2 Current Deficiencies and Proposed Improvements

LACDPW, who is responsible for ongoing maintenance and repairs of the City's sewer collection system, did not respond to a request to provide information on any current deficiencies with the sewer system within the HBSP area. Meanwhile, the City's Capital Improvement Plan does not list any sewer projects planned within the HBSP area. Further, no master plan is available that would show future planned sewer projects in the HBSP

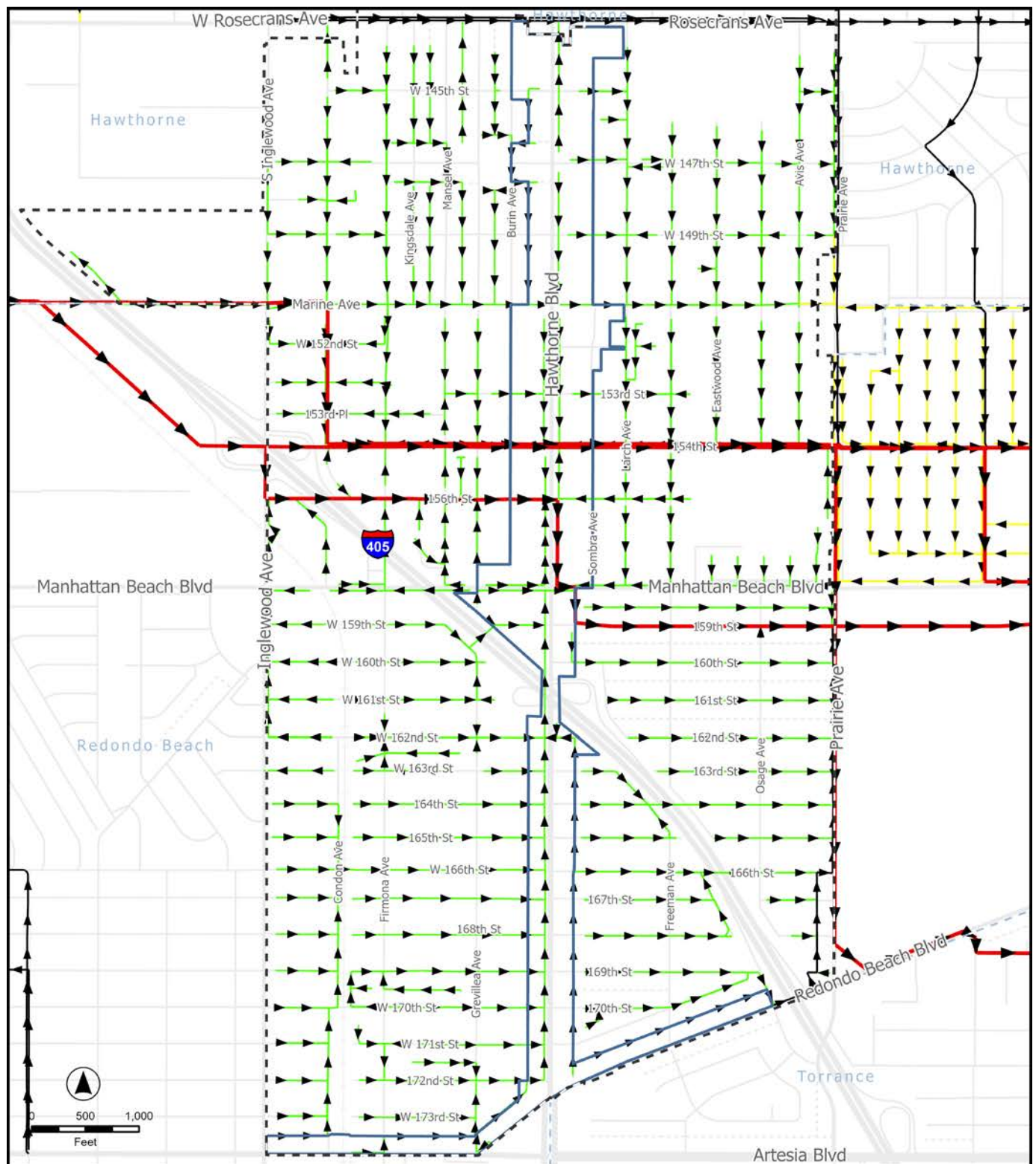
area. A review of the Sanitary Sewer System Spill Report for the City dating back to 2000 shows no reported sewer system overflows within the HBSP area.

Given the significant 0.65 mgd increase in potable water demands (see above) projected in the HBSP area at buildout (2.8 times the current estimated potable water demand in the same area), it is reasonable to assume that capacity improvements will be required to convey increased wastewater flows within the HBSP area. However, the extent of these improvements and their location cannot be determined at this time without greater project-specific development information. As such, further evaluation will be needed as that information (e.g., estimate of flows from future developments) becomes available.

The land developer will be responsible for providing an estimate of flows for the development being proposed, and LACDPW will be responsible for using the hydraulic model to evaluate various flow scenarios with the added sewer flows. Identification of capacity-related deficiencies within the system will be evident in the hydraulic model evaluation. Furthermore, LACDPW will be responsible for the review and approval of new or replacement sewer lines. Meanwhile, the City will be responsible for sewer master planning and for addressing sewer capacity related issues. As the regional sewage conveyance and treatment agency, LACSD would take the lead in conducting any additional analyses and development of any necessary improvement plans needed to address increased sewer flows from the HBSP area. No current treatment or conveyance expansions are being planned at LACSD facilities as ongoing water conservation efforts throughout the region continue to lower wastewater flows.



**Figure 5-2: Existing Sewer System**



**Legend**

- City of Lawndale
- Hawthorne Boulevard Specific Plan Boundary
- Adjacent Incorporated Area

**Conveyance Sewers**

- LACSD's Joint Outfall System
- Other LACSD Sewers

**Collection Sewers**

- City of Lawndale
- County of Los Angeles

**HAWTHORNE BOULEVARD SPECIFIC PLAN**



## 5.4 Flood Control and Stormwater System

### 5.4.1 Existing Conditions

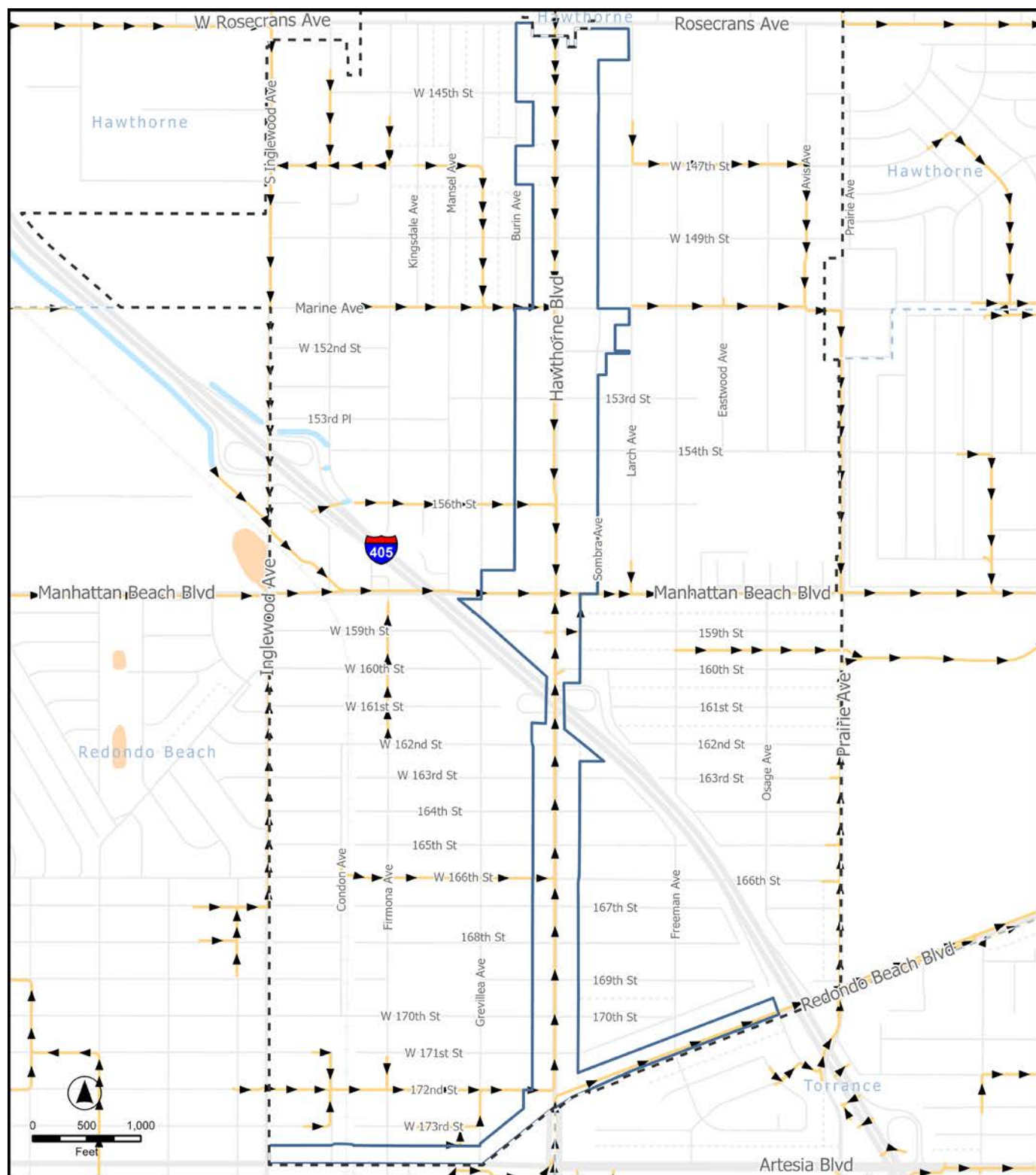
The City of Lawndale is responsible for managing the public storm drain system within Lawndale's limits and ensuring that an adequate level of service is provided to protect the public from excessive surface flooding conditions. Los Angeles County Flood Control District (LACFCD) infrastructure conveys stormwater out of City limits via its regional infrastructure systems. The LACFCD owns and maintains stormwater conveyance infrastructure within the City's sphere of influence, which typically include storm drains with a diameter or width greater than 24-inches. According to LACFCD's GIS database, there is approximately 11.8 miles of LACFCD-owned gravity mains within the City. The existing flood control and stormwater system is shown on Figure 5-3.

### 5.4.2 Current Deficiencies and Proposed Improvements

As shown on Figure 5-3, there are no 100-year flood hazards zones of concern within the City. As no information was provided regarding any capacity or condition issues related to the City or LACFCD's facilities, no assessment was made as future improvement needs of these systems.

Any changes in land uses that could result in increased stormwater runoff should be assessed to determine if the existing stormwater system has adequate capacity or if capacity improvement is needed. Given that the area within the HBSP will undergo densification rather than new development on vacant land in coming years, it is reasonable to assume there will be little to no impact on the total impervious area. Accordingly, significant changes in the design storm peak runoff flows and time of concentration (i.e., time to peak runoff flows) are not anticipated.

**Figure 5-3: Floodwater Control and Stormwater System**



**Legend**

- City of Lawndale
- Hawthorne Boulevard Specific Plan Boundary
- Adjacent Incorporated Area
- Open Channel
- Gravity Main
- Force Main

**Structure**

- Pump Plant
- Low Flow Diversion

**Flood Hazard Zones**

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway

- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

**HAWTHORNE BOULEVARD SPECIFIC PLAN**



# Parks & Recreation

06





As the HBSP area changes over time, the City is excited to see the transformation of unused and underutilized spaces, such as parking medians, into new parks and green areas. This chapter focuses on how to make this happen as well as how to strengthen connections to parks and recreation spaces outside of the Specific Plan area, following the goals and policies set by the City's General Plan. The HBSP supports the Lawndale General Plan in the designation and maintenance of attractive, safe and accessible parks, recreation, and open space areas.



## 6.1 Enhancing Connections to Existing Parks and Community Spaces

Enhancing connections to existing parks and community spaces is pivotal in fostering a vibrant, healthy, and inclusive community along Hawthorne Boulevard. The closest parks to the HBSP area include Jane Adams Park, Rogers-Anderson Park, Larry R. Rudolph Park, Charles Hopper Park, and William Green Park. These parks are within a ½ mile (or 10-minute walk) to Hawthorne Boulevard. Jane Adams Park, Rogers-Anderson Park, and Larry R. Rudolph Park are located north of the I-405; Charles Hopper Park and William Green Park are to the south of it.

- » Jane Addams Park is immediately adjacent to Jane Addams Middle School. Some of its amenities include three baseball fields, an athletic field, playground, outdoor basketball courts, wading pool, horseshoe pits, picnic areas, and barbeque grills.
- » Rogers-Anderson Park is immediately adjacent to Anderson Elementary school and Will Rogers Middle School. Its amenities include a baseball field, playground, athletic field, and open grass area.
- » Charles Hopper Park includes amenities such as a playground, fitness zone, covered picnic areas, open grass area and sand play area.
- » Larry R. Rudolph Park includes amenities such as a playground, fitness zone, covered picnic areas, open grass area and sand play area.
- » William Green Park includes amenities such as a softball field, playgrounds, outdoor basketball courts, horseshoe pits, athletic field space, recreation office, and community room.

There are two forms of parkland provided in the City - parks that are City-owned and parks that are contracted through a Joint Powers

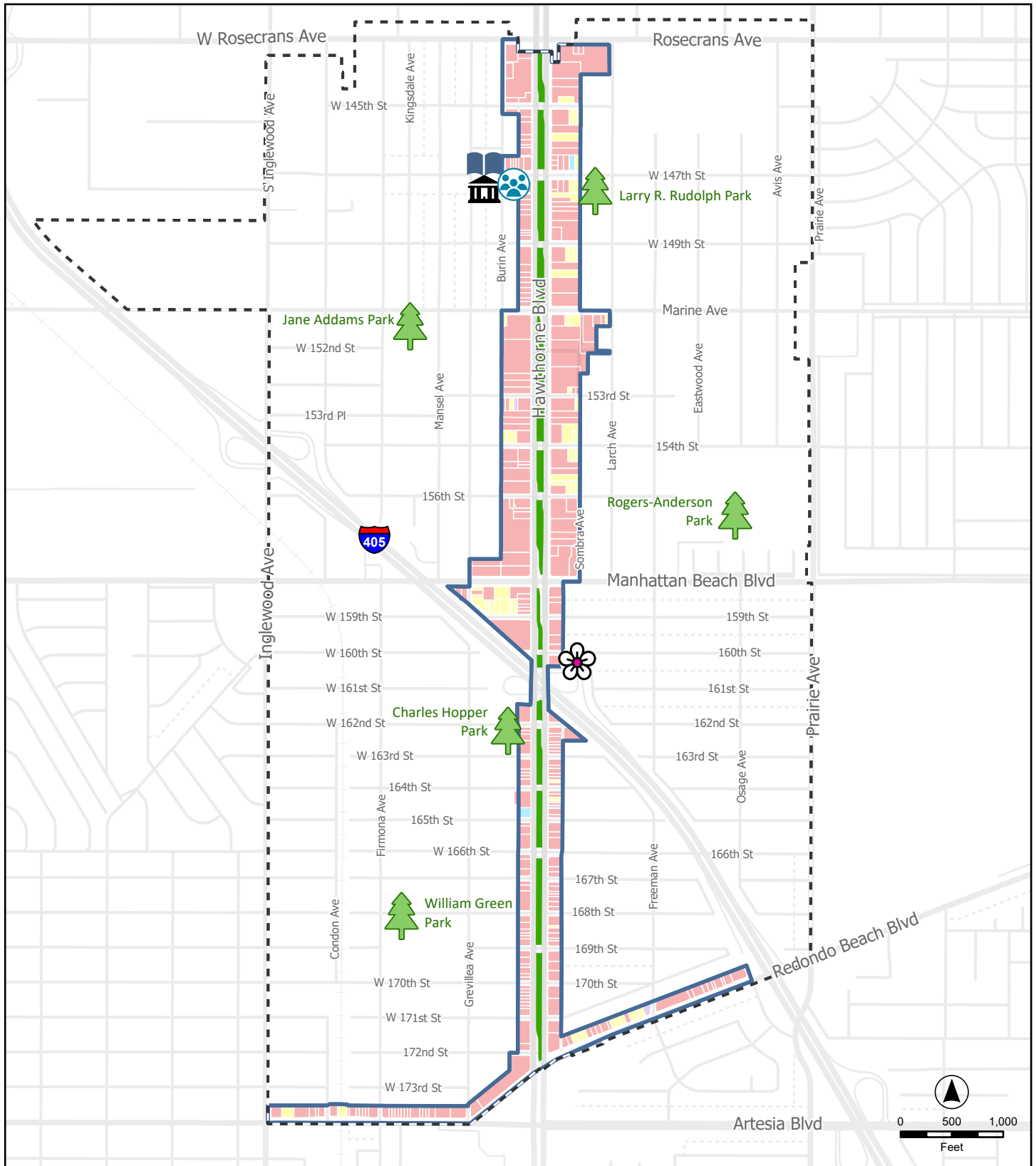
Agreement with the Lawndale Elementary School District for City utilization. This is important to note, since not all park-related improvements are entirely within City control.

The City also operates the Harold E. Hofmann Community Center and the Dan McKenzie Community Garden, both of which are immediately adjacent to the HBSP area. The Dan McKenzie Community Garden provides opportunities for members of the community to grow their own fruits and vegetables by leasing a plot of land for a nominal fee. The City operates the community garden, and amenities such as a picnic area and storage sheds are located on premises.









Strengthening access to existing parks requires a multifaceted approach, focusing on physical infrastructure, wayfinding, transit connectivity, and safety and maintenance.



**Figure 6-1: Nearby Parks and Recreation Facilities**



**Legend**

-  Hawthorne Boulevard Specific Plan
-  City of Lawndale
-  Lawndale City Hall
-  Lawndale Library
-  Harold E. Hoffman Community Center
-  Dan McKenzie Community Garden
-  City Park
-  Hawthorne Boulevard Median

**Land Uses**

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational



### 6.1.1 Physical Infrastructure and Accessibility

Improving physical access to parks involves enhancing the infrastructure that connects people to these spaces. This includes the development of well-maintained sidewalks, safe pedestrian crossings, and dedicated bicycle lanes that offer safe and direct routes to parks. For individuals with disabilities, ensuring that parks and the routes leading to them are ADA-compliant is not just a legal requirement but also helps foster inclusivity.

### 6.1.2 Wayfinding

Incorporating effective signage and wayfinding is a crucial component in enhancing connections to parks and public spaces, acting as a navigational guide that fosters a welcoming and user-friendly environment. Thoughtfully designed signage directs visitors efficiently and enriches their park experience by providing information about the natural surroundings, historical context, and available amenities. Wayfinding systems should be intuitive, inclusive, and visually appealing, integrating seamlessly with the landscape and the architectural character of the area. This involves the strategic placement of signs at decision points along routes, the use of clear and consistent visual cues, and ensuring accessibility for all, including those with visual or cognitive impairments.

### 6.1.3 Multi-Modal Connectivity

Making sure parks are accessible to the public via a broad range of modes of transportation will increase their accessibility. Walking, biking, and public transit play important roles in connecting people to parks, especially in densely populated cities such as Lawndale. While the applicable transit authority and not the City are responsible for planning transit routes, the City can advocate for better park access for everyone. This could include

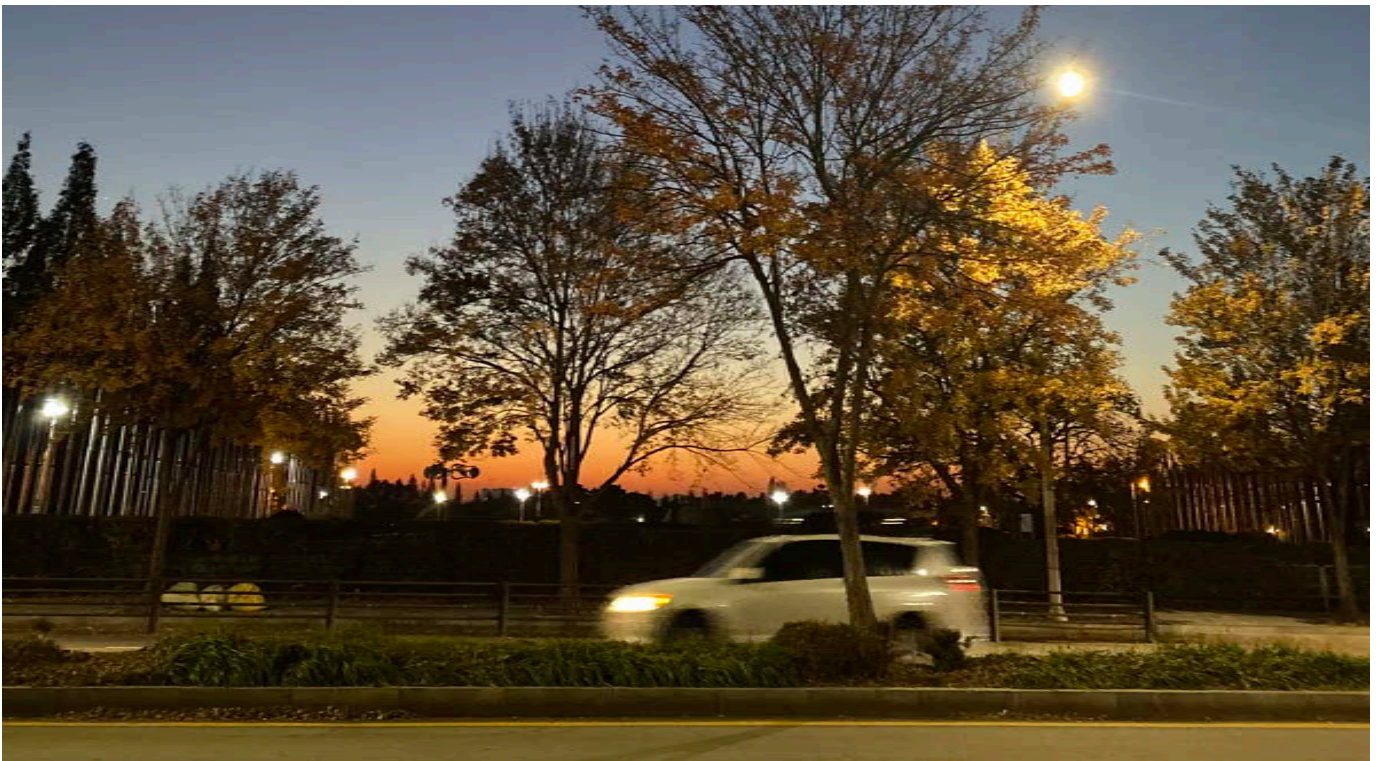


integrating park locations into public transit planning, advocating for bus stops or transit lines close to park entrances, identifying new locations for parks along existing transit routes, and providing ample and secure bicycle parking.

#### 6.1.4 Safety and Maintenance

Perceived and actual safety influences park usage. Regular maintenance of parks, proper lighting, and the presence of community stewards can enhance the sense of safety. Implementing Crime Prevention Through Environmental Design (CPTED) principles can further ensure that parks are not only safe but also perceived as safe by the community. All new and existing parks and public spaces will utilize “Crime Prevention Through Environmental Design” (CPTED) principles in the design and renovation of those facilities. This includes:

- » **Natural Surveillance:** Design spaces to ensure visibility, allowing people to see and be observed by others to deter potential offenders.
- » **Proper Lighting:** Ensure areas are well-lit to enhance visibility at night and during low-light conditions, making spaces feel safer and deterring criminal activities.
- » **Natural Access Control:** Use paths, landscaping, and entrances to direct how and where people can enter, move through, and exit spaces, discouraging unauthorized access.
- » **Territorial Reinforcement:** Define clear boundaries and ownership through physical design and signage to signal to potential offenders that an area is well cared for and monitored.
- » **Maintenance:** Keep areas well-maintained to convey an environment under watchful care, which can deter crime and vandalism.
- » **Activity Support:** Promote legitimate activities in public spaces to increase the presence of people, which in turn increases natural surveillance.



## 6.2 New Open Space

The Hawthorne Boulevard Specific Plan (HBSP) recognizes the benefits that parks and recreational spaces bring to a community.

### 6.2.1 Open Space Standards

All new residential development and mixed-use development with a residential component must incorporate on-site open areas, greenspace, and/or recreational facilities for resident use, as described in this section.

New non-residential development must incorporate outdoor gathering spaces into their design, such as mini-parks and plazas, to encourage social interaction, create experience-oriented centers, and enhance the visual character of the community.

The open space requirements for new development in the HBSP area are as follows:

**Table 6-1: Open Space Requirements**

Development Type	Standard
Stand-Alone Multifamily Residential	150 sq. ft. per dwelling unit
Stand-Alone Nonresidential	5% of gross project acreage
Mixed-Use with a Residential Component	3% of gross project acreage + 150 sq. ft. per dwelling unit
Mixed-Use with No Residential component	5% of gross project acreage
Public Sidewalk along Hawthorne Boulevard	Sidewalk must be improved with street trees, shrubs, and street furniture consistent with streetscape in Lawndale.

- » Required open space shall be provided on site.
- » Open space is inclusive of both private open space (e.g. balconies and patios) as well as common open space.
- » Open space may include both indoor/interior space in addition to outdoor open space. At least 50% of the required open space must be outdoor.
- » Common open space areas shall have a minimum dimension of no less than ten feet in any direction and at least two access points.
- » A minimum of 30 percent of the required open space area shall contain landscaping, including shade trees, accent trees, potted plants, and other landscaping.
- » Open spaces shall be permanently maintained in an orderly fashion.
- » Parking areas, driveways, sidewalks, or service areas shall not be counted towards meeting the minimum open space requirements.
- » Open space may be in the required front, side, and rear setbacks.
- » Streetscape design must be coordinated with bus stops, and curb-side drop-off and pick-up zones.
- » For projects with 20 or more dwelling units, a recreation facility is required. A recreation facility could include: playgrounds, sports courts, dog park, grilling area, pools, garden, or other similar uses as determined by the Community Development Director. Recreational



facilities should be tailored to the needs of the development's target demographic.

- » Developers shall provide a clear, long-term maintenance and management plan for the green spaces, ensuring that they remain valuable, well-cared-for assets.

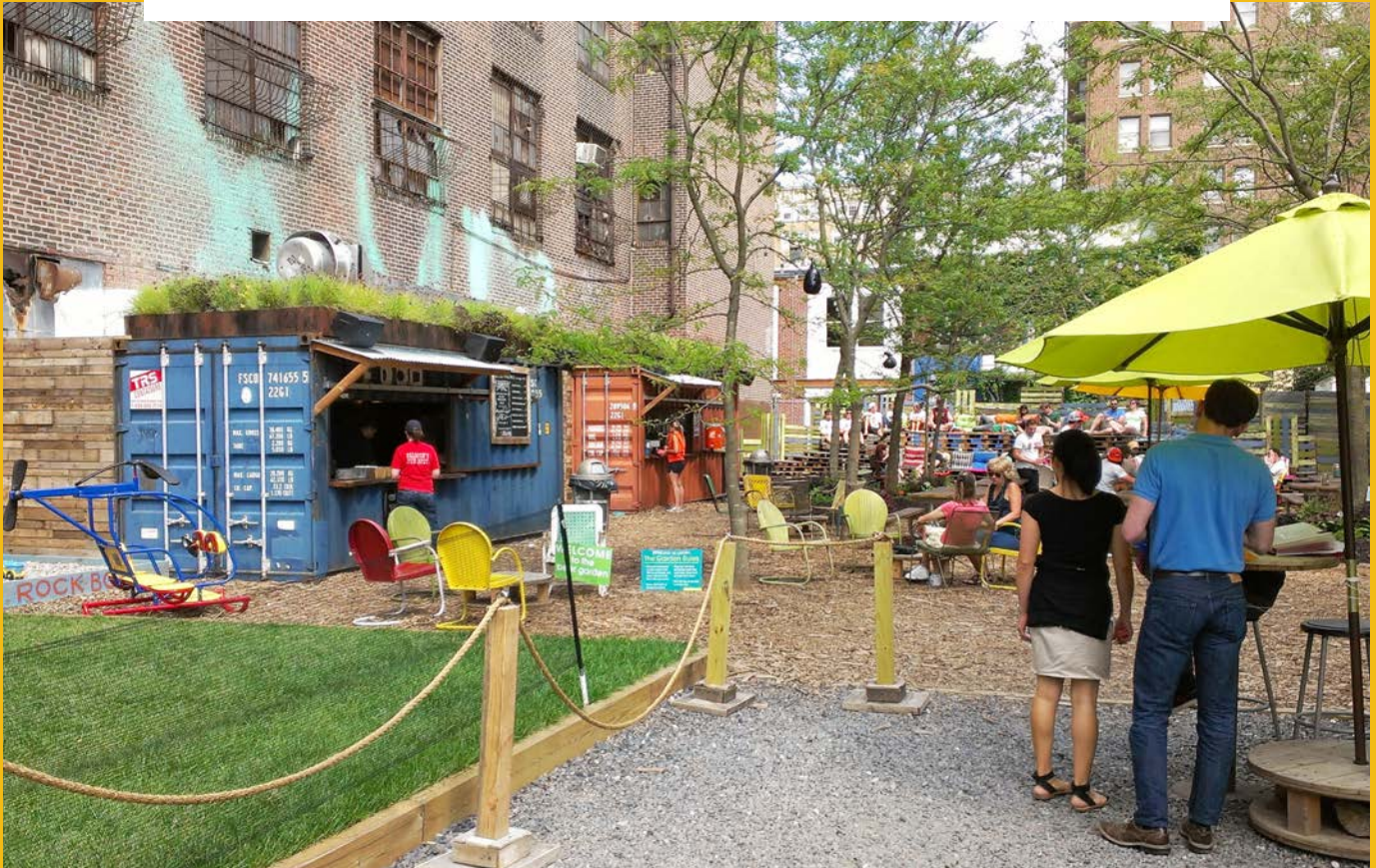
### 6.2.2 Encouraging New Open Space

Providing sufficient open space has a positive impact on residents and the community at large. New development is encouraged to provide solutions for onsite common open space, including roof top common areas. It should be recognized, however, that requirements such as this increase the cost of development and may make some projects economically infeasible. The City may choose to pursue additional measures to encourage projects provide community benefits, while allowing for additional flexibility. Some ideas include:

- » Incentives for developments which provide open space beyond the minimum amount required.
- » Reductions in open space requirements for projects that provide other community benefits (such as affordable housing, or public access to on-site common open space) through density bonus agreements.
- » Establishment of a program where a portion of the required open space may be provided off-site through the dedication and improvement of City-owned and/or maintained public open space consistent with City goals and policies.







## FUTURE PUBLIC COMMON OPEN SPACE

Future public common open space could include smaller pocket parks as well as plazas.

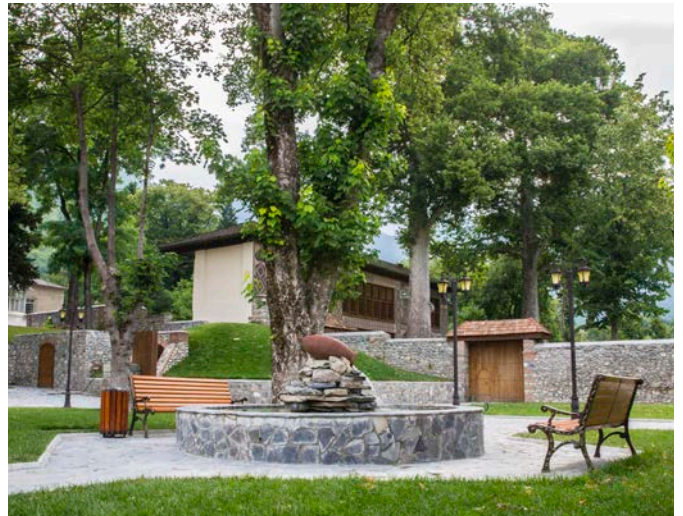


### 6.3 Vision for Future Public Common Open Space

The City of Lawndale has the unique opportunity to redefine urban green spaces and by transforming underutilized medians along Hawthorne Boulevard into vibrant pocket parks. In alignment with General Plan Goal RM-1 Parks, Recreation, and Open Space, Policy RM 1.8, these small-scale parklands can bridge the divide between the Boulevard's sides, creating a ribbon of green that not only enhances the visual appeal of the area but also offers invaluable recreational spaces for the community. By incorporating elements such as seating areas, native plant gardens, and interactive art installations, these pocket parks can become a nexus of community life.

The initiative to convert medians into parklands exemplifies an innovative approach to urban space development, repurposing overlooked areas into valuable community assets. The integration of mini-parks and plazas within these medians can foster social interaction and community engagement, turning ordinary transit routes into shared communal experiences. This project not only promotes the inclusion of creative and non-traditional open spaces within the urban fabric but also sets a precedent for other cities to reimagine and revitalize their underutilized spaces, paving the way for a future where green, accessible, and communal spaces are an integral part of urban living.

All new residential development in the HBSP area is required to pay a Park Development Fee to the City, as described in Chapter 12.34 of the Lawndale Municipal Code. See Chapter 7, Administration and Implementation, of this Specific Plan.





# Administration & Implementation

07





## 7.1 Administration

The following sections outlines the administrative procedures related to the Hawthorne Boulevard Specific Plan.

### 7.1.1 Authority

The Hawthorne Boulevard Specific Plan (HBSP) is a specific plan adopted by ordinance through the authority granted to the City of Lawndale by the California Government Code Sections 65450 through 65457. As a specific plan adopted by ordinance, its provisions shall be implemented as the zoning for the site. All future development plans, tentative parcel and/or tract maps, or other similar entitlements shall be consistent with regulations in this document and with all applicable City regulations. In the event of a conflict between the provisions of the HBSP and the provisions in the Lawndale Municipal Code (LMC), the HBSP shall prevail. If the HBSP is silent regarding any development standard or process, the provisions in the LMC shall prevail.

### 7.1.2 Permitting Process

Applications filed under this Specific Plan shall comply with the procedures, thresholds, and requirements as outlined in Title 17 of the LMC, except as specified in this Specific Plan.

### 7.1.3 7.1.3 Specific Plan Review/Update

The Specific Plan should be the subject of a comprehensive review



by the City at least every five years. The first review should occur five years from the date of Plan adoption and should occur at intervals of five years thereafter.

### 7.1.4 Amendments

This Specific Plan, or any part thereof, may be amended or replaced by the same procedure as the Plan was adopted.

This Specific Plan including the Land Use Map, may be amended by the same procedure as it was originally adopted. Each amendment shall include all Sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council, Planning Commission, Community Development Department, private property owner, or an authorized agent. Any amendment requested by a property owner or authorized agent may be subject to the fee schedule adopted by the City Council.

### 7.1.5 Omission or Ambiguity

The Community Development Director shall have the responsibility to interpret the provisions of this Specific Plan.

If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Zoning Code that are most applicable shall be used by the Community Development Director as guidelines to resolve the unclear issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Code.

If a use is omitted from the lists of those specified as permissible in each of the various zoning districts or if ambiguity arises concerning the appropriate classification of a particular use, the Community Development Director shall have the authority to make an interpretation as to whether the use should be

allowed because it is similar to other allowed uses in a particular zoning district, or whether the use should not be allowed in any zoning district.

The Community Development Director may refer any matter for interpretation to the Planning Commission for their consideration or the Community Development Director's interpretation may be appealed to the Planning Commission. The Planning Commission shall make the final decision on an interpretation. The Planning Commission's decision may be appealed to the City Council.

### 7.1.6 Violations

Any person who violates a requirement of this Specific Plan or fails to obey an order issued by the City or comply with a condition of approval of any certificate or permit issued under this Specific Plan shall be subject to the penalty provisions as provided in the Municipal Code.

### 7.1.7 Nonconforming Uses

Nonconforming Uses, Structures, and Parcels. Where, at the time of adoption of the Specific Plan, a lawful use of land or structure exists that would otherwise not be permitted by the regulations established by this Specific Plan, such use or structure may be continued indefinitely subject to the provisions of Chapter 17.20 of the Zoning Code.

The "discontinuance" in any tense or form, as used in this chapter, shall be deemed to mean the abandonment of a nonconforming use. The cessation from the active participation in a nonconforming use for a period of one hundred eighty (180) days or more or change of nonconforming use to a conforming use shall conclusively be presumed to constitute the abandonment of such nonconforming use, and any future use shall thereafter conform to the regulations of the zone district in which it is located.



### 7.1.8 Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the plan.

### 7.1.9 Environmental Review

In December 2023, the City of Lawndale adopted its comprehensive General Plan Update (Lawndale General Plan or General Plan). The Lawndale General Plan is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout the City of Lawndale and the Sphere of Influence (collectively referred to as the Planning Area). It is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City's 2021-2029 Housing Element was adopted on February 7, 2022 and was not part of the comprehensive General Plan Update.

The General Plan Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the City Limits and Planning Area (Figure LU-1 of the Land Use Element). Table 1, Lawndale General Plan Land Use Development Potential Summary, summarizes the expected development capacity within the Planning Area based on reasonable density assumptions for the City and Sphere of Influence (SOI), consistent with the General Plan Land Use Map.

The environmental impacts resulting from implementation of future development consistent with the land use densities and intensities established in the General Plan have

been evaluated in the Lawndale General Plan Update Final Environmental Impact Report (General Plan FEIR) (State Clearinghouse No. 2022120088). The General Plan FEIR is a program EIR and was prepared in accordance with CEQA and the CEQA Guidelines. The program EIR comprehensively evaluated environmental impacts that would result from General Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

An Environmental Review has been prepared as a companion document to the Hawthorne Boulevard Specific Plan pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether there are project-specific significant effects that are peculiar to the Specific Plan (Project) or the site and if the proposed Project meets the conditions for a streamlined environmental review process. The Environmental Review provides an analysis of the proposed Project with respect to the Project's consistency with the Lawndale General Plan, the analysis contained in the General Plan FEIR, and any site-specific environmental impacts or cumulative impacts that may result from Project implementation.

As explained in the Environmental Review, the Project is consistent with the General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the Plan that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards. This evaluation concludes that a comprehensive update to the Hawthorne Boulevard Specific

Plan to provide consistency with the General Plan is within the scope of the General Plan FEIR, and that no further CEQA documentation is required.

CEQA documentation for subsequent projects that are consistent with the General Plan and Specific Plan is limited to analysis of effects that were not examined in the Program EIR, as described by the State CEQA Guidelines at Section 15168(c).

### 7.2 Implementation Plan

The following Implementation Plan is intended to facilitate the public improvements needed to fully implement the Specific Plan. The implementation program consists of three major components:

- A. **Action Plan.** The Action Plan lists key public improvements required by the Specific Plan and summarizes the fundamental steps needed to facilitate each improvement. The action plan also includes rough timeframes, the agency primarily responsible for the improvements listed, and potential funding sources.
- B. **Funding.** The Funding and Financing section discusses potential sources of funding to implement the Action Plan.
- C. **Incentives.** The Incentives section identifies various tools that can be used to incentivize private investment in public improvements.

#### 7.2.1 Action Plan

The following Action Plan lists the specific actions that should be taken by the City of Lawndale to implement the recommendations and findings from the Specific Plan. This will involve coordination with local businesses throughout the Hawthorne Boulevard Specific Plan area, working with future developers, and coordinating internally among other City departments. This plan is structured to align with the chapters of this Specific Plan as follows:

- 1. Land Use and Urban Design
- 2. Mobility and Streetscape
- 3. Infrastructure
- 4. Parks and Recreation
- 5. Administration and Implementation

This Action Plan will be used by the City throughout the life of the Hawthorne Boulevard Specific Plan and should be periodically reviewed and updated to reflect conditions as they change over time.

**Table 7-1: Action Plan**

Action	Timeframe <sup>1</sup>	Responsibility	Potential Funding Source
<b>Land Use and Urban Design</b>			
1. Create a Public Art fund to facilitate the development and installation of public art within the Specific Plan area.	Medium	Public Works	General Fund/ Development Impact Fees
2. Design (Phase 1) and implement (Phase 2) new gateway monument-style signs and landscaping to create a sense of arrival and community.	Phase 1: Short  Phase 2: Medium	Public Works	General Fund
<b>Mobility and Streetscape</b>			
3. Create a Comprehensive Streetscape Design palette for Hawthorne Boulevard. This will involve: <ul style="list-style-type: none"> <li>• Reviewing current streetscape standards.</li> <li>• Defining Comprehensive Streetscape Design features including special paving, street tree plantings, median plantings, lighting, street furniture, and other unique design features within the Specific Plan area.</li> <li>• Preparing final design and working drawings.</li> <li>• Preparing construction specifications.</li> <li>• Identification of responsible parties for improvements.</li> </ul>	Short	Public Works	General Fund; Development Impact Fees; Assessment District(s)



Action	Timeframe <sup>1</sup>	Responsibility	Potential Funding Source
<p>4. As part of each Capital Improvement Program cycle, construct Hawthorne Boulevard pedestrian crossing improvements (Figure 8). Improvements will include:</p> <ul style="list-style-type: none"> <li>• Shortened crossing distances by installing curb bulb-outs at all crosswalks.</li> <li>• Upgraded all crosswalks with high-visibility crosswalks.</li> <li>• Upgraded pedestrian signs at signalized crosswalks with countdown timers.</li> </ul> <p>These should be justified by a technical study prepared as part of a land use project application, or in response to additional pedestrian activity.</p>	Ongoing	Public Works	General Fund; Development Impact Fees; Grants
<p>5. Upgrade unsignalized crossings on Hawthorne Boulevard at 145th Street, at 149th Street, at 153rd Street, at 156th Street, at 164th Street, and at 171st Street. Upgraded crosswalks could consist of signs, signals, pavement markings, and pedestrian signal. An example of a signalized treatment is a pedestrian hybrid beacon. These should be justified by a technical study prepared as part of a land use project application, or in response to additional pedestrian activity.</p>	Ongoing	Public Works	General Fund; Development Impact Fees; Grants
<p>6. Designate rideshare zones and passenger loading areas adjacent to destinations, such as restaurants, entertainment centers, and more.</p>	Ongoing	Public Works	General Fund

Action	Timeframe <sup>1</sup>	Responsibility	Potential Funding Source
<p>7. Establish a parking management plan to better use existing public parking to meet the parking demand in the HBSP area and maximize the efficiency of on-street public parking and new private parking. Elements will include:</p> <ul style="list-style-type: none"> <li>• Pricing and timing restrictions to promote more efficient use of parking and encourage parking turnover at certain locations.</li> <li>• Providing preferential parking for carpool vehicles.</li> <li>• Consideration of the construction of public parking structures to maximize land use development while providing adequate parking supply.</li> <li>• Identification of incentives to promote the use of shared parking arrangements.</li> <li>• Evaluation of the use of valet services for public or private uses in the Specific Plan area</li> </ul>	Short/ Medium	Public Works	General Fund; Assessment District(s)
<b>Infrastructure</b>			
8. Coordinate with the County of Los Angeles Consolidated Sewer Maintenance District to plan for necessary repairs, retrofits, and expansion of sewer infrastructure addressing baseline defects and capacity deficiencies and to accommodate anticipated development.	Phase 1: Short  Phase 2: Medium	Public Works	General Fund, Development Impact and In-Lieu Fees; User Fees and Rates; Sewer Grant Programs
9. Prepare plans to repair, retrofit, and expand water infrastructure addressing baseline defects and capacity deficiencies and to accommodate anticipated development (Phase 1). Construct improvements (Phase 2).	Phase 1: Short  Phase 2: Medium / Long	Public Works	General Fund, Development Impact and In-Lieu Fees; User Fees and Rates; Water Grant Programs

Action	Timeframe <sup>1</sup>	Responsibility	Potential Funding Source
10. Prepare plans to repair, retrofit, and expand storm drain infrastructure addressing baseline defects and capacity deficiencies and to accommodate anticipated development (Phase 1). Construct improvements (Phase 2).	Phase 1: Short  Phase 2: Medium / Long	Public Works	General Fund, Development Impact and In-Lieu Fees; User Fees and Rates; Sewer Grant Programs
<b>Parks and Recreation</b>			
11. As part of each Capital Improvement Program cycle, consider the acquisition and development of pocket parks along Hawthorne Boulevard, where feasible.	Ongoing	Public Works; Community Development	General Fund; Grants
12. Identify funding and partnerships for future open space such as the creation of parklets along Hawthorne Boulevard, where feasible.	Ongoing	Public Works; Community Development	General Fund; Grants
<b>Administration and Implementation</b>			
13. Create one or more Assessment Districts to fund infrastructure and public improvements in the Specific Plan area, where feasible.	Ongoing	City Director's Office; Community Development	General Fund; Assessment District(s); Developer Funds
14. Consider development incentives to encourage positive change along the Boulevard (Phase 1) and implement appropriate incentives (Phase 2). Some of those incentives may include: <ul style="list-style-type: none"> <li>• Lot Consolidation</li> <li>• Provision of Public Plazas/Recreation Facilities</li> <li>• Pedestrian Amenities</li> <li>• Removal of Nonconforming Signs</li> </ul>	Phase 1: Short  Phase 2: Medium	Community Development	General Fund



Action	Timeframe <sup>1</sup>	Responsibility	Potential Funding Source
15. Undertake a nexus study to quantify the potential infrastructure needs and related costs of future development within the Plan area. Utilize study as a basis for updating the City's existing Development Impact Fee schedule to include additional fees unique to the Plan area (e.g. plaza, parking, streetscape, gateway, infrastructure, and emergency services improvements). The cost of the study can ultimately be recovered from impact fees. Following completion of the nexus study, adopt development impact fees to address the impact of development allowed under the Specific Plan on infrastructure and services, where feasible.	Near	Public Works	General Fund; Development Impact and In-Lieu Fees
16. Review all development proposals and building permit applicants in the HBSP and ensure consistency with the goals, policies, and design guidelines established by this Specific Plan and ensure all development projects address their fair-share of sewer, water, storm drains, streets, streetscape, public utilities, and emergency services needs.	Ongoing	Community Development	Permit Fees
17. Review all public projects proposed in the HBSP to ensure consistency with the goals, policies, and design guidelines established by this Specific Plan.	Ongoing	Community Development	General Fund; Development Impact Fees

1. Near = 1 to 2 years; Short = 2 to 4 years; Medium = 4 to 8 years; Long = Over 8 years; Ongoing = Throughout the life of the HBSP

## 7.2.2 Funding and Financing

This section provides brief descriptions of the potential funding sources and financing tools that may be used to facilitate the capital improvements identified in the Specific Plan.

### Local

#### *General Fund*

General Fund revenues include property tax, sales tax, transient occupancy tax, and other revenues that are primarily used to pay for ongoing municipal services and operations. There are no restrictions on the types of capital projects that can be funded with General Fund revenues.

#### *Existing Connection Fees*

Connection fees are one-time fees charged for connecting to the public water and sewer system in order to reimburse the City or service district for the cost of providing these facilities. Connection Fee revenues can only be used to pay for improvements to the type of system for which the fee is charged. For example, water fees can only be used to pay for improvements to water mains and other water infrastructure.

#### *User Fees*

User fees are charged for the on-going use of public infrastructure, such as parks, water or wastewater systems, or public parking facility. User fees are typically set to cover a system's operating and capital expenses each year, which can include debt service for improvements to the system. User fees charged for parking in publicly owned parking spaces could also be used to pay for the construction, operation, and maintenance of a public parking facility. Revenues collected from these sources are typically collected in an enterprise fund, which is then used to fund eligible projects.

#### *Development Impact Fees and In-Lieu Fees*

Development impact fees are one-time charges imposed under the Mitigation Fee Act. These fees are charged to mitigate impacts resulting from the development activity, and cannot be used to fund improvements to remedy existing deficiencies. This condition means that for improvements that benefit existing as well as new development, impact fees can only pay for the portion of the improvement that benefits the new uses. Impact fees are adopted based on findings of a reasonable relationship between the development paying the fee, the size of the fee, and the use of fee revenues. Impact fees can be a funding source for transportation, utility infrastructure, streetscape, parking, recreation, and other improvements.

Similar to impact fees, in-lieu fees allow a developer to pay a fee to satisfy a requirement that would otherwise entail providing infrastructure, an amenity, or mitigation measure on-site, such as parking or affordable housing.

#### *Developer Contributions*

Developer contributions are payments made in addition to normal impact fees as part of the development approval process to fund public improvements. Developers may also contribute by financing and constructing certain public improvements required for their project. Developer contributions most often apply to larger developments with significant associated impacts. Structured negotiations between the City and a developer may be conducted to determine the extent of improvements to be provided in exchange for development rights. The degree to which a new project would contribute to the provision of infrastructure depends on a number of factors, including the cost of the improvements, the scale of the development project, anticipated revenues that will be generated by development,

construction costs, and on-site parking requirements.

### ***Statewide Community Infrastructure Program***

The Statewide Community Infrastructure Program (SCIP) is a program of the California Statewide Communities Development Authority, which is a joint powers authority sponsored by the League of California Cities and the California State Association of Counties. Under SCIP, the authority can form assessment districts, levy assessments, and issue tax-exempt revenue bonds. The program allows developers and property owners to form an assessment district through SCIP to pay for impact fees and infrastructure improvements. Assessments are then paid to SCIP over a set timeframe. SCIP provides other benefits including forming assessment districts, levying the assessments, and issuing the bonds.

### ***Funding Districts***

There are a variety of district types that can be established to provide funding for a range of infrastructure and public improvements. These are described below.

### ***Assessment Districts***

In an assessment district, property owners agree to levy an additional tax or assessment on their property in order to fund specific improvements or services. The majority of affected property owners must vote in favor of district formation. California law defines a number of assessment districts, including Lighting and Landscaping Districts, Parking Districts, Property and Business Improvement Districts. Most of these districts may issue tax-exempt bonds.

Under Proposition 218, a constitutional amendment passed by California voters in 1996, the amount that each property owner pays must be directly proportional to the “special benefit” the property will receive

from the proposed improvement. As a result, assessment districts are typically used to fund primarily local-serving infrastructure such as landscaping, lighting, street and sidewalk improvements.

### ***Property-Based Improvement District or Business Improvement District***

Business Improvement Districts and Property-Based Improvement Districts are types of assessment districts in which business or property owners vote to assess themselves a fee to fund programs and projects to enhance the business community. Typically, these improvement districts provide funding for marketing campaigns, security, streetscape improvements, and special events. By pooling private resources, business owners in improvement districts collectively pay for activities which they could not afford on an individual basis.

### ***Enhanced Infrastructure Financing Districts***

An Enhanced Infrastructure Financing District (Enhanced District) can be established by the City to capture a portion of the growth in property tax revenues resulting from new development and increasing property values to fund public facilities, infrastructure, and housing. The restrictions associated with the establishment of Enhanced Districts are lower than for traditional Infrastructure financing districts. Enhanced Districts have not yet been widely utilized, but are now more likely to be established than traditional districts. The Enhanced District financing plan must be approved by the taxing entities affected by the district.

### ***Community Facilities Districts***

The Mello-Roos Community Facilities Act of 1982 was created to allow the establishment of a Community Facilities District (CFD) for the financing of public improvements and services. A Community Facilities District levies additional property taxes on land located



inside the district, creating a dependable revenue stream that can be used to pay for improvements. Tax revenues may also be used to issue bonds to fund higher cost projects. A variety of improvements may be financed by a Community Facilities District including new streets, sewer systems, schools, parks, libraries, museums and other cultural facilities, etc.

A Community Facilities District is formed when a two-thirds majority of the voters residing within the proposed district boundary agree to impose a new tax on property in order to fund the project. If there are fewer than 12 residents living within the proposed boundaries, the vote is instead conducted of current landowners. Community Facilities Districts are most commonly formed in undeveloped areas and involves a single property owner or a small number of property owners who intend to develop the property or subdivide the land. The Mello-Roos Community Facilities District Act allows costs to be proportionally passed on to the future owners.

The special tax rate is not based directly on the value of the property. Instead, the special tax is based on property characteristics, such as the use of the property, building square footage, and lot size.

### ***Reimbursement District***

A Reimbursement District may be formed when a developer funds the construction of infrastructure that has the potential to benefit subsequent development projects. Future developers who benefit from the infrastructure during the life of the reimbursement district (typically 10-20 years) are assessed a fee to cover their fair share of the improvements. The process to establish a Reimbursement District includes preparation of a reimbursement agreement and report detailing improvement costs, method of distributing the costs, properties involved, and other information.

The Board of Supervisors would then convene a public hearing where owners of property in the district are given the opportunity to provide input. Once approved by the Board, a resolution is recorded against properties in the district. Reimbursements are collected when properties in the district develop or make use of the improvements.

### ***Revenue Bonds***

Public activities that are revenue generating, and create sufficient cash flow to cover operating costs and debt service can potentially issue municipal bonds to cover the cost of capital improvements. A common example of this is a revenue bond for construction of a parking garage that has paid parking.

### ***Community Development Block Grant Entitlement Funds***

The primary objective of the Community Development Block Grant (CDBG) program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities including acquisition of buildings and land, housing rehabilitation, economic development, and provision of public services for low-income persons and persons with special needs.

The City of Lawndale does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD. The City participates in the CDBG program through the Urban County program administered by the Los Angeles County Community Development Commission (LACDC). Funding is primarily used to support capital improvements.

## State and Federal

### *State Transportation Improvement Program*

The State Transportation Improvement Program is a multi-year capital improvement program that can be used to fund a wide variety of transportation capital projects, including improvements to State highways and local roads, public transit (including buses), intercity rail, pedestrian and bicycle facilities, and inter-modal facilities. Fund programming generally occurs every two years. The City would work through Metro to include projects in the Regional Transportation Improvement Plans to be nominated for funding.

### *Active Transportation Program*

The Active Transportation Program is administered by the Caltrans Division of Local Assistance and consolidates existing federal and state transportation funding programs, including the Transportation Alternatives Program, Bicycle Transportation Account, and State Safe Routes to School, into a single program. The purpose of ATP is to encourage increased use of active modes of transportation.

### *California Office of Traffic Safety Grants*

The California Office of Traffic Safety awards federal funding on a competitive basis to cities and counties for programs that help them enforce traffic laws, educate the public in traffic safety, and provide varied and effective means of reducing fatalities, injuries, and economic losses from collisions. Evaluation criteria for grants include potential traffic safety impact, collision statistics ranking, seriousness of identified problems, and performance on previous grants.

### *Water, Sewer, and Stormwater Grant Programs*

State and federal agencies periodically make competitive grant funding available for water and sewer programs. These programs change over time depending on funding availability.

Various state bond measures have provided grant funding for programs administered by the California Department of Water Resources and the State Water Resources Control Board, such as the Integrated Regional Water Management Program Implementation Grant for water supply and water quality, wastewater and recycled water, flood protection and stormwater management, and watershed management projects; and the Stormwater Flood Management Grant program for projects that manage stormwater runoff to reduce flood damage, improve groundwater supplies, improve water quality, and restore ecosystems.

### *Other Funding Programs*

State and regional agencies periodically offer competitive grants for pedestrian, bicycle, streetscape, road, park, infrastructure and other public improvements. These programs change over time depending on funding availability. Recent examples include the Caltrans Safe Routes to School program; the Housing-Related Parks Program and Infill Infrastructure Grant Program administered by the California Department of Housing and Community Development; and the federal Land and Water Conservation Fund and the State Urban Parks and Healthy Communities Program administered by the State Parks Office of Grants and Local Services.

### 7.2.3 Incentives

The table below summarizes potential incentives that may be used to encourage development and improvements consistent with the Specific Plan. The table also includes current developer incentives and loan programs to promote affordable housing and facilitate improvements to existing development.

**Table 7-2: Incentives**

Incentive	Fee Assistance and Reductions	Funding Source
Streamline Environmental review process	The Program EIR developed for the Lawndale General Plan simplifies the environmental review process for subsequent projects, reducing time and costs for developers. Environmental analysis would be limited to the project-specific effects that were not fully examined by the EIR.	N/A
Expedited Plan Check or Planning Application Processing	Expedite processing for projects that provide affordable housing, significant streetscape improvements or public open space consistent with this Plan.	General Fund
Affordable Housing Density Bonus and Incentives (Current Program)	The City currently provides density bonuses and incentives to encourage development of affordable housing.	General Fund







**ATTACHMENT B**

**Draft Amendments to the Zoning Ordinance Displayed in Redline Changes**



## Chapter 17.08 DEFINITIONS

### 17.08.010 General construction—Tense and number.

A. For the purpose of this title, certain terms, phrases, words and their derivatives shall be constructed as specified herein. Words used in the singular include the plural and the plural the singular. Words in the present include the past and future tense and those used in the masculine gender include the feminine and the feminine the masculine. The word s “shall” or “will” ~~is-are~~ always mandatory and ~~is~~ not merely directory. The word “may” is permissive.

B. Words and phrases not defined in this chapter shall be as defined in other chapters of the Lawndale Municipal Code, the Los Angeles County Building and Fire Codes, and Webster’s Dictionary, the definitions which results in the most restrictive regulation to apply in case of conflict. (Ord. 777-95 § 3)

### 17.08.020 General definitions.

“Abutting” means having a common boundary, except that lots having no common boundary other than a common corner shall not be considered abutting.

“Access” means the place, means, or way by which pedestrians and vehicles shall have ingress and egress to a property or use.

“Access driveway” means a driveway that provides access to a parking area from a public street or alley.

“Accessory building or structure” means a structure which is incidental or subordinate to the principal structure on the same site, or the use of which is incidental or subordinate to the use of the principal structure of the site. An accessory structure that is attached or joined to a principal structure shall be deemed a part of the principal structure.

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit is or will be situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the [Health and Safety Code](#); and (2) a manufactured home, as defined in Section 18007 of the [Health and Safety Code](#). This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in [Government Code](#) Section 65852.2.

“Accessory living quarters” mean living quarters within an accessory building for the sole use of the family occupying the main building and for use by temporary guests of the occupant of the main building, such quarters having no kitchen facilities, kitchenette, cooking facilities, or cooking appliance(s) (the term cooking appliance does not include coffee pots or refrigerators) and not rented or otherwise used as a separate dwelling unit.

“Accessory use” means a use of a structure or site, or a portion of a structure or site, which is incidental or subordinate to the principal use conducted on or occupying the site.

“Acupressure” means the stimulation or sedation of specific meridian points and trigger points near the surface of the body by the use of pressure applied by the acupressurist in order to prevent or modify the perception of pain or to normalize physiological functions, including pain control, in the treatment of certain diseases or dysfunctions of the body.

“Adjacent” means two or more lots separated only by an alley, street, highway or recorded easement, or two or more objects that lie near or close to each other.

“Adjoining” means two or more lots sharing a common boundary line or two or more objects in contact with each other. Lots, which touch at corners, shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” mean the same as adjoining.

“Adult” means a person who is eighteen years of age or older.

“Adult business” means any use of property that is subject to the provisions of Chapter [17.94](#) of this title.

~~“Agricultural Employee Housing” means—A any living quarters, dwelling, rooming house, bunkhouse, or other housing accommodations, consisting of no more than thirty-six (36) beds in a group quarter or twelve (12) units or spaces designated for use by a single family or household, and which is exclusive occupancy of employees and their families engaged in agricultural activities.~~

“Aisle” means an unobstructed path or area directly adjacent to a parking space that is utilized by vehicles to maneuver in or out of a parking space or parking area.

“Alley” means a public way permanently reserved as a secondary means of access to abutting property.

“Alteration” means any change, addition, or modification in construction or occupancy of an existing building or structure.

Alteration, Structural. “Structural alteration” means any change in the supporting members of a building such as bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof pitch or configuration, or exterior building lines. “Structural alteration” does not include the application of any exterior siding to an existing building for the purpose of beautification and modernization, or the installation of roof covering.

“Antique” means a bona fide antique or a “work of art,” piece of furniture or decorative object made at a much earlier period than the present and according to U.S. Customs laws at least one hundred years old.

“Antique store” means a retail establishment which has at least seventy-five percent of its floor area devoted to the display for sale of bona fide antiques.

“Apartment” means a residential dwelling unit located within a multiple unit dwelling which is available to rent or lease for an extended period of time.

Apartment, Bachelor. “Bachelor apartment” means a dwelling unit within a multiple unit dwelling that combines sleeping, living, cooking and dining facilities, into one habitable room.

Apartment, Single. "Single apartment" means a dwelling unit within a multiple unit dwelling, containing one room and a bathroom and cooking facilities.

"Architectural design" means or refers to the proportions, finish, shape, height, color scheme, style, theme and appropriateness of any structure or building as well as the type of walls, roof and architectural features thereon.

"Architectural projection" means a projection from a wall of a building that is more than eight inches in width or projection, and is an integral part of the design of that wall, but which provides no usable interior space.

"Attic" means the unfinished level between the ceiling of the top floor and the roof. Attic shall be an uninhabitable area.

"Automobile body shop" means any business where motor vehicle body, frame, fender or chassis repair work is done or performed.

"Automobile car wash" means the use of land or a building, which is used for the mechanical washing of automobiles, and the waxing and interior cleaning of such automobiles.

"Automobile detailing" means the use of land or a building, which is used for the hand washing of automobiles, and the waxing and interior cleaning of such automobiles.

"Automobile impound yard" means an open area used exclusively for the storage of automobiles, motor vehicles and recreational vehicles impounded pursuant to order of a public law enforcement agency or insurance organization licensed to conduct business in the state, and stored solely for the purposes of law enforcement investigation, insurance investigation, title clearance and transfer and/or litigation. This definition does not include the dismantling or disassembly of vehicles, except pursuant to litigation, the sale of vehicle parts nor the storage of nonimpounded vehicles or their parts.

"Automobile sales" means a retail facility that specializes in the sale of automobiles and light and heavy-duty trucks and vehicles. Accessory uses for the service and repair of automobiles and vehicles, and the retail sales of goods and parts directly related to those automobiles and vehicles sold at the facility is permitted. "Used" or "pre-owned" automobiles, trucks and other vehicles are not allowed to exceed 20% of the sales, display and storage area of an automobile sales use.

"Automobile service station" means a place of retail business engaged in supplying gasoline and oil and other goods essential to the normal operation of motor vehicles.

"Awning" means a sun screen cantilevered from the wall of a building.

"Balcony" means an open area located either recessed or projected out from the walls of a building and located four feet or more above grade and open on one or more sides except for a railing or parapet not more than forty-two inches high. Balcony does not include exterior corridor.

"Bar, cocktail lounge" means any premises wherein alcoholic beverages are sold at retail for consumption on the premises and minors are excluded therefrom by law.

"Barbed wire" means twisted strands of fence wire with barbs at regular intervals.



“Bay window” means a projection from the wall of a building containing windows on all walls of the projection. The projection does not provide for usable floor area (i.e., an unobstructed continuation of the finished floor line), and shall contain a bench or window seat, which is not less than sixteen inches above the finished floor. A bay window shall be cantilevered a minimum of twenty-four inches above the finished adjacent grade.

“Billboard” means a sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

“Board and care home” means a residential care facility in which the residents are ambulatory and do not require skilled nursing care.

“Boardinghouse” means a residence in which lodging with meals is provided for people other than members of the resident family, for compensation, and the occupancy for the people other than members of the resident family is for not less than thirty days.

“Breezeway” means a roofed passageway, open at opposite ends, which connects two otherwise separate buildings.

“Buildable area” means the portion of a lot, which may be occupied by buildings or structures in compliance with the requirements of this title.

“Building” means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, equipment, goods or materials of any kind.

“Building coverage” means that portion of a lot covered by an improved structure.

“Caretaker” means a person who is on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment or other conditions of the site, and who may not have a possessory interest in the property.

“Caretaker facility” means a dwelling unit used by a caretaker, and ~~his or her~~their family.

“Carport” means a permanently roofed structure open on one or more sides, used or intended to be used for vehicular parking.

“City” means the city of Lawndale.

Clinic, Medical. “Medical clinic” means any facility for the care and diagnosis and treatment of persons in need of medical, dental, or surgical attention, but who are not provided with board or overnight accommodations on the premises. “Clinic” does not include a veterinary clinic.

Clinic, Veterinary. “Veterinary clinic” means a medical facility licensed by the State Department of Public Health for the treatment of household pets. The use may include the overnight care of such treated pets.

~~–“Commercial Carnival Show”~~–“Commercial Carnival Show” means a show that is operated in one particular location no longer than one week in any six months’ period if not within three hundred (300) feet of any public park or school or area in any residential zone, and which does not produce, cause, or

emit any dust, gas, smoke, noise, fumes odors, or vibrations which are or may be detrimental to other property in the neighborhood or the welfare of the occupants thereof.

~~—Club, Private Nonprofit. “Private nonprofit club” means an association of persons, whether incorporated or unincorporated, organized for some common purpose, shall include those associations and organizations of a fraternal or social character, not operated or maintained for profit and that qualify for an exemption from a business license. The term “private club” shall not include casinos, nightclubs, restaurants, other institutions operated as businesses for profit that requires a city business license and a special use permit.~~

“Commission” means the planning commission of the city of Lawndale.

“Community-based organizations” ~~Club, Private Nonprofit. “Private nonprofit club”~~ means an association of persons, whether incorporated or unincorporated, organized for some common purpose, and shall include those associations and organizations of a fraternal or social character, not operated or maintained for profit, and that qualify for an exemption from a business license. The term “private club” shall not include casinos, nightclubs, restaurants, or other institutions operated as businesses for profit that requires a city business license and a special use permit.

“Community care facility, small” means a licensed family care home, foster home, or group home which provides 24-hour non-medical residential care to six or fewer children and adults with developmental disabilities who are in need of personal services, supervisions, and/or assistance essential for self-protection or sustaining the activities of daily living, as defined in Article 1 of Chapter 3 of the California Health and Safety Code Section 1500 et seq.

“Community care facility, large” means a licensed family care home, foster home, or group home which provides 24-hour non-medical residential care to seven or more children and adults with developmental disabilities who are in need of personal services, supervisions, and/or assistance essential for self-protection or sustaining the activities of daily living, as defined in Article 1 of Chapter 3 of the California Health and Safety Code Section 1500 et seq.

“Conditional use” means that owing to some special characteristics attendant to its operation or installation (for example, potential danger, smoke, or noise) a use that is permitted in a district subject to approval by the planning commission, and subject to special requirements, different from those usual requirements for the district in which the conditional use may be located. “Conditional use” means special use.

“Conditional use permit” means special use permit.

“Condominium” means an estate in real property consisting of an undivided interest in common with a portion of a parcel real property together with a separate interest in space in a building or a particular site on such real property. The term shall also apply to a unit within a multiple unit dwelling within which each individual unit is intended for separate purchase along with an interest in common in the site on which the multiple dwelling is located.

“Construction” means any building or structure, or the act of fabricating or erecting any building or structure.

“Convalescent facility” means a nursing facility or institution which makes provision for bed care for chronic or convalescent care for one or more persons (exclusive of relatives) who by illness or physical infirmity are unable to properly care for themselves and includes convalescent hospital, rehabilitation hospital, sanitarium and nursing home but does not include facilities or institutions providing care of alcoholics, drug addicts, persons with mental disease or persons with communicable diseases, including contagious tuberculosis. Surgical and emergency medical services are not permitted at convalescent facilities.

“Convenience store” means any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than five thousand square feet.

“Council” means the city council of the city of Lawndale.

“County” means Los Angeles County.

“Cul-de-sac” means a local street, one end of which is closed and consists of a circular turn around.

~~“Cyber café” means a place of business that provides facilities that access the Internet and is comprised of more than three leaseable stations.~~

~~Day Care Facility. See “Family day care homes.” “Day care facility” means any facility which provides non-medical care for 15 or more children on a less than 24-hour basis, including nursery schools, day nurseries, preschools, child care homes and day care centers.~~

Decision, Discretionary. “Discretionary decision” means a decision that requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from a situation where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

Decision, Ministerial. “Ministerial decision” means a decision that is approved by a decision-making authority based upon a given set of facts in a prescribed manner in obedience to the mandate of legal authority. In these cases, the authority must act upon the given facts without regard to its own judgment or opinion concerning the propriety or wisdom of the act although the statute, ordinance, or regulation may require, in some degree, a construction of its language by the decision-making authority.

“Dedication” means the donation of real property or airspace to the public for a specific use or purpose.

“Density” means the number of dwelling units permitted per net acre of land.

“Detached living quarters” mean accessory living quarters.

“Development” means all structures and other modifications of the natural landscape above and below the ground, on a particular site.

“Director” means the community development director of the city of Lawndale or designated representative.



“District” means zone.

“Domestic animal” means an animal which is commonly maintained in residence with man.

“Drive-in, drive through or walk-up facility” means outdoor service provided by a business establishment by means of a window counter accommodating persons on foot and/or in vehicles.

“Driveway approach” means that portion of the road between the right-of-way line and the curb, or between the right-of-way line and the pavement if no curb exists, where motor vehicles enter or leave the highway or street to access parking facilities.

“Dry cleaners” mean a building or portion of a building in which clothes and other fabric type materials are cleansed without the use of mechanical washing machines or dryers.

“Duplex” means two-family dwelling.

Dwelling, Multiple-family. “Multiple-family dwelling” means a residential building designed for, or occupied by, ~~two~~ three or more dwelling units.

Dwelling, Single-family. “Single-family dwelling” means an attached or detached building not to contain more than one kitchen and which, regardless of the form of ownership, is not designed to accommodate more than one household.

Dwelling, Two-family. “Two-family dwelling” means an attached or detached building containing two dwelling units, designed to accommodate not more than two households.

“Dwelling unit” means one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the same unit for the exclusive use of the household.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Employee Housing. Employee housing for six or fewer employees in a single-family dwelling, pursuant to Health and Safety Code Section 17021.5(b), shall be deemed a single-family use and shall be treated the same as any single-family dwelling in districts where single-family dwellings are allowed. Qualified employee housing for six or fewer employees is subject to all municipal codes, regulations and other standards generally applicable to other residential dwellings of the same type in the same zone.

~~—“Escort agency” means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.~~

“Existing structure” for the purposes of defining an allowable space that can be converted to an accessory dwelling unit means within the footprint of any structure existing on or after the effective date of this section that can be made safely habitable under local building codes at the determination of the building official regardless of any noncompliance with zoning standards.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building. The primary façade is the exterior building face which is parallel to the front property line.

Family Day Care Home—Large. “Large family day care home” means a home which provides family day care to seven (7) to fourteen (14) children, inclusive of children under the age of ten years who reside at the home.

Family Day Care Home—Small. “Small family day care home” means a home which provides family day care for up to ~~eight-six~~ (6) children, inclusive of children under the age of ten years who reside at the home.

“Fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

“Flatwork” means decorative, stamped, stained, or accented concrete, pavers, cement, or any other type of hardscape or ground cover such as rocks, gravel, pavers, stone, wood chips, dirt, or sand.

Floor Area, Gross. “Gross floor area” means the area of all floors included within the surrounding exterior walls of a building, or portion thereof. The area of a building, or portion thereof, not provided with surrounding walls shall be the usable area under the horizontal projection of the roof or floor above and shall also be included within this calculation.

“Floor area ratio” or “FAR” means the total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all structures on the lot, including garages and accessory structures.

Frontage, Building. “Building frontage” means that exterior building wall that abuts a street.

Frontage, Street or Highway. “Street or highway frontage” means the side of a parcel that abuts a street or highway.

“Full service fitness center” means a private health, athletic, or recreational club facility that provides fitness services including, but not limited to, gymnasiums (except public), weight training facilities, aerobic floors, tennis/racquetball courts, swimming pools, and similar athletic facilities, with full service amenities including, but not limited to, showers, lockers, baths and saunas.

“Game machine” means any device for the amusement or pastime, including, but not limited to, a pinball machine, video game, or virtual reality device of whatever kind or nature, whether electronically activated or not, which may be activated by a coin or any consideration paid for its usage.

“Game machine arcade” means any place of business containing four or more game machines.

Garage, Private Parking. “Private parking garage” means an enclosed building, or portion thereof, used for the storage of motor vehicles owned or operated by residents, and for storage and other uses related to normal household purposes.

Garage, Public Parking. “Public parking garage” means a building or structure other than a private garage used for the temporary parking of motor vehicles.

“Granny flat” means a second residential unit which is attached to or detached from, a primary residence on a lot zoned for single-family residence, if the dwelling unit is intended for the sole use of one adult or two adult persons who are sixty-two years of age or over, and the area of floor space of the

attached dwelling unit does not exceed thirty percent of the existing living area or the area of the floor space of the detached dwelling does not exceed one thousand two hundred square feet.

“Guest house” means accessory ~~living quarters with kitchen or kitchenette~~ dwelling unit.

“Guest room” means one habitable room with facilities for sleeping and sanitation which does not contain a kitchen, kitchenette, cooking facilities, or cooking appliance(s) (the term cooking appliance does not include coffee pots or refrigerators) and is designed, intended to be used, or used as temporary sleeping accommodations for any person.

“Health club” means a physical exercise, recreation or improvement facility, including, but not limited to, gymnasiums (except public) and private clubs (athletic, health or recreational).

“Hedges” means two or more shrubs or trees planted or grown closely together for the purpose of, or with the result of, forming a boundary or barrier.

Height, Building. “Building height” means the vertical distance as measured from finished grade to the highest point of the structure or object being measured. Building height does not include chimneys, antennas or other appurtenant structures.

“Home occupation” means an occupation conducted by the occupant of a dwelling as a secondary use in which there is no display, no stock-in-trade, no commodity sold on the premises, no person employed other than residents of the dwelling; and no mechanical equipment used, except for that necessary for traditional housekeeping and computer purposes.

“Hotel” means a lodging facility containing six or more guest rooms offering transient accommodations on a daily rate to the general public, and which may provide additional services, such as restaurants, meeting rooms and recreational facilities. The terms shall not include family day care facility as defined in this chapter.

“Household pets” mean cats, dogs, canaries, parrots and other kindred birds and animals usually or ordinarily kept as household pets.

“Incidental” means a use or occupancy which occupies less than twenty percent of the floor area of a building or structure.

~~“Internet cafe” means cyber cafe.~~

“Junior accessory dwelling unit” or “JADU” means a unit that is no more than five hundred square feet in size which is contained entirely within enclosed uses within the residence, such as attached garages, is considered a part of the proposed or existing single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in [Government Code](#) Section 65852.22.

“Junk” means an accumulation of solid materials or equipment which are generally in a state of disrepair and/or are inoperable.

“Kennel” means any place where four or more weaned dogs and cats, or four or more of either, are maintained at any one location.



“Kitchen or kitchenette” means a room or portion of a room, in a structure, used for the purposes of preparing meals, containing the necessary cooking or food preparation facilities, which may include microwave ovens or hot plates, and which is also equipped with a sink with hot and cold running water.

“Landscaping” means an area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

“Laundry facility” means a building or a portion of a building containing facilities for the mechanical washing and drying of clothes.

“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in [Government Code](#) Section 65852.2.

“Loading space” means an off-street space on the same lot with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a contiguous quantity or parcel of land in the possession of, or owned by, or recorded as the property of the same claimant or person and shall further mean:

1. A parcel of real property when shown as a delineated parcel of land with a number or other designation on a tract or plat recorded in the office of the county recorder.
2. A parcel of land, the dimensions and boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the state in the office of the county recorder.
3. Where contiguous parcels of land in the same ownership are legally described and developed as permitted by this code, such individual parcels shall be considered as separate lots. A lot includes any area of land under one ownership abutting upon at least one street, alley or recorded easement.

Lot Area, Gross. “Gross lot area” means the total horizontal area within the property lines of a lot prior to the granting or dedication of any easements or dedication of any rights-of-way for public streets, and/or other dedications for required public facilities.

Lot Area, Net. “Net lot area” means the total horizontal area within the property lines of a lot less any area that is or has been dedicated to a public agency.

“Lot coverage” means the total square footage of the lot which is covered by buildings or roofed areas, excluding allowed projecting eaves, balconies and similar features.

“Lot depth” means the average horizontal distance from the front lot line to the rear lot line. Where there is no rear lot line, the lot depth shall be measured by a line perpendicular to the front lot line to the most distant point on any other lot line.

“Lot line” means a line dividing one lot from another or from a street or alley.

Lot Line, Front. "Front lot line" means, on an interior lot, the lot line abutting a street. On a corner lot, the "front lot line" means the lot line separating the narrowest street frontage of the lot from the street. (See Diagram "A" [17.08.020.](#))

Lot Line, Rear. "Rear lot line" means, on a rectangular lot, the lot line generally opposite and most distant from the front lot line. On a triangular, gore-shaped or irregularly shaped lot the rear lot line shall be a line ten feet long in length within the lot and further removed from the front lot line and at right angles to the line comprising the depth of such lot shall be used as the rear lot line. (See Diagram "A" [17.08.020.](#))

Lot Line, Side. "Side lot line" means any lot line which is not a front lot line or a rear lot line. (See Diagram "A" [17.08.020.](#))

"Lot width" means the horizontal distance between the side lot lines measured at the required front setback line.

Lot, Corner. "Corner lot" means a lot abutting upon two or more streets at their intersection, or upon the curvature of a single street, where such streets or curvature form an angle of intersection of not more than one hundred thirty-five degrees. (See Diagram "A" [17.08.020.](#))

Lot, Flag. "Flag lot" means a lot having access or easement to a public road by a narrow, private right-of-way, where the lot is located generally in the rear of another lot or lots. (See Diagram "A" [17.08.020.](#))

Lot, Interior. "Interior lot" means a lot abutting only one street. (See Diagram "A" [17.08.020.](#))

Lot, Key. "Key lot" means the first lot in the rear of a reverse corner lot, whether or not separated by an alley. (See Diagram "A" [17.08.020.](#))

Lot, Reverse Corner. "Reverse corner lot" means a corner lot, the rear of which abuts the side of another lot. The side line of a reverse corner lot is substantially a continuation of the front line of the lot upon which it rears. (See Diagram "A" [17.08.020.](#))

Lot, Through. "Through lot" means a lot having frontage on two parallel or approximately parallel streets. (See Diagram "A" [17.08.020.](#))

Low Barrier Navigation Center. A low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and includes but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

"Main building" means the building containing the principal legal use on the lot.

“Main dwelling” means the legal dwelling containing the largest square footage, which is located on a lot on which there is more than one legal dwelling.

“Major highway” means a major highway or primary arterial designated on the circulation element of the Lawndale general plan.

“Manufactured housing” means housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing, factory-built housing, or prefabricated housing.

“Marquee” means a permanent hood or roofed structure attached to and supported wholly by a building and projecting from the wall of the building.

“Massage-oriented establishment” means any establishment meeting the definitions set out in Section [5.37.020](#) of this code.

“Metal fabrication, large-scale” means manufacture of projects of precious metals; manufacture of metal, steel, and brass stamps, including hand and machine engraving; metal fabricating; metal spinning; metal storage; metal working shop; and plating and finishing metals, provided no perchloric acid is used.

“Mezzanine” or “interior balcony” means any floor with major orientation to the story immediately beneath it. If the total gross floor area of the mezzanine floor is equal to or exceeds thirty-three and one-third percent of the total gross floor area of the first full story immediately below it, it shall be considered as a full story.

“Minimart” means a small establishment designed and intended to serve the daily needs of the immediate surrounding area for food and other convenience items, which may include gasoline and other petroleum products.

“Mobilehome” means a structure transportable under permit in one or more sections to be used with or without a foundation system. “Mobilehome” does not include a commercial coach, manufactured housing or factory-built housing, but includes a recreation vehicle located in a mobilehome park.

“Mobilehome lot” means a lot created through the approval of a mobilehome subdivision by the city.

“Mobilehome park” means any area or tract of land where two or more mobilehome spaces are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the space it occupies. “Mobilehome park” shall include the terms “trailer court” and “trailer park.”

“Mobilehome space” means an area of land within a mobilehome park designed for the accommodation of one mobilehome, which is rented or leased, by the owner or occupant of a mobilehome for placing a mobilehome thereon for residential purposes.

“Motel” means a single building or group of attached or detached buildings containing completely furnished guest rooms or dwelling units, the majority of which have separate entrances directly from outside the building, with conveniently located automobile parking spaces provided on the lot or parcel of land for such rooms or dwelling units as required therefor, which are designed, intended to be used, or used wholly or in part for the accommodation of registered guests who are primarily transient



automobile travelers. No motel shall be allowed to have more than forty percent of its total gross floor area devoted to dwelling units. "Motel" shall also include auto courts, motel lodges and tourist courts.

Motor Vehicle Repair, Major. "Major motor vehicle repair" means a place providing a full range of repair and maintenance services for motor vehicles, but does not include vehicle body repair or painting.

Motor Vehicle Repair, Minor. "Minor motor vehicle repair" means a place performing repair and maintenance services for motor vehicles but does not include vehicle body repair or painting, welding, engine removal or replacement, transmission repair or removal or replacement, clutch replacement, cylinder head replacement, valve grinding or replacement, radiator or heater core repair or replacement, repair of fuel tank, repair or replacement of rear end or rear axles, and other similar activities.

"New development" means any structural development of one thousand square feet or more, or additions to existing structural development of ten percent or more of the existing ground floor area, whichever is more restrictive.

"Nightclub" means an establishment in which food and/or alcoholic beverages are sold and consumed on the premises and in which live entertainment is provided for the customers.

"Nonconforming use, structure or lot" means a lot, the area, dimensions or location of which, or a structure or building, the size, dimensions or location of which, or a use or activity, which was lawful prior to the adoption, revision or amendment of the zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the ordinance codified in this chapter.

"Nuisance" means anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life.

"Nursing home" means a living facility in which skilled nursing care is provided for the residents.

"Office" means a building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use for the enjoyment of owners, occupants and their guests, of land adjoining or neighboring such open space.

Open Space, Common. "Common open space" means an open space, that is available for use by all residents of the development and which is landscaped with lawns, trees, and shrubs, and may contain paved walkways, swimming pools, common patios, patio structures and similar recreational facilities which are intended or used in common and not under the exclusive control or possession of individual units.

Open Space, Private. "Private open space" means an open space that is intended for the exclusive use of the owner or tenant of a dwelling unit. Such private open space shall abut such dwelling unit and may be bounded by a wall, fence, or landscaping and may include a private patio, balcony, or deck.

"Overlay zone" means a zone which is applied in addition to the basic zone of a lot, and may specify additional land use or development regulations.

“Outdoor display” means goods, merchandise or materials actively available for retail sale, which are located in other than an enclosed building or structure which are brought indoors during hours that the business is not open.

“Outdoor storage” means the storage of goods, merchandise, materials (except temporary storage of construction materials associated with an active building permit), shipping containers, machines, inoperative vehicles and vehicles not related to the use of an on-site business, and other equipment, which are located in other than a fully enclosed building or structure. “Outdoor storage” does not include outdoor sales and display areas for new or used automotive sales and outdoor sales and display areas for seasonal merchandise, e.g. Christmas tree lots, pumpkin patches.

“Parcel” means lot.

Parking Area, Private. “Private parking area” means a permanently surfaced area located on a private lot and used for the temporary parking of automobiles, which is not available for public parking.

Parking Area, Public. “Public parking area” means a permanently surfaced area other than a street, alley or place used for the temporary parking of automobiles and available for public use, whether free, for compensation, or as an accommodation to clients or customers.

“Parking lot” means an area not within a building or structure where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking.

Parking, Shared. “Shared parking” means the development and use of parking areas on two or more separate lots for joint use by the businesses on those lots.

Parking Space, Automobile. “Automobile parking space” means a space within a building, structure, or open permanently surfaced area for the temporary parking or storage of one automobile. Each parking space must have a means of access to a public street. Such automobile parking space shall have a minimum width of nine feet and a minimum length of twenty feet.

Parking Space, Automobile Tandem. “Automobile tandem parking space” means an automobile parking space which is adjacent to another automobile parking space at its narrow end and which may require the moving of one automobile to enable the other to have access to or egress from the other parking space.

“Parking turning radius” means the curvature radius required for the turning movement into or out of a parking space, or between access driveways, which radius is not less than thirteen feet.

“Parkway” means a portion of a street or highway right-of-way between the back of the curb and the right-of-way line and which is not intended to be used as part of the roadway.

“Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in [Government Code](#) Section 65852.2. “Person” means and includes any individual, firm, partnership, joint venture, association, organization, corporation, estate, trust, receiver, syndicate, joint stock company, club, business trust, or any other entity, or the authorized agent thereof, and every city, county, state, federal, government, political, public or quasi-public unit, body, agency district or entity.

“Planned development” means a development project which has its various elements, such as buildings, parking, landscaping, and uses designed and integrated into a single complex.

“Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting. This definition shall be interpreted as consistent with and including the definition of proposed dwelling found in [Government Code](#) Section 65852.2.

“Public transit,” for the purpose of Section [17.48.056](#) only, means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. This definition shall be interpreted as consistent with and including the definition of public transit found in [Government Code](#) Section 65852.2.

“Razor wire” means twisted strands of fence wire with sharp-edged cutting surfaces at regular intervals.

“Recreation vehicle” means a camp car, truck pickup camper, truck-mounted camper, converted bus or van, motor home, travel trailer, tent trailer, or boat designed for human habitation for recreational or emergency occupancy, with a living area of less than three hundred twenty square feet, excluding built-in equipment, such as wardrobes, closets, cabinets, kitchen units, baths, toilet rooms, and driver’s areas, which vehicle may be moved upon the public highway without a special permit or chauffeur’s license. “Recreational vehicle” shall also include boats, boat trailers, dune buggies, and off-road vehicles, jet skis, snowmobiles and similar vehicles.

“Recycling facility” means a center for the collection and/or processing of recyclable materials. A “recycling facility” does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer.

“Religious facility” means a land use, building or structure providing facilities for worship or the assemblage of the public for worship. Accessory uses include personal counseling and education in subjects relating to personal life and also the building or buildings where such activities take place. This definition includes church, cathedral, mosque, shrine, synagogue or temple and other similar places for religious worship.

~~—“Residential second unit” means an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons and shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the existing single family dwelling unit is situated. Residential second unit also means guesthouse.~~

“Restaurant” means a retail business selling food and beverages prepared on the site, where customers consume the products on-premises.

Restaurant, Drive-In. “Drive-in restaurant” means an establishment that delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.



Restaurant, Fast-Food. “Fast-food restaurant” means a restaurant where customers are served prepared food from a walk-up ordering counter, or drive-through window, for either on- or off-premises consumption.

“Rest home” means the same as boardinghouse or guest home but permitting nursing, dietary and other personal services rendered to convalescents, invalids and aged persons, such as are customarily provided in convalescent homes, but excluding cases of contagious or communicable diseases and excluding surgery or primary treatment such as are customarily provided in sanitariums and hospitals.

“Right-of-way” means an area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

“Roof” means a structural covering over any portion of a building or structure or open area, including projections beyond the walls or supports of the building or structure. A structural covering shall not be considered a roof if the upper surface area of the component, the solid portion thereof measured on the horizontal plane, does not exceed twenty percent of the area of the covering.

“Room” means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and service porches.

“Satellite dish antenna” means any parabolic antenna designed for receiving satellite signals, and which system is external to or attached to the exterior of any building.

“Seating capacity” means the actual seating capacity of an area based upon the number of seats or one seat per eighteen inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Building Code.

~~—“Secondary highway” means a secondary highway designated on the circulation element of the Lawndale general plan.~~

“Security measure or device” including, but not limited to, security bars, gates, grills, reinforced screen doors and all fixed, retractable, sliding or rollup devices used primarily for added security over doors and windows.

“Self-service storage facility” means a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customer’s goods or wares.

“Setback” means the distance between a building or structure and a lot line or lines, measured perpendicularly from the lot line or lines in a horizontal plane.

Setback Line, Front. “Front setback line” means a line extending between side lot lines which is the required minimum horizontal distance between the front lot line and parallel thereto on the lot. (See Diagram “A” [17.08.020.](#))

Setback Line, Rear. “Rear setback line” means a line extending between the side lot lines which is the required minimum horizontal distance between the rear lot line and parallel thereto on the lot. (See Diagram “A” [17.08.020.](#))

Setback Line, Side. "Side setback line" means a line extending between the front lot line and the rear lot line which is the required minimum horizontal distance between the side lot line and parallel thereto on the lot. (See Diagram "A" [17.08.020](#).)

"Shall" means mandatory as used in this code.

"Shelter" means a facility operated by a nonprofit agency providing either meals, clothing, temporary housing or any combination thereof.

"Shipping/freight container" means a pre-manufactured structure of metal construction that is delivered to a site as a fully contained unit and is used for freight transport and the portable storage of goods and/or commodities. This shall exclude storage sheds that are assembled on site, roll off trash bins, trucks, trailers, or rail cars. A shipping/freight container, as defined herein, shall be considered a structure for purposes of the Uniform Building Code.

"Shopping center" means a commercial land use consisting primarily of retail sales uses and consisting of three or more lease areas on a single lot with common parking facilities.

Shopping Center, Community. "Community shopping center" means a shopping center containing not less than forty thousand square feet of gross floor area and not more than one hundred thousand square feet of gross floor area. A community shopping center usually, but need not always, contains a supermarket and/or drugstore.

Shopping Center, Neighborhood. "Neighborhood shopping center" means a building containing three or more tenant spaces of retail, personal services or restaurant use sharing off-street parking with a total building area of forty thousand square feet or less of gross floor area. "Neighborhood shopping center" includes mini shopping center.

Shopping Center, Regional. "Regional shopping center" means a shopping center containing not less than one hundred thousand square feet of gross floor area. A regional shopping center usually, but need not always, contains one or more department stores.

"Short term rental unit" means any residential dwelling, residential dwelling unit, or room in a residential dwelling or residential dwelling unit rented or made available for rent, by way of a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration for an occupancy of less than thirty [\(30\)](#) days.

"Sidewalk café" means an area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public right-of-way exclusively for dining, drinking and pedestrian circulation. The encroachment area of a sidewalk café may be separated from the remainder of the sidewalk by railings, fencing, or landscaping planter boxes or a combination thereof.

Sign. Definitions for sign and sign projects are contained in Chapter [17.76](#) of this code.

"Single room occupancy (SRO)" means a multifamily residential building containing housing units with floor restrictions as described in Section [17.56.045](#) which may have kitchen and/or bathroom facilities. Each housing unit must be restricted to occupancy by more than two persons and offered on a monthly or longer rental basis.

“Small fitness center” means a private health, athletic or recreational club facility which conducts personal fitness training or fitness classes including, but not limited to, weight training, aerobic exercise, yoga or other similar athletic activities, to individuals or groups of individuals, and does not provide showers, pools, saunas, and other amenities of a full service fitness center.

“Smoking lounge” means any establishment or location that is dedicated, in whole or in part, to the smoking of tobacco, marijuana, or other substances, including, but not limited to, establishments referred to as cigar bars or lounges, hookah cafés, tobacco clubs or tobacco bars.

“Special use” means a use that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the planning commission and granting of a special use permit imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Special use means a conditional use.

“Special use permit (SUP)” means a permit issued by the city authorizing establishment and operation of a special use. Special use permit means a conditional use permit.

“Specific plan” means a plan, adopted by city ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the city. The specific plan describes the types of land uses to be developed on each parcel; a plan for infrastructure in and adjacent to the specific plan area; and written standards, regulations and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors. See Sections 65450 through 65457 of the California [Government Code](#) for specific plan requirements.

Stand, Temporary. “Temporary stand” means a temporary structure for the display and sale of products with no space for customers within the structure itself.

“Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between the floor and the ceiling above it, and including basements used for primary use. For a more precise definition please refer to the city’s adopted building code.

Story, First. “First story” means the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet below grade, as defined herein, for more than fifty percent of the total perimeter, or not more than eight feet below grade, as defined herein, at any point.

“Street” means a public or private right-of-way, other than a parkway, major or secondary highway or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

“Structure” means anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

“Subdivision” means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as continuous units, for the purpose of sale, lease or financing, whether immediate or future, except for leases of agricultural land for agricultural purposes.



“Subterranean garage” means the parking space of a building which is used exclusively for the interim storage of automobiles and is serviced by a driveway or other similarly paved surface which leads to enclosed and fully covered garages and which is more than fifty percent below natural grade.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population as defined in [Health and Safety Code](#) Section 53260(d), and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone.

“Swimming pools, spas and hot tubs” mean any outdoor water-filled enclosures having a depth of eighteen inches or more used for swimming or recreation, fountains, water landscaped elements, fish ponds and similar water containers.

“Synthetic turf” means a synthetically derived, natural grass substitute that may be used to fulfill the plant material coverage requirement of Section [17.44.015\(B\)](#) in as much as it meets the minimum standards for materials, installation, and maintenance of synthetic turf prescribed in Section [17.44.017](#).

“Temporary portable storage container” means a standardized shipping/freight container rented or owned by the owner or occupant of a property that is designed to hold, goods, commodities, household or personal items on a temporary basis.

“Theater” means an enclosed building to which the public is permitted or invited where motion pictures, still pictures, projections or other image-projecting devices are maintained to show images, but does not include an adult mini motion picture theater or adult motion picture theater.

“Town home” means a design style with all elements of a dwelling unit stacked vertically, no other unit is over or under the dwelling; occupying its own lot but which is physically attached to at least one other dwelling unit.

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone.

“Travel trailer” includes any type of “commercial coach” and “recreational vehicle” as such terms are defined in Division 13, Part 2.1 of the [Health and Safety Code](#). “Travel trailer” does not include a coach that is intended to be attached to a foundation.

“Use” means the purpose for which a lot or building is arranged, designed or intended, or for which either is, or may be occupied or maintained.

Use, Principal. “Principal use” means the main use of land or structures as distinguished from a secondary or accessory use.

“Variance” means a dispensation permitted on individual parcels or property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure, or property, which because of unusual or unique circumstances is denied by the terms of the zoning ordinance.

Vehicle, Commercial. “Commercial vehicle” means any vehicle defined by the California [Vehicle Code](#), which exceeds three tons in unladen gross weight.

Vehicle, Inoperable. “Inoperable vehicle” means any vehicle which is described by one or more of the following:

1. Does not have current registration;
2. Is supported on blocks, jacks, stands or other bracing materials;
3. Is lacking an engine, transmission, rear end or other mechanical equipment essential for its operation;
4. Is lacking lights, windshield, wheels or body parts required for legal operation on the streets and/or highways but does not include currently registered off-road vehicles.

“Veterinary use” means a commercial land use consisting of the grooming, treating (medical), selling or boarding of animals. Species of equine are excluded from this definition. “Veterinary use” does not include pet stores, or facilities for pet grooming.

“Video game arcade” means a place of business open to serve the general public where four or more coin-operated or slug-operated amusement machines are maintained.

“Wall” means fence.

“Warehouse” means a building or substantial portion of a building where goods, merchandise, products, supplies, or equipment are stored before distribution to manufacturers, retailers or wholesalers.

“Waste treatment and disposal facility” means public or private disposal facilities, or transfer stations, operated for the purpose of recycling, reclaiming, treating or disposing of garbage, sewage, rubbish, offal, dead animals, oil field wastes, or other waste material originating on or off the premises.

“Wholesale sales” mean the sale of goods by an individual or firm, usually in rather large quantities and at lower prices, to another individual or firm for the purpose of resale; or a product for which the purchaser pays no sales tax.

“Wild animal” means any mammal, fowl, fish or reptile which is wild, exotic, dangerous, nondomestic, vicious or known to be dangerous or vicious, or belonging to a predatory species.

“Yard” means an open space on a lot or parcel, other than a court, unoccupied and unobstructed from the ground upward, except for encroachments otherwise permitted by this code.

Yard, Front. “Front yard” means an open yard which is located between the front lot line and the nearest part of a main building. (See Diagram “A” [17.08.020](#).)

Yard, Rear. "Rear yard" means an open yard which is located between the rear lot line and the nearest part of a main building. (See Diagram "A" [17.08.020.](#))

Yard, Required Front. "Required front yard" means the yard which is located between the front lot line and the front setback line. (See Diagram "A" [17.08.020.](#))

Yard, Required Rear. "Required rear yard" means the yard that is located between the rear lot line and the rear setback line. (See Diagram "A" [17.08.020.](#))

Yard, Required Side. "Required side yard" means the yard that is located between the side lot line and the side setback line. (See Diagram "A" [17.08.020.](#))

Yard, Side. "Side yard" means an open yard that is located between the side lot line and the nearest part of a main building. (See Diagram "A" [17.08.020.](#))

"Youth club" means a nonalcoholic youth club for teens.

"Youth hostel" means a shelter for the use of pedestrians or bicycle travelers, not serving meals, under the auspices of a nonprofit organization.

"Zero lot line" means the location of a building or structure on a lot in such a manner that one or more of the building or structure's sides abuts directly on the lot line.

"Zero lot line development" means a residential project where dwelling units on individual lots of record are located so they all abut one side property line, without a side and/or rear setback.

"Zone" means a specifically delineated area or district within which certain regulations and requirements uniformly govern the use and development of land and buildings.



## Reasonable Accommodation

### 17.26.050 Grounds for accommodation.

A. The director shall review each application for reasonable accommodation and, within five days of receipt thereof, determine whether the application is complete. If the application is determined to be incomplete, the director shall promptly give the applicant written notice of the additional information necessary to complete the application.

B. Within thirty days of receipt of an application that has been determined to be complete, the director shall complete a review of the application and, pursuant to the standards provided in this section, either approve or deny the request. However, in the event that the applicant also seeks a permit or approval that is reviewed by the city's planning commission, then the planning commission shall review the application for reasonable accommodation.

C. In approving or denying the request, the director shall apply the following criteria:

1. The accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;

2. The accommodation is necessary to afford the applicant equal opportunity to enjoy and use a dwelling;

3. The accommodation will have only incidental economic or monetary benefits to the applicant, and the primary purpose of the accommodation is not to assist with real estate speculation or excess profit taking;

~~4. The accommodation does not create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated;~~

45. The accommodation is reasonably feasible considering the physical attributes of the property and structures;

56. There are no alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;

67. In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;

78. The requested accommodation does not impose an undue financial or administrative burden on the city; and

89. The requested accommodation does not require a fundamental alteration in the nature of a City program or law, including, but not limited to land use and zoning. (Ord. 912-02 § 8)

## **Chapter 17.28, Special Use Permits**

### **17.28.010 Administrative acts.**

All acts performed by city officers under the provisions of this chapter shall be construed as administrative acts performed for the purpose of assuring that the intent and purpose of this chapter shall apply in special cases, as provided in this chapter, and shall not be construed as amendments to the provisions of this chapter or the zoning map of the city. (Ord. 772-94 § 2)

### **17.28.014 Prerequisite conditions.**

Before a special use permit may be granted, it shall be shown:

A. That the granting of such 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;

B. That the use applied for at the location indicated is properly one for which a special use permit is authorized;

C. That 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;

D. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use;

E. That the granting of such special use permit is consistent with the city's general plan. (Ord. 772-94 § 3)

### **~~17.28.020 Uses requiring special use permit.~~**

~~—A. The following uses may be permitted in any zone, unless so specified upon the granting of a special use permit therefor provided in this chapter:~~

~~—Communications equipment buildings;~~

~~—Electric substations.~~

~~—B. The uses specified in this subsection may be permitted in the zones herein indicated upon the granting of a special use permit therefor provided in this chapter, and upon compliance with any other requirements imposed by this title for any specific use.~~

~~—Alcohol Sales Locations. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Section 17.28.100.~~

~~—Apartment Houses. Apartment houses of three or more units in the R-3 limited multiple residence zone or R-4 unlimited multiple residence zone, subject to the requirements of Chapter 17.30.~~

~~—Auto Body/Paint Shops. C-M, commercial manufacturing zone or M-1, light manufacturing zone.~~

~~—Billboards. C-M, commercial manufacturing zone or M-1, light manufacturing zone.~~

—Body Art Establishments. C-1, restricted business zone or any less restrictive commercial or industrial zone, except for GC, General Commercial, OC, Office Commercial and NC, Neighborhood Commercial, subject to the requirements of Section 17.28.170.

—Carwashes. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Section 17.56.280.

—Churches and Religious Facilities. R-3, limited multiple residence zone or any less restrictive residential, commercial or industrial zone, subject to the requirements of Section 17.28.150.

—Commercial Planned Development. CPD zone, subject to the requirements of Section 17.56.140.

—Condominiums. R-2, two-family residence or any less restrictive residential, commercial or industrial zone, subject to the requirements of Chapter 17.80.

—Convalescent Facilities. R-3, limited multiple residence zone or any less restrictive residential zone, subject to licensing by the Los Angeles County Health Services Department.

—Digital On-Premises Signs. Commercial and industrial zones subject to compliance with Section 17.76.140(l).

—Doctors/Dentists Offices. General commercial and neighborhood commercial zones within the Hawthorne Boulevard Specific Plan area; allowed by right the office commercial zone within the Hawthorne Boulevard Specific Plan area and in CM and less restrictive commercial zones.

—Drive-Through Business Establishments. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Section 17.28.130.

—Emergency Shelters. C-M, commercial manufacturing zone subject to the requirements of Section 17.56.150. However, a special use permit is not required for the M-1, light manufacturing zone. —Fortune-telling. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Section 17.56.270.

—Full-Service Fitness Center. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone subject to the requirements of LMC Section 17.56.100.

—Hospitals. C-3, unlimited commercial zone or any less restrictive commercial zone.

—Hotel or Motel. C-3, unlimited commercial zone or any less restrictive commercial zone.

—Industrial Planned Development. M-1, light manufacturing zone, subject to the requirements of Sections 17.64.090, 17.64.100, 17.64.110, 17.64.120, 17.64.130, 17.64.140, 17.64.150 and 17.64.160.

—Massage Establishment, C-1, GC, and OC, subject to the requirements of Chapter 5.37 and Section 17.28.190.

—Motor Vehicle Service Stations. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Sections 17.56.210, 17.56.220, 17.56.230, 17.56.240, 17.56.250 and 17.56.260.



~~—Nursery schools, day nurseries, preschool nurseries, child care homes and day care homes with more than fourteen children in R-3 limited multiple residence, or any less restrictive residential, commercial or industrial zone.~~

~~—Outdoor Storage. C-M, commercial manufacturing zone, subject to the requirements of Section 17.56.150 and M-1, light manufacturing zone, subject to the requirements of Section 17.64.030.~~

~~—Residential Planned Development. RPD zone, subject to the requirements of Sections 17.48.280, 17.48.290, 17.48.300, 17.48.310, 17.48.320, 17.48.330, 17.48.340, 17.48.350, 17.48.360, 17.48.370, 17.48.380, 17.48.390, 17.48.400, 17.48.410, 17.48.420, 17.48.430 and 17.48.440.~~

~~—Roller Hockey Facilities. O or I zones subject to the requirements of Section 17.68.030(C).~~

~~—Single Room Occupancy (SRO). C-1, restricted business zone or any less restrictive commercial or industrial zone, including GC, general commercial, OC, office commercial and NC, neighborhood commercial, subject to the requirements of Section 17.56.045.~~

~~—Storage of Explosives. Any zone subject to the requirements of Section 17.28.120.~~

~~—Treatment Facility for the Abuse of Controlled Substances. C-M, commercial manufacturing zone, subject to the requirements of Section 17.56.290.~~

~~—Used Motor Vehicle Sales. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone.~~

~~—Video Arcade. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone, subject to the requirements of Section 17.56.120.~~

~~—Wireless communication facilities and other antennas in compliance with the requirements of Chapter 17.98.~~

~~—Wrecked or Damaged Motor Vehicles—Storage or Impoundment. C-3, unlimited commercial zone or any less restrictive commercial or industrial zone. (Ord. 1137-17 § 7; Ord. 1136-17 § 5; Ord. 1122-16 § 7; Ord. 1091-13 § 10; Ord. 1089-13 § 1; Ord. 1076-12 § 2; Ord. 1064-11 § 1; Ord. 1056-11 § 2; Ord. 945-04 § 1; Ord. 922-02 § 1; Ord. 823-97 § 3; Ord. 817-97 § 3; Ord. 804-96 § 7; Ord. 802-96 § 4; Ord. 772-94 § 4)~~

#### **17.28.030 Application for permit—Content—Fee.**

A. Any person desiring to establish any use referred to in this chapter where this chapter does not automatically grant a permit, shall file an application with the commission pursuant to Chapter [17.12](#).

B. In such application the applicant shall state the nature of the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied, or used.

C. For the purpose of partially defraying the expense involved in investigating matters connected with applications and the granting of permits pursuant to this chapter, each such application shall be accompanied by the filing fee and deposit as required by Section [17.12.040\(A\)](#). (Prior code § 2-5-3)

#### **17.28.040 Public hearing required.**

In all cases where an application is filed pursuant to Section [17.28.030](#), prior to granting the application, the commission shall hold a public hearing thereon in accordance with the provisions of Chapter [17.12](#). (Prior code § 2-5-4)

#### **17.28.050 Findings of commission.**

After a hearing, the commission shall report its findings as to whether the erection, construction, alteration, enlarging, moving, occupying or using of such building, structure, improvement or premises for the business, occupation or purpose designated in the manner set forth in the application or under restrictions or conditions will be a menace to or endanger the public health, safety or general welfare. (Prior code § 2-5-5)

#### **17.28.060 Commission—Permit determination.**

After holding the hearing, the commission shall determine whether the erection, construction, alteration, enlarging, moving, occupying, or using of the building, structure, improvement or premises for the business, occupation or purpose requested in the application for a permit or subject to restrictions or conditions will or will not be a menace to or endanger the public health, safety or general welfare, and shall grant such permit as applied for or subject to such conditions or restrictions as it shall find to be necessary, or shall deny the permit accordingly. (Prior code § 2-5-6)

#### **17.28.070 Nuisance not authorized.**

Neither the provisions of this chapter nor the granting of any permit provided for in this chapter authorizes or legalizes the maintenance of any public or private nuisance. (Prior code § 2-5-7)

#### **17.28.080 Permit termination upon cessation of use.**

A special use permit; ~~whether an automatic special use permit or a special use permit granted by action of the commission,~~ automatically shall cease to be of any force and effect if the use for which such special use permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Prior code § 2-5-8)

#### **17.28.100 Sale and consumption of alcoholic beverages.**

A special use permit, pursuant to this chapter, shall be required for all businesses where alcoholic beverages are sold or served for consumption on or off premises. (Ord. 970-06 § 2; Ord. 880-00 § 5; Ord. 754-94 § 1; prior code § 2-5-10)

#### **17.28.101 Purpose of Sections 17.28.100 through 17.28.106.**

Due to the special impacts which result from the proliferation and over-concentration of alcoholic beverage outlets, including the increased potential for litter, loitering, drunk driving, interference with children on the way to and from school, encouragement of crime, and defacement of buildings, the following provisions are intended to ensure that, apart from the social problems associated with the availability of alcoholic beverages, the occurrence of alcoholic beverage outlets does not adversely impact the public health, safety, comfort, convenience, and general welfare of the city. The following provisions shall apply to on-site and off-site sale of alcoholic beverages, as applicable. (Ord. 754-94 § 2)

#### **17.28.102 Definitions.**

For the purposes of Sections [17.28.100](#) through [17.28.106](#), the words, terms, and phrases set forth in the following sections shall have the following meanings and constructions, except where used in a context which clearly indicates a different meaning or construction.

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

“Bar or cocktail lounge” means any establishment primarily engaged in the preparation and sale of alcoholic beverages, not 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 is ancillary to the sales of 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.

“Incidental sales” mean that the sale of alcoholic beverages is “incidental to the sale of other products” when the sale of products other than alcoholic beverages on an annual basis, measured by gross receipts, constitutes no less than eighty-five percent of the total sales.

“Legal nonconforming outlets and establishments” are defined as outlets and establishments that sell alcoholic beverages for off-sale or on-sale consumption that were legally established and/or approved (pursuant to the Lawndale Municipal Code) prior to the effective date of the ordinance codified in Sections [17.28.100](#) through [17.28.106](#).

“Off-sale beer and wine license” means that alcoholic license which authorizes the sale of beer and wine for consumption off the premises where sold.

“Off-sale general license” means that alcoholic license which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

“Off-sale outlet” means a retail business operating under an off-sale general license.

“Off-sale special use permit” means a special use permit issued to allow a use which operates under an off-sale general or off-sale beer and wine license.

“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 beer license” means that alcoholic license which authorizes the sale of beer for consumption on the premises where sold.

“On-sale general license” means that alcoholic license which authorizes the sale of beer, wine, and distilled spirits 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 establishment's total sales; excluding catering.

“School” means any public or private facility in which students in grades Kindergarten through twelve are provided instruction as part of a curriculum approved by the state of California. (Ord. 1027-09 § 1; Ord. 754-94 § 2)

#### **17.28.103 Off-sale special use permits.**

The planning commission may approve a special use permit application for an off-sale alcohol sales location if it affirmatively finds that an applicant has met his or her burden of proof, by clear and convincing evidence that the application complies with each and all of the following provisions:

A. Approval of the application will not result in the number of off-sale outlets in the city exceeding a ratio of one off-sale outlet (general license and beer and wine license) for each one thousand residents of the city.

B. The property line of the subject site is at least six hundred feet from the closest property line of any school, public park, public playground or church premises.

C. The property line of the subject site is at least six hundred feet from the property line of any other off-sale premises, unless the planning commission and/or city council find that one or more of the following conditions exist:

1. That the proposed location provides a significantly different service from an existing outlet within six hundred feet ~~or sells alcoholic beverages;~~

2. The proposed location is on a peripheral arterial street (Rosecrans Avenue, Prairie Avenue, Redondo Beach Boulevard, Artesia Boulevard, or Inglewood Avenue) and all public entryways of the proposed location are at least three hundred feet from all public entryways of any other off-sale premises. (Ord. 1078-12 § 1; Ord. 970-06 § 3; Ord. 906-02 § 3; Ord. 754-94 § 2)

#### **17.28.104 On-sale special use permits.**

The planning commission may approve a special use permit application for an on-sale alcohol sales location if it finds that the applicant has met his or her burden of proof by clear and convincing evidence that the application complies with all of the following provisions:

A. Restaurants With On-Sale Beer and Wine Licenses.

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.

B. Establishments With On-Sale General Alcohol Licenses.

1. Approval of the application will not result in the number of on-sale general alcohol outlets in the city exceeding three 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.

3. The property line of the subject site is at least three hundred feet from the property line of any other on-sale location.

C. Bars/Cocktail Lounges.

1. Approval of the application will not result in the number of on-sale outlets in the city exceeding three establishments within the city.

2. The property line of the subject site is at least six hundred feet from the closest property line of any school, public park, or public playground or church premises.

3. The property line of the subject site is at least six hundred feet from the property line of any other on-sale location.

D. For the purpose of this section only, the term "public park" shall not include golf courses. (Ord. 1027-09 § 2; Ord. 970-06 § 4; Ord. 754-94 § 2)

**17.28.105 Standard conditions.**

In addition to those conditions which the planning commission may otherwise impose, all off-sale and on-sale special use permits shall be subject to all of the following standard conditions:

~~—A. Exterior public telephones that permit incoming calls shall not be located on the premises.~~

AB. Electronic games, including video games, shall not be located on the premises.

BC. Exterior lighting of the parking area shall provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.

CD. Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.

DE. All graffiti shall be removed from the premises within twenty-four hours of its discovery.

EF. With regard to those special use permit applications which are approved based in part upon the fact that alcohol sales in the premises are incidental to the sale of other products, proof satisfactory to

the director of community development shall be annually submitted to show that the sale of alcohol has remained incidental to the sale of other products.

**FG.** Within thirty days of approval of ~~the a~~ special use permits, the applicant shall certify his or her acceptance of the conditions placed on the approval by signing a statement that he or she accepts and shall be bound by all of the conditions.

**GH.** Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of the special use permit. (Ord. 754-94 § 2)

#### **17.28.106 Special use permit administration.**

A. Nonconforming Outlets and Establishments. Legal nonconforming outlets for the sale of alcoholic beverages for off-sale and on-sale consumption, may continue to operate without complying with Sections [17.28.100](#) through [17.28.105](#) if the business continues to be operated in the same manner as when the business was legally established or approved. An alcohol license relating to a particular property may be transferred from person to person, without the requirement for obtaining a special use permit so long as the business continues to be operated in the same manner as when the business was legally established and/or approved.

B. Expansion. No expansion (increase in floor area) of the nonconforming use shall be permitted within the existing building or within any addition to the existing building or to any other building on the same site.

C. Expiration of Special Use Permit. A use shall be deemed to have lapsed and the special use permit granted pursuant to Sections [17.28.100](#) through [17.28.106](#) shall be deemed to have expired ninety days after the date the use ceases operation and/or the business closes at such location without the nonconforming use having been reestablished. The applicant shall have the right to request one extension of this ninety days time limit if such request is made and filed with the planning department at least seven days prior to the expiration date as set forth herein. Such request shall be in writing, stating the reasons why such extension is needed. A fee established by resolution of the city council to cover processing costs shall accompany each request. When a request has been filed, it shall be reviewed by the director of community development. In determining whether to grant ordering such extension requests, the director shall consider: (1) whether the owner has diligently attempted to restore the use; (2) whether the extension is likely to lead to restoration of the use; (3) whether restoration of the use will adversely affect surrounding property; (4) whether other uses are compatible for the site; and (5) whether denial of the extension will be a hardship to the owner. If granted, conditions may be added to a time extension.

D. Revocation. An off-sale or on-sale special use permit may be revoked upon the violation of any of the conditions of approval, or upon the issuance of notice of any violation or citation under state or federal law or the Lawndale Municipal Code, or upon the revocation of the alcoholic license by the Department of Alcoholic Beverage Control, or upon 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 special use permit. (Ord. 970-06 § 5; Ord. 754-94 § 2)

#### **17.28.120 Storage of explosives.**



A. Definition. The terms “explosive” and “explosives” whenever used in this section include blasting caps or other detonating or fulminating caps or detonator or electric caps, gunpowder, blasting powder, dynamite, and every other explosive substance having a power equal to or greater than that of ordinary black powder, but do not include such substances in the form of fixed ammunition for small arms.

B. Permits Required. No quantity of explosives in excess of one hundred pounds shall be stored or kept in any place, house or building in the city without a permit therefor from the commission, nor unless such explosives are contained in a magazine situated, constructed, operated and maintained in the manner described in Part I, of Division II of the [Health and Safety Code](#).

C. Application for Permit. Any person proposing to keep or store any quantity of explosives in excess of one hundred pounds in any place, house or building in the city shall file an application for a permit with the director, accompanied by the filing fee and deposit as required by Section [17.12.040\(A\)](#).

D. Short Time and Renewals. If the application is for a permit to store explosives for not more than three months and there is no permit in force for that location, or if the application is to renew an existing permit granted before December 15, 1939, or granted after a hearing, the commission may investigate the place where it is proposed to keep the explosives, and the location of any buildings in the vicinity thereof, and grant the permit without a public hearing.

E. Hearing. If the application is for the renewal of an existing permit which permit was granted on or after December 15, 1939, without a hearing, or for a new permit for a period exceeding three months, or for a new permit for storage and sale of explosives, the applicant shall make the deposit required by Chapter [17.12](#), and the director shall set the matter for public hearing before the commission.

F. Notification of Sheriff. The director shall notify the sheriff immediately, of every application for a permit to keep or store explosives.

G. Notice to Sheriff—Hearing. Where a public hearing is to be held, the director shall notify the sheriff of the time and place thereof.

H. Sheriff to Furnish Report. Prior to the date set for public hearing on the granting of a permit, if a public hearing is to be held, otherwise within ten days after receipt of a copy of the application for a permit, the sheriff shall furnish to the commission a report thereon as to whether or not in his or her opinion explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant.

I. Findings of the Commission. At the time and place fixed for the hearing on the application the commission shall hear the same and any protests thereto, and upon the evidence and other matters brought to its attention during the hearing, including the sheriff’s report, shall make findings determining whether or not explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant. Where no hearing is required, the commission shall make similar findings based upon its investigation or the investigation of its staff of the place where it is proposed to keep the explosives, and upon the report of the sheriff.

J. Application of this Section. Nothing contained in this section shall apply to any explosive in transit in railway cars or other vehicles, or to any explosive awaiting transportation in or delivery from a railway car or other vehicle, or to the transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle in which such explosive is being transported or is awaiting transportation or delivery, shall be kept locked or guarded; and provided further that the time during which such explosive is kept awaiting transportation or delivery shall not exceed twenty-four hours. (Prior code § 2-5-12)

#### **17.28.130 Drive-through business establishments.**

A. Drive-through Businesses Defined. "Drive-through business establishments" as used in this section means any commercial operation or facility where the public is invited to drive their vehicle onto the premises to transact business without exiting from their vehicle.

B. Special Use Permit Required. ~~Drive-through business establishments shall be permitted uses only in the C-2, C-3, C-4 and M-1 zones.~~

Such uses shall be permitted only after an application for a conditional special use permit has been filed with and approved by the planning commission of the city in accordance with the provisions of this section ~~and Section 17.28.020~~. A conditional special use permit shall be granted if all the requirements of this section and other applicable provisions of law are satisfied.

C. General Development Standards. The operation of a drive-through business establishment described in this section may be permitted by the planning commission subject to any conditions which may be imposed, ~~pursuant to Section 17.28.020~~. The planning commission may, in granting a special use permit, impose conditions relating to building codes, landscaping, zoning requirements, parking regulations, hours of operation, stacking lanes, signing and other development requirements which satisfy the purpose and spirit of this title. (Added during 12-15-90 supplement; prior code § 2-5-20)

#### **17.28.150 Churches and other religious facilities used exclusively for religious worship and incidental accessory uses.**

A. A special use permit, pursuant to this chapter, shall be required for churches and other religious facilities used primarily for religious worship ~~in R-3, R-4, C-1, C-2, C-3, C-4, M-1 and M-2 zoning classifications in the city~~. This requirement shall apply to the construction of new churches and other religious facilities and any expansion (an increase in floor area) or modification (structural alteration) to the existing religious facilities.

B. For the purpose of this section, "religious facility" means an institutional land providing facilities for worship or the assemblage of the public for worship. Accessory uses include personal counseling, social recreational activities and education in subject relating to personal life. This definition includes church, cathedral, convents, mosque, shrine, synagogue or temple and other places of religious worship.

C. Standard Conditions. All religious facilities are subject to the following standard conditions:

1. Buildings and structures shall observe all yard requirements of the zone in which the property is located, and any detached dwellings on the site shall observe the required distance between buildings as prescribed for the zone in which the site is located.

2. The parking area shall be developed in accordance with Section [17.72.160](#) of the Lawndale Municipal Code regulating off-street parking.

3. A six-foot-high solid masonry block wall or a six-foot-high block pilaster fence with wood inserts shall be constructed and maintained on any property lines adjoining residential property. Said pilaster fence shall have a minimum of two courses of block at highest grade on either side of the wall immediately below the wood inserts. The fence must be lowered to four feet in the front yard setback area.

4. Interior side yards may be used to provide off-street parking areas. On corner lots, the street side yard may not be used for off-street parking.

5. All lights provided to illuminate any on-site parking areas or buildings on such site shall be so arranged as to direct the light away from any adjoining premises. (Ord. 753-94 § 7)

### **17.28.170 Body art establishments.**

A. Definitions. As used in this section the words, terms, and phrases shall have the following meanings and constructions, except where used in a context which clearly indicates a different meaning or construction.

1. "Body art" means to adorn the body through the permanent application of a tattoo or insertion of an object, such as jewelry, into a hole for display purposes. Body art is the collective term for any single activity or combination of activities defined herein as tattooing, body piercing or the application of permanent cosmetics. It shall not include activities such as, or similar to, cutting of the skin or subcutaneous tissue, cutting or modification of cartilage or bone, implantation, branding, deep tissue penetration, threading, stapling or any other invasive procedure, whether or not such act would constitute the practice of medicine requiring licensure as a physician.

2. "Body art establishment" means any permanent premises, business, location, or facility, used or operated in whole or in part as a body piercing parlor, permanent cosmetics parlor, or as a tattoo parlor.

3. "Body piercing" means the creation of an opening in the human body for purpose of inserting jewelry or other decorations. This includes, but is not limited to, creating such an opening in the ear, lip, tongue, nose, eyebrow or navel for the purpose of inserting jewelry or other decorations.

4. "Body piercing parlor" means any place of business where body piercing occurs.

5. "Permanent cosmetics" mean the application of pigments to or under the human skin for the purpose of permanently changing the color or other appearance of the skin. "Permanent cosmetics" shall include, but are not limited to, the application of permanent eyeliner, eye shadow or lip color. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.

6. "Permanent cosmetics parlor" means any place of business where permanent cosmetics are applied.

7. "School" means any public or private preschool, kindergarten, elementary, middle, junior high, or high school.



8. "Tattooing" means to insert pigment under the surface of the human skin by pricking with a needle or otherwise to produce an indelible mark or figure visible through the skin. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.

9. "Tattoo parlor" means any place of business where tattooing occurs.

B. Special Use Permit Required. ~~Body art establishments shall be permitted uses in the C-1, restricted business zone or any less restrictive commercial or industrial zone, except for GC, General Commercial, OC, Office Commercial and NC, Neighborhood Commercial.~~

Such uses shall be permitted only after an application for a special use permit has been filed with and approved by the planning commission of the city in accordance with the provisions of this section and this chapter. A special use permit shall be granted if all the requirements of this section and other applicable provisions of law are satisfied.

C. Standard Conditions. All body art establishments are subject to the following standard conditions:

1. The body art establishment shall not be located on any property which is within five hundred feet of a public park or school, except for golf courses, or within five hundred feet of any property which is used by a religious institution for religious activities at least four times per week.

2. No body art establishment shall be located within one hundred feet of another body art establishment.

3. Measurement of Distance. For purposes of this section, all distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building or structure in which the body art establishment is or will be located to the nearest property line of any land use, land use district, or zone, or to the nearest point of the building or structure or part thereof if less than the entire structure is occupied by or proposed to be occupied by a body art establishment in which an existing body art establishment is located.

4. The parking area for a body art establishment shall be developed in accordance with Section [17.72.160](#) of this code, which regulates off-street parking.

5. All lights provided to illuminate any on-site parking areas or buildings on a site being used for the operation of a body art establishment shall be arranged to direct light away from any adjoining premises.

6. The body art establishment shall operate within a permanent facility. No body art establishment may operate within a temporary or mobile facility.

7. In no circumstance shall alcohol be sold, consumed or purchased in any body art establishment.

8. There shall be "No loitering" and "No smoking" signs posted at the entrance of the building unit, to the satisfaction of the director of community development and the prohibitions listed on each sign shall be enforced by the body art establishment.

9. Approval of the application will not result in a number of body art establishments in the city in excess of a ratio of one body art establishment for each ten thousand residents of the city.

10. Litter and trash receptacles shall be located at convenient locations both inside and outside the body art establishment and trash and debris shall be removed on a daily basis.

11. All graffiti shall be removed from the premises within twenty-four hours of its discovery.

12. The body art establishment shall have posted at all times a legible sign, at least one inch in letter height, that provides the following information so as to be clearly visible to patrons entering the establishment:

Nipple and genital piercing shall not be performed on any person under eighteen years of age. Tattoos and permanent cosmetics shall not be applied to any person under eighteen years of age, except when authorized by a physician and performed with the consent and in the presence of the person's parent or guardian. Persons under eighteen years of age may receive body piercing to body parts other than nipples or genitalia provided the body piercing is performed with the consent and in the presence of the person's parent or guardian. For any procedure restricted under this section to persons age eighteen years of age or under or requiring the presence and consent of the person's parent or guardian, both the minor and his or her parent or guardian shall provide a valid picture identification, provide proof of parentage or legal guardianship and complete a consent form which conforms with the requirements established in departmental regulations. Los Angeles County Code Section 11.36.540.

13. Following the planning commission's review and approval, and before commencement of operation within the city, a body art establishment shall obtain, maintain and comply with all terms and conditions of a body art establishment permit and any other associated and required permits from the Los Angeles County Department of Public Health.

14. Within thirty days of approval of a special use permit, an applicant for a body art application shall certify his or her acceptance of the conditions placed on the approval by signing a statement that he or she accepts and shall be bound by all of the conditions.

15. Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of the special use permit by the planning commission.

D. General Development Standards. The operation of a body art establishment described in this section may be permitted by the planning commission subject to any conditions which may be imposed, pursuant to this section and chapter and as permissible by law. The planning commission may, in granting a special use permit, impose conditions relating to building codes, landscaping, zoning requirements, parking regulations, hours of operation, health and safety codes, signing and other development requirements which satisfy the purpose and spirit of this title. (Ord. 1064-11 § 2)

#### **17.28.180 Digital on-premises signs.**

A. Special Use Permit Required. Digital on-premises signs shall be permitted in commercial and industrial zones only after an application for a special use permit has been filed with and approved by the planning commission of the city in accordance with the provisions of this section and this chapter. A special use permit shall be granted if all the requirements of this section and other applicable provisions of law are satisfied. The findings required in Section [17.28.014](#) shall not apply to special use permits for digital on-premises signs.

B. Standard Conditions. Each digital on-premises sign is subject to compliance with all of the conditions set forth in Section [17.76.160\(I\)](#).

C. General Development Standards. The construction of a digital on-premises sign may be permitted by the planning commission subject to any conditions which may be imposed, pursuant to this section and chapter and as permissible by law. The planning commission may, in granting a special use permit, impose conditions relating to building codes, zoning requirements, health and safety codes, and other development requirements which satisfy the purpose and spirit of this title.

D. Revocation or Termination. Violation of, or noncompliance with, any of the conditions imposed on the special use permit shall constitute grounds for revocation of the permit by the planning commission. (Ord. 1089-13 § 2)

#### **17.28.190 Massage establishments.**

A. Definitions. As used in this section the words, terms, and phrases shall have the following meanings and constructions, except where used in a context which clearly indicates a different meaning or construction.

1. "California Massage Therapy Council certificate" means the certificate described in California [Business and Professions Code](#) Section 4600, et seq.

2. "Massage" means any method of applying pressure on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external parts of the human body with the hands or with the aid of any mechanical or electrical apparatus, or other appliances or devices, with or without such supplementary aids as rubbing alcohol, liniment, antiseptic, oil, powder, cream, lotion, tonic, spray ointment, or other similar preparations commonly used in this practice. The term "massage" shall include the practice of acupressure unless specifically noted otherwise.

3. "Massage establishment" means any establishment having a fixed place of business where any individual, firm, association, partnership, corporation, joint venture, or combination of individuals, engages in, conducts, carries on or permits the aforementioned to engage in, conduct, carry on, massages, baths, or health treatments involving massage or baths as the principal functions.

4. "Person" means any individual, firm, association, partnership, corporation, joint venture, or combination of individuals.

B. Special Use Permit Required. ~~Massage establishments shall be permitted uses in the C-1, General Commercial (GC), and Office Commercial (OC) zones. Such uses~~ Massage establishments shall be permitted only after an application for a special use permit has been filed with and approved by the planning commission of the city in accordance with the provisions of this section and this chapter. A special use permit shall be granted if all the requirements of this section and other applicable provisions of law are satisfied.

C. Special Use Permits Limited. The planning commission shall not approve an application under this chapter if such approval will result in a number of massage establishments in the city in excess of a ratio of one massage establishment for each ten thousand residents of the city.

D. Standard Conditions. All massage establishments are subject to the following standard conditions:



1. The massage establishment shall not be located on any property which is within five hundred (500) feet of a public park or school, except for golf courses, or within five hundred feet of any property which is used by a religious institution for activities at least four times per week.

2. Massage services shall be carried on and the premises shall be open only between the hours of seven (7) a.m. and nine (9) p.m. All customers, patrons, and visitors shall be excluded from the premises when the massage facility is closed.

3. No massage establishment shall be located within three hundred (300) feet of another massage establishment.

4. Measurement of distance. For purposes of this section, all distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building or structure in which the massage establishment is or will be located to the nearest property line of any land use, land use district, or zone, or to the nearest point of the building or structure or part thereof if less than the entire structure is occupied by or proposed to be occupied by a massage establishment in which an existing massage establishment is located.

5. There shall be a minimum of one parking space for every two hundred (200) square feet of gross floor area.

6. All lights provided to illuminate any on-site parking areas or buildings on a site being used for the operation of a massage establishment shall be arranged to direct light away from any adjoining premises.

7. The massage establishment shall operate within a permanent facility. No massage establishment may operate within a temporary or mobile facility.

8. In no circumstances shall alcohol or drugs be sold, consumed, or purchased in any massage establishment.

9. There shall be "No loitering" and "No smoking" signs posted at the entrance of the building unit, to the satisfaction of the director of community development and the prohibitions listed on each sign shall be enforced by the massage establishment.

10. Litter and trash receptacles shall be located at convenient locations both inside and outside the massage establishment and trash and debris shall be removed on a daily basis.

11. All graffiti shall be removed from the premises within twenty-four hours of its discovery.

12. Minimum ventilation shall be provided in accordance with the building code of the city. To allow for adequate ventilation in cubicles, rooms, and areas provided for patrons' use, which are not serviced directly by required window or mechanical systems of ventilation, partitions shall be constructed so that the height of partitions does not exceed seventy-five percent of the floor-to-ceiling height of the area in which they are located.

13. All plumbing and electrical installation shall be installed under permit and inspections of the building inspection division and such installations shall be installed in accordance with the Uniform Building Code and Plumbing Code.

14. Within thirty (30) days of approval of a special use permit, an applicant for a massage establishment application shall certify his or her acceptance of the conditions placed on the approval by signing a statement that he or she accepts and shall be bound by all of the conditions.

15. Every person performing massages in a massage establishment receiving a special use permit under this chapter shall possess a current valid California Massage Therapy Council Certificate.

E. General Development Standards. The operation of a massage establishment described in this section may be permitted by the planning commission subject to any conditions which may be imposed, pursuant to this section and chapter and as permissible by law. The planning commission may, in granting a special use permit, impose conditions relating to building codes, landscaping, zoning requirements, parking regulations, hours of operation, health and safety codes, signing and other development requirements which satisfy the purpose and spirit of this title.

F. Violation of any provisions of this code, including, but not limited to, Chapter 5.37, shall be grounds for revocation of a special use permit issued pursuant to the provisions of this chapter.

G. Violation of or noncompliance with any of the conditions of approval shall constitute grounds for revocation for the special use permit by the planning commission. (Ord. 1122-17 § 8)

#### **17.28.200 Emergency shelters.**

A. Emergency shelters are permitted subject to the issuance of a special use permit, and shall only receive a special use permit if the Planning Commission determines that all the following standards will be met:

1. The cumulative total number of beds allowed within each emergency shelter shall be no more than twelve (12),

2. An emergency shelter may not be located within three hundred (300) feet of another emergency shelter,

3. There shall be provided one parking space per on duty staff member (or fraction thereof),

4. Services shall be limited to overnight accommodation and meals for residents only. Admittance shall be between the hours of seven (7) a.m. and ten (10) p.m.,

5. Operator Standards.

a. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services,

b. An on-site manager shall be present during operating hours,

c. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be approved by the city and must be submitted at the time of application;

6. Any other proposed use which, in the determination of the community development director may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar

characteristics, including hazards, shall be referred to the planning commission for determination pursuant to the provisions of Section 17.04.020(F) of this code.

## Chapter 17.30 DESIGN REVIEW

### 17.30.010 Intent.

The design review procedure is enacted to assure that proposed new residential structures meet all aspects of this code ~~, are harmonious with the surrounding area within all R-1, R-2, R-3 and R-4 zones~~ and do not pose a threat to the public health, safety and general welfare of the city and its citizens. In addition, the design review process will assure orderly development while protecting the character of existing neighborhoods, and prevent inferior development which would have a deleterious effect on the local and surrounding environments by reason of use, design, appearance or other criteria affecting property value. (Ord. 960-06 § 12; Ord. 724-93 § 5)

### 17.30.020 Design review.

A. A development project that consists of or results in a maximum of one detached or attached dwelling unit on a single parcel of land shall be submitted to the community development director or his or her designee for review and approval.

B. A development project that consists of or results in two or more dwelling units located on a single parcel of land shall be submitted to the planning commission for review and consideration at a duly noticed public hearing.

C. Any development proposal that consists of or results in two or more dwelling units and is to be located on a lot or parcel of land that has less than forty feet of street frontage or a lot area of less than five thousand square feet shall be submitted to the planning commission for review and consideration at a duly noticed public hearing.

D. All decisions concerning any design review conducted by the community development director shall be final, unless appealed to the planning commission within fifteen calendar days after the date of such action in accordance with the provisions of this code.

E. All decisions concerning any design review conducted by the planning commission shall be final, unless appealed to the city council within fifteen calendar days after the date of such action in accordance with the provisions of this code.

F. Applications for design review that are to be submitted to the planning commission shall follow the same procedures as a ~~conditional special~~ use permit. (Ord. 960-06 § 13; Ord. 724-93 § 5)

### 17.30.030 Findings.

In approving or conditionally approving an application for a design review, all the following findings must be made:

- ~~A.~~ —~~A.~~ That the proposed development site plan and the building design features will ~~integrate harmoniously and~~ enhance the character and design of both the immediate neighborhood and the surrounding area;
- ~~A.B.~~ The land use and circulation of the proposed development is compatible with existing and/or abutting development and neighborhoods;



~~CB.~~ That the site plan and building design will improve the community appearance by preventing extremes of building bulk and mass;

~~DC.~~ That the site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces;

~~ED.~~ That the site plan and building design substantially conform to the city's adopted design guidelines. (Ord. 960-06 § 14; Ord. 724-93 § 5)

#### **17.30.040 Design criteria.**

The design review procedure shall be applied according to the following design criteria:

A. The building height, bulk and other design features shall be proportionate to the site and the surrounding area;

B. The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe and efficient ~~and harmonious~~ development;

C. The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features;

~~—D. Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments;~~

~~ED.~~ Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices;

~~FE.~~ The proposed project shall substantially comply with the design elements set forth in the city's adopted design guidelines;

F. The site plan provides safe and efficient bicycle and pedestrian circulation and access;

GG. The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces. (Ord. 960-06 § 15; Ord. 724-93 § 5)

#### **17.30.050 Design review fee.**

The design review fee shall be the same as that for the special use permit. (Ord. 724-93 § 5)

#### **17.30.060 Administration of design review approval.**

The issuance of a building permit shall be subject to the site plan and design review approval. Changes to a project or proposal shall be governed by Chapter 17.25 of this title. If there is substantial change from the original site and design plans, the project shall be resubmitted to the approving body or entity. (Ord. 960-06 § 16; Ord. 724-93 § 5)

## Chapter 17.32 Zoning Districts Designated

### 17.32.010 List of zones.

In order to classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the city as regulations for the execution of the general plan pursuant to Chapters 3 and 4 of Title 7 of the [Government Code](#), the planning law, or any statute superseding those chapters, the city is divided into classes of zones, as follows [in Table 17.32.010\(A\)](#):

**Table 17.32.010(A)**

<u>Zoning Map Symbol</u>	<u>Zone Name</u>	<u>General Plan Land Use Designation Implemented by Zoning District</u>
<b><u>Residential Zones</u></b>		
<u>R-1</u>	<u>Single-family residence</u>	<u>Low Density Residential</u>
<u>R-2</u>	<u>Two-family residence</u>	<u>Medium Density Residential</u>
<u>R-3</u>	<u>Limited multiple residence</u>	<u>High Density Residential</u>
<u>R-4</u>	<u>Unlimited residence</u>	<u>High Density Residential</u>
<u>RPD</u>	<u>Residential planned development</u>	<u>Low Density Residential</u> <u>Medium Density Residential</u> <u>High Density Residential</u>
<b><u>Commercial Zones</u></b>		
<u>C-1</u>	<u>Restricted business</u>	<u>Commercial</u>
<u>C-2</u>	<u>Neighborhood business</u>	<u>Commercial</u>
<u>C-3</u>	<u>Unlimited commercial</u>	<u>Commercial</u>
<u>C-4</u>	<u>Unlimited commercial</u>	<u>Commercial</u>
<u>CPD</u>	<u>Commercial planned development</u>	<u>Commercial</u>
<u>C-M</u>	<u>Commercial-Manufacturing</u>	<u>Commercial</u>
<b><u>Industrial Zones</u></b>		
<u>M-1</u>	<u>Light manufacturing</u>	<u>Industrial</u>
<u>IPD</u>	<u>Industrial planned development</u>	<u>Industrial</u>
<b><u>Buffer, Open Space and Institutional Zones</u></b>		
<u>B-1</u>	<u>Buffer strip</u>	<u>Commercial</u>
<u>B-2</u>	<u>Corner buffer</u>	<u>Commercial</u>
<u>O</u>	<u>Open space</u>	<u>Open Space</u>
<u>I</u>	<u>Institution</u>	<u>Public Facilities</u>
<b><u>Specific Plan Zones</u></b>		
<u>HBSP</u>	<u>Hawthorne Boulevard Specific Plan</u>	<u>Hawthorne Boulevard Specific Plan</u>
<b><u>Combining/Overlay Zones</u></b>		
<u>P</u>	<u>Parking</u>	<u>Low Density Residential</u> <u>Medium Density Residential</u> <u>High Density Residential</u>
<u>HOO1</u>	<u>Housing Opportunity Overlay 1</u>	<u>Housing Opportunity Overlay</u>
<u>HOO2</u>	<u>Housing Opportunity Overlay 2</u>	<u>Housing Opportunity Overlay</u>

—Zone R-1, single-family residence

- ~~—Zone R-2, two-family residence~~
- ~~—Zone R-3, limited multiple residence~~
- ~~—Zone R-4, unlimited residence~~
- ~~—RPD, residential planned development (RPD)~~
- ~~—CCA, supplemental civic center area~~
- ~~—Zone C-1, restricted business~~
- ~~—Zone C-2, neighborhood business~~
- ~~—Zone C-3 and Zone C-4, unlimited commercial~~
- ~~—CPD, commercial planned development (CPD)~~
- ~~—Zone C-M, commercial manufacturing~~
- ~~—Zone P, parking~~
- ~~—Zone R-1-P, single family residence, parking~~
- ~~—Zone R-2-P, two family residence, parking~~
- ~~—Zone R-3-P, limited multiple residence, parking~~
- ~~—Zone R-4-P, unlimited residence, parking~~
- ~~—Zone M-1, light manufacturing~~
- ~~—IPD, industrial planned development (IPD)~~
- ~~—Zone B-1, buffer strip~~
- ~~—Zone B-2, corner buffer~~
- ~~—Zone O, open space~~
- ~~—Zone I, institution~~
- ~~—Note: Zones C-3 and C-4 are listed as one zone because the restrictions in both C-3 and C-4 are the same. (Ord. 770-94 § 3; prior code § 3-2-A-1)~~

#### **17.32.020 Zoning map designated.**

The boundaries of the various districts are shown upon the official zoning map of the city adopted by Ord. No. 1, 1959, and subsequently amended, and on file and available for inspection with the city's department of community development. (Prior code § 3-2-A-2)

#### **17.32.030 Zones adjoining highways.**

Whenever the map in Section [17.32.020](#), whether added thereto before or after the effective date of the ordinance codified in this section, shows any lot or area within any particular zone, such zone shall

extend to the center of every adjoining road or highway, provided that while such road or highway remains a public highway or a road used in a similar manner it may be so used. (Prior code § 3-2-A-3)

**17.32.040 Zone boundary dividing lot.**

If a zone boundary so divides a lot that either or both portions of such lot created by such division are:

A. Not in zones P, B-1, or B-2; and

B. Of such size and shape that no part of such portion is more than fifty feet from such zone boundary, then that portion or portions not in zones P, B-1, or B-2, and of such size and shape that no part of such portion is more than fifty feet from such zone boundary may be used for any purpose permitted in the other portion of such lot if such lot is:

1. Shown as a single lot on a final subdivision map which map was recorded in the office of the county recorder after the effective date of such zone boundary,

2. At all times since the recording of such final map, in undivided ownership. (Prior code § 3-2-A-4)

**17.32.050 Buffer strips.**

Wherever on the map in Section [17.32.020](#) strips of land adjacent to land in zone M-1 are shaded or labeled "buffer strip," such strips shall be zoned B-1. (Ord. 770-94 § 4; prior code § 3-2-A-5)

**17.32.060 City property.**

Property owned by the city shall, while so owned, be deemed unclassified for zoning purposes. (Ord. 808-96 § 1)



## Chapter 17.48, Residential Uses

### Section 17.48.025, Permitted Uses

A. Table 17.48.025(A) indicates all uses permitted (P), permitted by special use permit (SUP), and not permitted (N) in all residential zones. Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 17.48.025(A)**

Use	R-1	R-2	R-3	R-4	Specific Use Regulations
<b>Residential<sup>(1)</sup></b>					
Single-family residence <sup>(2)</sup>	P	P	P	P	
Two-family dwelling (detached or attached) <sup>(2)</sup>	N	P	P	P	
Multiple-family dwelling <sup>(3)</sup>	N	SUP	P	P	Sections 17.48.027 and 17.48.028
Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit	P	P	P	P	Sections <u>17.48.056</u> and <u>17.48.057</u> , as applicable
Manufactured Housing <sup>(4)</sup>	P	P	P	P	
Boarding/lodging house <sup>(5)</sup>	P	P	P	P	
Community care facility, small <sup>(6)</sup>	P	P	P	P	
Community care facility, large	N	N	N	SUP	
Convalescent facilities <sup>(7)</sup>	N	N	SUP	SUP	
Transitional Housing	P	P	P	P	
Supportive Housing	P	P	P	P	
<b>Recreation, Education, Institutional, and Public Assembly</b>					
Colleges	N	N	N	P	
Family day care home, small <sup>(8)</sup>	P	P	P	P	<u>Section 17.48.055</u>
Family day care home, large <sup>(8)</sup>	P	P	P	P	<u>Section 17.48.055</u>
Child care facilities <sup>(9)</sup>	N	N	SUP	SUP	<u>Section 17.48.055</u> ; <u>Section 17.28.020(B)</u>
Library	N	N	N	P	
Museums	N	N	N	P	
Public parks <sup>(10)</sup>	P	P	P	P	
Schools (K-12), public or private	P	P	P	P	
Recreation Building	N	N	N	P	
Churches and other religious facilities	N	N	SUP	SUP	<u>Section 17.28.150</u>
<b>Nonresidential and Other</b>					
Community-based organizations	N	N	N	P	

Use	R-1	R-2	R-3	R-4	Specific Use Regulations
Communications equipment buildings	SUP	SUP	SUP	SUP	<u>Section 17.28.020(A)</u>
Electrical substations	SUP	SUP	SUP	SUP	<u>Section 17.28.020(A)Section 17.56.315</u>
Fire department stations	N	N	N	P	
Hotels	N	N	N	SUP	
Youth hostel	N	N	N	P	
<b>Temporary Use</b>					
Temporary real estate tract office <sup>(11)</sup>	P	P	P	P	
Travel trailer <sup>(12)</sup>	P	P	P	P	

Notes:

P – permitted

SUP – special use permit

N – not permitted

1. Condominiums, community apartments, stock cooperatives, planned unit developments, and residential portions of commercial planned developments require a conditional use permit; refer to Chapter 17.80.

2. Together with the outbuildings customary to such use, located on the same lot or parcel of land, including: a) A private garage or carport with a capacity not to exceed three automobiles; b) A children's playhouse; c) Buildings for the housing of household pets other than pigs or hogs; d) Lath or greenhouses; e) Tool houses; f) Hobby shop not used commercially.

3. Together with the outbuildings customary to such use, located on the same lot or parcel of land, including: a) One or more private garages or carports; b) A children's playhouse; c) Buildings for the housing of household pets other than pigs or hogs; d) Lath or greenhouses; e) Tool houses; f) Hobby shop not used commercially.

4. Provided that such housing is used as a single-family residence and is subject to all of the following conditions: a) The manufactured home was constructed after July 1, 1976, and is certified as conforming to all applicable federal and state laws, codes and regulations and has not been altered in violation of such laws, codes and regulations; b) The manufactured home shall be attached to a permanent foundation system as provided in the building code or in accordance with the provisions of Section 18551 of the Health and Safety Code, if such provisions are applicable; c) The manufactured home shall be subject to the same residential zoning requirements as other single-family dwellings in the R-1 zone, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, architectural, and aesthetic and minimum square footage requirements; d) Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material and siding material; any such requirements shall establish the compatibility of the manufactured housing with other residences in the surrounding area; notwithstanding the foregoing, in no case shall the architectural standards specified in this subsection have the effect of totally precluding the installation of a manufactured home as a permanent single-family residence on a lot in the R-1 zone; e) As used in this section, the term "manufactured housing" means and includes "manufactured housing," "mobile homes" and "factory-built housing" as such terms are defined in Division 13, Part 2, Chapter 1 and Division 13, Part 6, Chapter 2 of the Health and Safety Code. The term "manufactured housing" shall not include "commercial coach," "recreational vehicle," or "travel trailer" as such terms are defined in Division 13, Part 2.1 of the Health and Safety Code.

5. The renting of not more than four rooms to not more than six individuals, or the providing of board to not more than six boarders, or both, in a single-family residence, provided that a home occupation business license is obtained, and provided the rent or board is for a period not less than thirty days, and provided that the use does not alter the character of the premises as a single-family or two-family residence.

6. A licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour a day care as required by Welfare and Institutions Code Section 5116.

- 7. Subject to licensing by the Los Angeles County Health Services Department.*
- 8. A state licensed family day care home.*
- 9. Nursery schools, day nurseries, preschool nurseries, child care homes and day care homes with more than fourteen children.*
- 10. Includes all uses customarily found in such parks.*
- 11. A temporary real estate tract office for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years; provided such tract office shall not be used for conducting a general real estate business; any structure used for such purpose at the end of such two years shall be either removed or used for a purpose permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.*
- 12. A travel trailer, used by the owner and the owner's family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner's family began residing in the travel trailer will be deemed the date that the building permit was issued.*

## Section 17.48.026, Development Standards

A. The development standards indicated in Table 17.48.026(A) shall apply to all primary structures in all residential zones. The footnotes and text following the table clarify the standards as necessary.

**Table 17.48.026(A)**

Development Standard	R-1	R-2	R-3	R-4
Minimum Lot Area (square feet)	5,000	5,000 <sup>(a)</sup>	5,000 <sup>(b)</sup>	5,000 <sup>(b)</sup>
Minimum Lot Dimensions (width x depth) (feet)	50x100	50x100	50x100	50x100
Maximum Lot Coverage (% of lot area) <sup>(c)</sup>	50%	60%	70%	70%
Maximum Density	5,000 square feet of net land area per unit	2,500 square feet of net land area per unit	1,320 square feet of net land area per unit	1,320 square feet of net land area per unit
Setbacks (feet) – Front <sup>(d)</sup>	20	20	15	15
Setbacks (feet) – Street Side Yard	The minimum building setback for residential units having side yards on a private or public street shall be ten <u>(10)</u> feet from the property line. A street facing garage or parking area shall be set back at least twenty <u>(20)</u> feet from the street right-of-way line.			
Setbacks (feet) – Interior Side Yard	3	3 ft. for 1-2 dwelling units; 5 ft. for 3+ dwelling units	5	5
Setbacks (feet) – Rear	5 <sup>(e)</sup>	Refer to Section 17.48.130	15	15
Minimum Building Separation (feet between structures)	6	6	6	6
Maximum Dwelling Height (feet) <sup>(f)</sup>	30	30	35	35
Minimum Open Space (square feet)	N/A	Refer to <u>Section 17.48.135</u>	Refer to <u>Section 17.48.029</u>	Refer to <u>Section 17.48.029</u>
Automobile Storage	Refer to Section 17.48.090	Refer to Section 17.48.140	Refer to Section 17.48.180	Refer to Section 17.48.248

Notes:

a. Two (2) residential dwelling units on a lot or parcel of land having an area of not less than 5,000 square feet and one (1)



*additional attached or detached dwelling unit may be constructed for each additional 3,000 square feet of lot area in excess of 5,000 square feet.*

*b. One (1) unit per 1,320 square feet.*

*c. Lot coverage consists of the area(s) of all proposed structures (measured from outside wall to outside wall) on the lot, including accessory structures. Covered porches and patios shall be counted towards lot coverage. Roof eaves and overhangs, chimneys, open (uncovered) patio areas, landscaped areas, paved parking and access areas are not included in lot coverage.*

*d. At least 40% of a second story structure's linear frontage shall be set back an additional 4 feet from the front property line.*

*e. Except for garages with access from an alley, in which case the rear yard setback shall be 10 feet.*

*f. Building height does not include chimneys, antennas or other appurtenant structures.*

#### **17.48.027 Construction standards regulating multi-family developments.**

Each multi-family dwelling unit shall provide the following construction standards regulating multi-family developments:

- A. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties;
- B. All domestic water lines serving the units shall be in copper tubing, except sprinkler and fire protection systems. Copper may be M-gauge except when underground where L-gauge shall be used;
- C. All wall heating units shall be thermostatically controlled;
- D. Utility meters are not to be placed on the front or interior elevations;
- E. Security provisions incorporated into the building such as type of locks, etc., shall be defined in the application for approval of the project;
- F. All on-site utilities, telephone lines and cable televisions shall be underground. All television and radio antennas shall be installed interior to the building;
- G. The applicant shall depict on-site recycling within the project pursuant to the city's source reduction recycling element as amended by the city council from time to time. Recycling will be incorporated as part of the design review process;
- H. The mechanical equipment or machinery, trash, and other exterior service areas necessary to serve the structure shall be concealed or treated in a manner which is in harmony with the design of the structure;
- I. All multi-family developments shall comply with applicable provisions of the Lawndale Zoning Ordinance, Federal and State Uniform Building Codes, Fire Code and all other applicable provisions of this code;
- ~~J. Each unit shall contain a trash compactor;~~
- JK. A detailed landscape plan shall be approved by the director of community development prior to issuance of any permits;
- KL. No plumbing fixtures shall be located in a common wall between two individual units. Each multi-family dwelling unit shall have the necessary facilities (e.g. plumbing, electrical, venting, etc.);

**LM.** All multi-family development projects shall be required to provide a property line survey prior to issuance of building permits and construction of any required temporary or permanent fencing. (Ord. 724-93 § 20)

**17.48.028 Open space requirements for multi-family developments.**

A. There shall be provided on the same lot as the unit(s) a minimum of two hundred (200) square feet of common open space per dwelling unit.

B. Private open space shall be provided on the same lot as the unit(s) and shall have no less than the following square footages:

<b>Units</b>	<b>Square Feet</b>
Bachelor, studio or one bedroom	100
Two bedroom	150
Three bedroom and above	200

C. Common open space shall have a minimum contiguous area of two hundred (200) square feet per dwelling unit with no dimension less than ten feet in any direction.

D. Private open space shall have a minimum contiguous area of one hundred (100) square feet with no dimension less than seven (7) feet in any direction.

E. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios, or similar open space and/or recreational facilities.

F. Common and private open spaces shall be permanently maintained in an orderly fashion.

G. Parking areas, driveways, or service areas shall not be counted in the minimum open space requirements.

H. Common open space may be located in the required front setback.

I. Private open space may be located in the required side and rear setbacks. (Ord. 1016-08 § 2; Ord. 960-06 § 49; Ord. 724-93 § 15; Ord. 605-88 § 4; prior code § 3-2-B-7(e))

**17.48.054 Short-term rentals prohibited.**

A. Short-term rental is a prohibited use in residential zones.

B. Notwithstanding any other provision of this code, it is unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short-term rental unit.

C. Notwithstanding any other provision of this code, it is unlawful for any person to occupy a short-term rental unit pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 1139-17 § 10)

**~~17.48.060 Uses permitted—R-1 zone.~~**

~~—A. A single-family residence together with the outbuildings customary to such use, located on the same lot or parcel of land, including:~~

- ~~—1. A private garage or carport with a capacity not to exceed three automobiles;~~
- ~~—2. A children's playhouse;~~
- ~~—3. Buildings for the housing of household pets other than pigs or hogs;~~
- ~~—4. Lath or greenhouses;~~
- ~~—5. Tool houses;~~
- ~~—6. Hobby shop not used commercially.~~

~~—B. The following auxiliary uses, if they do not alter the character of the premises as a single-family residence:~~

- ~~—1. The renting of not more than four rooms to not more than six individuals, or the providing of board to not more than six boarders, or both, in a single-family residence, provided that a home-occupation business license is obtained, and provided the rent or board is for a period not less than thirty days;~~
- ~~—2. An accessory dwelling unit and/or junior accessory dwelling unit that complies with the provisions of Sections 17.48.056 and 17.48.057, as applicable, of this code.~~

~~—C. A temporary real-estate tract office for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years; provided such tract office shall not be used for conducting a general real-estate business; any structure used for such purpose at the end of such two years shall be either removed or used for a purpose permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.~~

~~—D. Publicly owned parks, including all uses customarily found in such parks.~~

~~—E. Schools which offer instructions in several branches of learning and study required to be taught in the public schools by the Education Code of the state of California, whether public or private and whether operated for profit or not, in which no pupil is physically restrained.~~

~~—F. Manufactured housing, provided that such housing is used as a single-family residence and is subject to all of the following conditions:~~

- ~~—1. The manufactured home was constructed after July 1, 1976, and is certified as conforming to all applicable federal and state laws, codes and regulations and has not been altered in violation of such laws, codes and regulations.~~
- ~~—2. The manufactured home shall be attached to a permanent foundation system as provided in the building code or in accordance with the provisions of Section 18551 of the Health and Safety Code, if such provisions are applicable.~~

~~—3. The manufactured home shall be subject to the same residential zoning requirements as other single family dwellings in the R-1 zone, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, architectural, and aesthetic and minimum square footage requirements.~~

~~—4. Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material and siding material; any such requirements shall establish the compatibility of the manufactured housing with other residences in the surrounding area; notwithstanding the foregoing, in no case shall the architectural standards specified in this subsection have the effect of totally precluding the installation of a manufactured home as a permanent single family residence on a lot in the R-1 zone.~~

~~—5. As used in this section, the term “manufactured housing” means and includes “manufactured housing,” “mobile homes” and “factory built housing” as such terms are defined in Division 13, Part 2, Chapter 1 and Division 13, Part 6, Chapter 2 of the Health and Safety Code. The term “manufactured housing” shall not include “commercial coach,” “recreational vehicle,” or “travel trailer” as such terms are defined in Division 13, Part 2.1 of the Health and Safety Code.~~

~~—G. A state licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour a day care as required by Welfare and Institutions Code Section 5116.~~

~~—H. A state licensed small family day care home which provides family day care for up to eight children.~~

~~—I. A travel trailer, used by the owner and the owner’s family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner’s family began residing in the travel trailer will be deemed the date that the building permit was issued.~~

~~—J. Supportive and transitional housing. (Ord. 1145-18 § 3; Ord. 1139-17 § 6; Ord. 1131-17 § 4; Ord. 1091-13 § 4; Ord. 1045-10 § 4; Ord. 960-06 § 29; Ord. 945-04 § 7; Ord. 912-02 § 10; prior code § 3-2-B-5(a))~~

#### **~~17.48.065 Short term rentals prohibited.~~**

~~—A. Short term rental is a prohibited use in the R-1 zone.~~

~~—B. Notwithstanding any other provision of this code, it is unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short term rental unit.~~



~~—C. Notwithstanding any other provision of this code, it is unlawful for any person to occupy a short-term rental unit pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 1139-17 § 7)~~

#### **17.48.070 Required area.**

A. The required area for newly created lots or parcels zoned R-1 shall be five thousand square feet. The minimum dimensions of a newly created lot or parcel zoned R-1 shall be fifty feet width and one hundred feet deep.

B. A permitted building or structure may be constructed on any legally created lot or parcel of land zoned R-1, provided that such building or structure complies with the development standards as set forth in this title. (Ord. 960-06 § 30; prior code § 3-2-B-5(b))

#### **~~17.48.075 Lot coverage requirements.~~**

~~—Maximum Lot Coverage Permitted. Lot coverage shall be limited to fifty percent of the area of the lot. Lot coverage consists of the area(s) of all proposed structures (measured from outside wall to outside wall) on the lot, including accessory structures. Covered porches and patios shall be counted towards lot coverage. Roof eaves and overhangs, chimneys, open (uncovered) patio areas, landscaped areas, paved parking and access areas are not included in lot coverage. (Ord. 960-06 § 31)~~

#### **17.48.080 Setback requirements.**

A. Except where otherwise required by the code, every building in zone R-1 shall be subject to the following yard requirements:

1. Front. The minimum building setback for residential units which front either on a private or public street shall be twenty feet from the property line. At least forty percent of a second story shall be set back twenty-four feet from the front property line.

2. Side (Interior). The minimum side yard setback shall be three feet from the property line.

3. Side (Street Side). The minimum building setback for residential units having side yards on a private or public street shall be ten feet from the property line. A street facing garage or parking area shall be set back at least twenty feet from the street right-of-way line.

4. Rear. The minimum rear yard setback shall be five feet except for garages with access from an alley, in which case the rear yard setback shall be ten feet.

B. These yard requirements shall not require the modification of buildings or structures existing prior to the effective date of the ordinance codified in this chapter, but shall apply to all new modifications or additions to such buildings or structures. (Ord. 1079-12 § 1; Ord. 960-06 § 32; Ord. 610-89 § 4; Ord. 536-87 § 2; prior code § 3-2-B-5(c))

#### **17.48.090 Automobile storage.**

A. Every dwelling unit in R-1 zone shall have on the same lot or parcel of land a minimum of two parking spaces located in a garage.

B. Every dwelling unit containing four or more bedrooms or rooms, that in the judgment of the community development director, can be used as bedrooms, shall provide one additional off-street parking space. This parking space need not be covered. (Ord. 1145-18 § 4; Ord. 1131-17 § 4; Ord. 960-06 § 33; prior code § 3-2-B-5(d))

**~~17.48.100 Height limitation.~~**

~~—A building constructed in the R-1 zone shall not exceed thirty feet in height as measured from the finished grade to the highest point of the structure or object being measured. Building height does not include chimneys, antennas or other appurtenant structures. (Ord. 960-06 § 34; Ord. 598-88 § 4; prior code § 3-2-B-5(e))~~

**~~17.48.110 Uses permitted—R-2 zone.~~**

~~—A. A single-family or a detached or attached two-family dwelling, together with the outbuildings customary to such use located on the same lot or parcel of land, including:~~

- ~~—1. A private garage or carport with a capacity not to exceed five automobiles;~~
- ~~—2. A children's playhouse;~~
- ~~—3. Buildings for the housing of household pets other than pigs or hogs;~~
- ~~—4. Lath or greenhouses;~~
- ~~—5. Tool houses;~~
- ~~—6. Hobby shop not used commercially.~~

~~—B. The renting of not more than four rooms to not more than six individuals, or the providing of board to not more than six boarders, or both, in a single-family or two-family residence occupied as such, provided that a home occupation business license is obtained, provided the rent or board is for a period not less than thirty days, and provided that the use does not alter the character of the premises as a single-family or two-family residence.~~

~~—C. Publicly owned parks, including all uses customarily found in such parks.~~

~~—D. Schools which offer instructions in several branches of learning and study required to be taught in the public schools by the Education Code of the state of California, whether public or private and whether operated for profit or not, in which no pupil is physically restrained.~~

~~—E. Such other uses as provided in Section 17.60.020 (P parking zone) of this title.~~

~~—F. A licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour day care as required by Welfare and Institutions Code Section 5116.~~

~~—G. A small family day care home which provides family day care for up to eight children.~~

~~—H. A travel trailer, used by the owner and the owner's family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three-month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner's family began residing in the travel trailer will be deemed the date that the building permit was issued.~~

~~—I. Supportive and transitional housing.~~

~~—J. An accessory dwelling unit and/or junior accessory dwelling unit that complies with the requirements of Sections [17.48.056](#) and [17.48.057](#), as applicable, of this code. (Ord. 1178-21 § 3; Ord. 1177-20 § 8; Ord. 1145-18 § 5; Ord. 1139-17 § 8; Ord. 1131-17 § 5; Ord. 1091-13 § 5; Ord. 1045-10 § 5; Ord. 960-06 § 36; Ord. 945-05 § 8; Ord. 912-02 § 10; Ord. 598-88 § 3; prior code § 3-2-B-6(a))~~

#### **~~17.48.115 Short term rentals prohibited.~~**

~~—A. Short term rental is a prohibited use in the R-2 zone.~~

~~—B. Notwithstanding any other provision of this code, it is unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short term rental unit.~~

~~—C. Notwithstanding any other provision of this code, it is unlawful for any person to occupy a short-term rental unit pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 1139-17 § 9)~~

#### **17.48.120 Required area.**

A. The required area for newly created lots or parcels zoned R-2 shall be five thousand square feet. The minimum dimensions of a newly created lot or parcel zoned R-2 shall be fifty feet in width and one hundred feet deep.

B. A person shall not erect, construct, occupy, use, alter or enlarge any building or structure in R-2 zone, except:

1. Outbuildings permitted in R-2 zone;
2. One single-family residential dwelling unit;
3. An accessory dwelling unit and/or junior accessory dwelling unit that complies with the requirements of Section [17.48.056](#) and [17.48.057](#), as applicable, of this code; or
4. Two residential dwelling units on a lot or parcel of land having an area of not less than five thousand square feet, provided that one additional attached or detached dwelling unit may be constructed for each three thousand square feet of lot area in excess of five thousand square feet. (Ord. 1177-20 § 9; Ord. 1145-18 § 6; Ord. 1131-17 § 6; Ord. 960-06 § 37; prior code § 3-2-B-6(b))

#### **~~17.48.125 Lot coverage requirements.~~**

~~—Maximum Lot Coverage Permitted. Lot coverage shall be limited to sixty percent of the area of the lot. Lot coverage consists of the area(s) of all proposed structures (measured from outside wall to outside wall) on the lot, including accessory structures. Covered porches and patios shall be counted towards lot coverage. Roof eaves and overhangs, chimneys, open (uncovered) patio areas, landscaped areas, paved parking and access areas are not included in lot coverage. (Ord. 960-06 § 38)~~

#### **17.48.130 Setback requirements.**

A. Except where otherwise required by this code, every building in the R-2 zone shall be subject to the following yard requirements:



1. Front. The minimum building setback for residential units fronting either on a private street or a public street shall be twenty feet from the property line. At least forty percent of a second story shall be set back twenty-four feet from the front property line.

2. Side (Interior). Interior side yard setbacks shall be required as follows:

a. For all lots with two or less dwelling units, the minimum interior side yard setback shall be three feet;

b. For all lots with three or more dwelling units, the minimum interior side yard setback shall be five feet.

3. Side (Street Side). The minimum building setback for residential units having side yards on a private or public street shall be ten feet from the property line. A street facing garage or parking area shall be set back at least twenty feet from the street right-of-way line.

4. Rear.

a. A rear yard shall be provided with an average depth of ten feet; provided, however, that no structure shall be built within five feet of the rear property line.

b. For purposes of calculating the average setback (see Diagram [17.48.130\(a\)](#)):

i. The side yard setback area on both sides of the lot are excluded; and

ii. The average setback area shall be calculated measuring the rear building line of all structures. Where a portion of a structure is set back more than twenty feet from the rear property line, a building line not exceeding a depth of twenty feet is presumed and shall be used as the measurement in the calculation.

B. Setback Averaging.

1. Purpose. The intent of setback averaging is as follows:

a. To provide greater design flexibility in the treatment of interior and exterior spaces; and

b. To provide for a setback area equivalent in size to that which would be achieved without the use of averaging, and to ensure that no setback dimension is reduced to a point where it adversely affects the health, safety, and welfare of the neighborhood.

2. Method of Calculating Average Setbacks. The following rules shall apply in determining the average setback required (see Diagram [17.48.130\(a\)](#)):

a. The average width shall equal the lot width excluding required side setbacks plus the minimum width of a driveway extending along the side of the building, if any.

b. The average area of the setback must equal the square footage resulting from multiplying the required average setback by the average width.

c. No portion of a setback area exceeding twenty feet from the rear property line shall contribute to the total required area of the average setback.

- d. No building line shall extend closer than the five-foot minimum setback.
- e. Setback areas shall be clear from ground to sky, except for allowable encroachments pursuant to Section [17.44.020](#).

CASE 1: Single-family dwelling on R-2 lot with garage in rear (see drawing "A" and example below)

lot width	-	side yard #1	-	side yard #2	=	average width
39'	-	3'	-	3'	=	33'
average width	x	required average setback			=	required setback area
33'	x	10'			=	330 sq. ft.

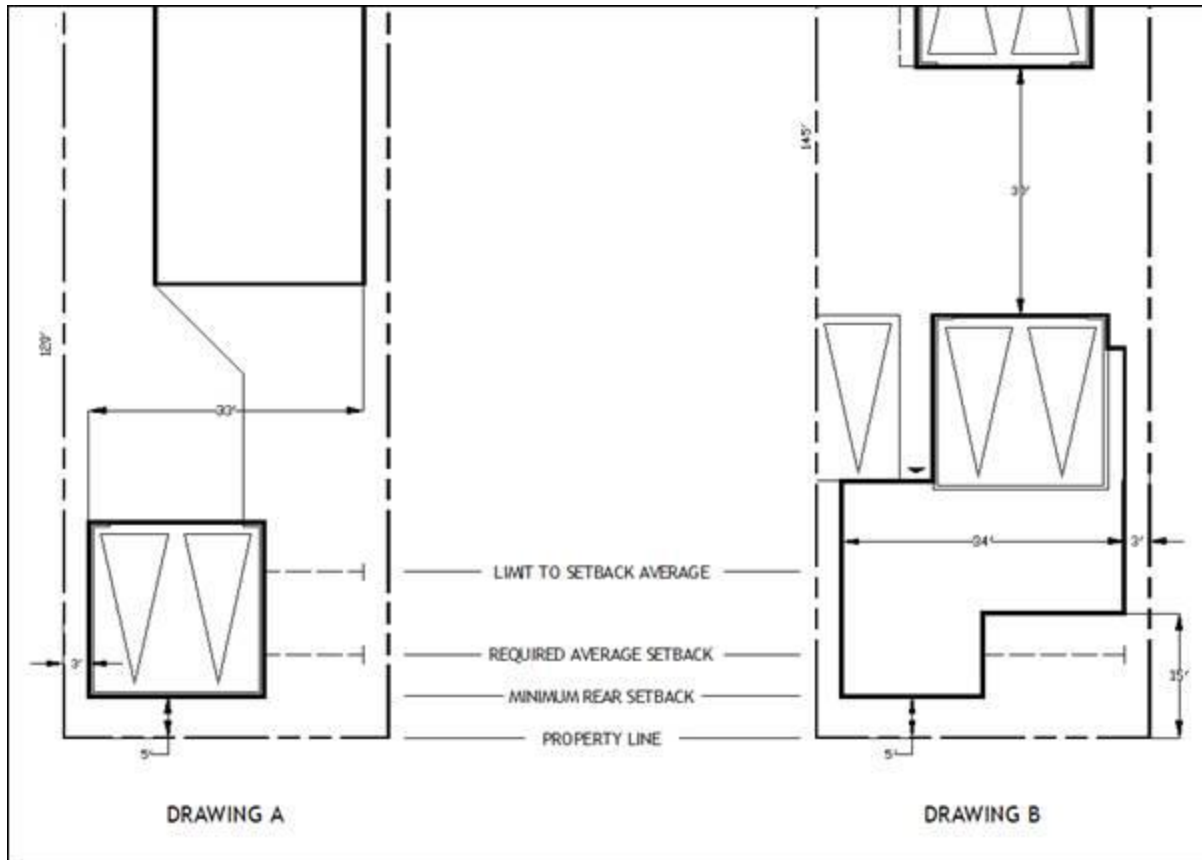
For the rear setback:

A) Subtract the required side setback dimensions from the total width.

B) Multiply the lot width minus the side setbacks by the required average setback. This figure is the number of square feet required for the average front or rear setback.

CASE 2: Rear unit on R-2 lot (see drawing "B" and example below)

lot width	-	side yard #1	-	driveway width	=	average width
40'	-	3'	-	3'	=	34'
average width	x	required average setback			=	required setback area
34'	x	10'			=	340 sq. ft.



**Diagram [17.48.130\(a\)](#)**

1. The depth of a setback is measured from property line to the building line (wall).
2. Where the building line of the second story extends over (cantilevers) the first story, the second story defines the setback.
3. Building setbacks in excess of 20'-0" will be counted at 20'-0".
4. Where a structural support, such as a post for an entry or a deck is present, this support will define the building line.
5. No building line shall extend closer to a property line than the 5-foot minimum setback.
6. Refer to Section [17.44.020](#) relating to permitted encroachments into required setbacks.

C. Building Separation. The minimum distance between any buildings or accessory structure(s) on a site shall be six feet.

These yard requirements shall not require the modification of buildings or structures existing prior to the effective date of the ordinance codified in this chapter, but shall apply to all new modifications or additions to such buildings or structures. (Ord. 1079-12 § 2; Ord. 960-06 § 39; Ord. 610-89 § 4; prior code § 3-2-B-6(c))

**17.48.135 Open space requirements.**

A. There shall be provided on the same lot as the unit(s) a minimum of two hundred square feet of private open space and two hundred square feet of common open space per dwelling unit.

B. A minimum of one-half of the required private open space area shall be provided at the ground level, not including front yard setback, and not more than half of the private open space requirement may be satisfied by balconies or roof decks.

C. Common open space shall have a minimum contiguous area of two hundred square feet per dwelling unit with no dimension less than ten feet.

D. Private open space located at ground level shall have a minimum contiguous area of one hundred square feet with no dimension less than seven feet. Private open space located on roof decks or balconies must have a minimum contiguous area of fifty square feet and a minimum dimension of seven feet.

E. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios, or similar open space and/or recreational facilities.

F. Common and private open spaces are to be permanently maintained in an orderly fashion.

G. Parking areas, driveways, or service areas shall not be counted in the minimum open space requirements.

H. Common open space may be located in the required front setback.

I. Private open space may be located in the required side and rear setbacks. (Ord. 1016-08 § 1; Ord. 960-06 § 40)

#### **17.48.140 Automobile storage.**

A. Every dwelling unit in R-2 zone shall have on the same lot or parcel of land a minimum of two parking spaces located in a garage.

B. Every dwelling unit containing four or more bedrooms or rooms, that in the judgment of the community development director, can be used as bedrooms, shall provide one additional off-street parking space. This parking space need not be covered.

C. Guest parking shall be provided at a minimum of 0.5 spaces per unit. Guest parking shall be located on the same lot or parcel of land as the dwelling unit(s) it is intended to serve and such spaces may be covered or uncovered. Guest parking spaces shall not be located in front setback areas. (Ord. 960-06 § 41; prior code § 3-2-B-6(d))

#### **~~17.48.145 Height limitation.~~**

~~—A building constructed in the R-2 zone shall not exceed thirty feet in height as measured from the finished grade to the highest point of the structure or object being measured. Building height does not include chimneys, antennas or other appurtenant structures. (Ord. 960-06 § 42)~~



#### **~~17.48.150 Uses permitted.~~**

~~—Property in zone R-3 may be used for:~~

~~—A. Any use permitted in zone R-2;~~

~~—B. Any flat building, apartment house, or bungalow court, together with the outbuildings customary to such use, located on the same lot or parcel of land, including:~~

~~—1. One or more private garages or carports;~~

~~—2. Outbuildings expressly permitted in zone R-2;~~

~~—C. Churches and other religious facilities, subject to the issuance of a special use permit under Section 17.28.150;~~

~~—D. Child care centers and nursery schools, subject to the provisions of a special use permit;~~

~~—E. Convalescent facilities, subject to the provisions of a special use permit under Chapter 17.28 and subject to licensing by the Los Angeles County Health Services Department;~~

~~—F. A licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour day care as required by Welfare and Institutions Code Section 5116;~~

~~—G. A small family day care home which provides family day care for up to eight children;~~

~~—H. Supportive and transitional housing; (Ord. 1177-20 § 10; Ord. 1145-18 § 7; Ord. 1091-13 § 6; Ord. 945-05 § 9; Ord. 912-02 § 10; Ord. 841-98 § 7; Ord. 753-94 § 1; prior code § 3-2-B-7(a))~~

#### **~~17.48.155 Short term rentals prohibited.~~**

~~—A. Short term rental is a prohibited use in the R-3 zone.~~

~~—B. Notwithstanding any other provision of this code, it is unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short term rental unit.~~

~~—C. Notwithstanding any other provision of this code, it is unlawful for any person to occupy a short-term rental unit pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 1139-17 § 10)~~

#### **17.48.160 Required area.**

A. The required area for newly created lots or parcels zoned R-3 shall be five thousand square feet. The minimum dimensions of a newly created lot or parcel zoned R-2 shall be fifty feet in width and one hundred feet deep.

B. A person shall not erect, construct, occupy, use, alter or enlarge any building or structure in R-3 zone, except:

1. Outbuildings permitted in R-3 zone;

2. One single-family residential dwelling unit may be constructed on a legally created lot or parcel of land containing less than five thousand square feet;

3. An accessory dwelling unit and/or junior accessory dwelling unit that complies with the requirements of Sections [17.48.056](#) and [17.48.057](#), as applicable, of this code; or

4. More than one dwelling unit may be constructed on any legally created lot or parcel of land zoned R-3, provided that:

- a. The lot or parcel of land contains at least five thousand square feet of net land area,
- b. The project density shall not exceed one dwelling unit for each one thousand three hundred twenty square feet of net land area, and
- c. The project complies with the development standards as set forth in this title. (Ord. 1177-20 § 11; Ord. 1145-18 § 8; Ord. 1131-17 § 7; Ord. 960-06 § 45; Ord. 724-93 § 10; prior code § 3-2-B-7(b))

**~~17.48.163 Lot coverage requirements.~~**

~~—Maximum Lot Coverage Permitted. Lot coverage shall be limited to seventy percent of the area of the lot. Lot coverage consists of the area(s) of all proposed structures (measured from outside wall to outside wall) on the lot, including accessory structures. Covered porches and patios shall be counted towards lot coverage. Roof eaves and overhangs, chimneys, open (uncovered) patio areas, landscaped areas, paved parking, and access areas are not included in lot coverage. (Ord. 960-06 § 46)~~

**17.48.165 Required floor space.**

Property in zone R-3 shall have no less than the following [square footages/unit sizes](#), exclusive of open balconies or porches and private garages:

<b>Units</b>	<b><u>Minimum Unit Size</u> Square Feet</b>
Bachelor or studio	550
One bedroom	600
Two bedroom	750

For each additional bedroom, add one hundred fifty square feet. (Ord. 724-93 § 11)

**17.48.170 Setback requirements.**

A. In R-3 zone, each lot or parcel of land shall have yards not less than the following:

1. Front. The minimum building setback for residential units fronting either on a private street or a public street shall be fifteen feet from the property line or twenty feet with a street facing garage. At least forty percent of a second story shall be set back nineteen feet from the front property line.
2. Side (Interior). The minimum side yard setback shall be five feet from the property line.

3. Side (Street Side). The minimum building setback for residential units having side yards on a private or public street shall be ten feet from the property line. A street facing garage or parking area shall be set back at least twenty feet from the street right-of-way line.

4. Rear. The minimum rear yard setback shall be fifteen feet.

B. Building Separation. The minimum distance between buildings shall be six feet.

Every setback area shall be open and unobstructed from the ground to the sky, except as permitted in Section [17.44.020](#) of this title. (Ord. 960-06 § 47; Ord. 724-93 § 12; Ord. 610-89 § 4; prior code § 3-2-B-7(c))

#### **17.48.175 Driveway widths.**

In the R-3 zone, each lot or parcel of land shall be developed as follows:

A. Three or more units - sixteen feet minimum.

B. Two or less units - ten feet minimum.

C. Existing residential properties in the R-3 zone which have less than a ten-foot wide driveway may add an additional unit, provided that the total number of units does not exceed two. (Ord. 724-93 § 13)

#### **17.48.180 Automobile storage.**

A. Every dwelling unit in R-3 zone shall have on the same lot or parcel of land a minimum of two covered parking spaces per dwelling unit located in a carport or subterranean parking garage.

B. Every dwelling unit containing four or more bedrooms or rooms that, in the judgment of the community development director, can be used as bedrooms, shall provide one additional off-street parking space. This parking space need not be covered.

C. Guest parking shall be provided at a minimum of 0.5 spaces per dwelling unit. Guest parking shall be located on the same lot or parcel of land as the main dwelling unit(s) and may be covered or uncovered. Guest parking spaces shall not be located in front setback areas. (Ord. 960-06 § 48; prior code § 3-2-B-7(d))

#### **17.48.185 Fences.**

A six-foot-high solid masonry block wall or a six-foot-high block pilaster fence with wood inserts shall be constructed around the periphery of the site. Said pilaster fence shall have a minimum of two courses of block at highest grade on either side of the wall immediately below the wood inserts. The fence must be lowered to four feet in the front yard setback area. (Ord. 724-93 § 14)

#### ~~**17.48.190 Open space requirements.**~~

~~—A. There shall be provided on the same lot as the unit(s) a minimum of two hundred square feet of common open space per dwelling unit.~~

~~—B. Private open space shall be provided on the same lot as the unit(s) and shall have no less than the following square footages:~~

<b>Units</b>	<b>Square-Feet</b>
Bachelor, studio or one bedroom	100
Two bedroom	150
Three bedroom and above	200

- ~~—C. Common open space shall have a minimum contiguous area of two hundred square feet per dwelling unit with no dimension less than ten feet in any direction.~~
- ~~—D. Private open space shall have a minimum contiguous area of one hundred square feet with no dimension less than seven feet in any direction.~~
- ~~—E. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios, or similar open space and/or recreational facilities.~~
- ~~—F. Common and private open spaces shall be permanently maintained in an orderly fashion.~~
- ~~—G. Parking areas, driveways, or service areas shall not be counted in the minimum open space requirements.~~
- ~~—H. Common open space may be located in the required front setback.~~
- ~~—I. Private open space may be located in the required side and rear setbacks. (Ord. 1016-08 § 2; Ord. 960-06 § 49; Ord. 724-93 § 15; Ord. 605-88 § 4; prior code § 3-2-B-7(e))~~

#### **17.48.195 Landscaping.**

All open areas, including the setback areas, except driveways, walkways, porches between the front lot line and the front of the main building, and private decks, shall be landscaped. (Ord. 724-93 § 16)

#### ~~**17.48.200 Height limitation.**~~

~~—A building constructed in the R-3 zone shall not exceed thirty-five feet in height as measured from the finished grade to the highest point of the structure or object being measured. Building height does not include chimneys, antennas or other appurtenant structures. (Ord. 960-06 § 50; Ord. 724-93 § 17; Ord. 598-88 § 3; prior code § 3-2-B-7(f))~~

#### **17.48.201 Storage.**

Each dwelling unit within the R-3 zone shall have a minimum two hundred cubic feet of private and secure storage space exclusive of closets and cupboards within the living areas. Such storage can be located within the garage, provided there will not be projections of more than three feet, six inches from the garage front and four feet from the ground per Diagram 17.72.H-2, which is set out in Chapter [17.72](#). (Ord. 724-93 § 18)

#### **17.48.202 Trash storage.**



Each apartment house development in the R-3 zone shall provide trash storage at a ratio of one container per fifteen units or less and one container per each fifteen units thereafter. If a fraction of less than one-half, round down; if one-half or greater, round up. Such containers shall be enclosed on three sides by a minimum five-foot-high reinforced masonry or concrete wall with a sight-obscuring gate of noncombustible materials the same height as the enclosing walls. Such enclosures shall not be placed in a location which abuts a dwelling unit or is openly exposed to a fronting street. Such enclosures shall be a minimum of nine feet by six feet and fifty-four square feet in area. (Ord. 724-93 § 19)

**~~17.48.203 Construction standards regulating apartment houses.~~**

- ~~—Each apartment unit in the R-3 zone shall provide the following construction standards regulating apartment houses:~~
- ~~—A. Interior unit noise shall not exceed a CNEL of forty-five dBA;~~
- ~~—B. All rooftop mechanical equipment shall be screened from view and the noise level shall not exceed a maximum fifty dBA level;~~
- ~~—C. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties;~~
- ~~—D. All domestic water lines serving the units shall be in copper tubing, except sprinkler and fire protection systems. Copper may be M-gauge except when underground where L-gauge shall be used;~~
- ~~—E. All wall heating units shall be thermostatically controlled;~~
- ~~—F. Utility meters are not to be placed on the front or interior elevations;~~
- ~~—G. Security provisions incorporated into the building such as type of locks, etc., shall be defined in the application for approval of the project;~~
- ~~—H. All on-site utilities, telephone lines and cable televisions shall be underground. All television and radio antennas shall be installed interior to the building;~~
- ~~—I. The applicant shall depict on-site recycling within the project pursuant to the city's source reduction recycling element as amended by the city council from time to time. Recycling will be incorporated as part of the design review process;~~
- ~~—J. The mechanical equipment or machinery, trash, and other exterior service areas necessary to serve the structure shall be concealed or treated in a manner which is in harmony with the design of the structure;~~
- ~~—K. All apartment developments in the R-3 zone shall comply with applicable provisions of the Lawndale Zoning Ordinance, Federal and State Uniform Building Codes, Fire Code and all other applicable provisions of this code;~~
- ~~—L. Each unit shall contain a trash compactor;~~
- ~~—M. A detailed landscape plan shall be approved by the director of community development prior to issuance of any permits;~~

~~—N. No plumbing fixtures shall be located in a common wall between two individual units. Each apartment unit shall have the necessary facilities (e.g. plumbing, electrical, venting, etc.);~~

~~—O. All apartment projects shall be required to provide a property line survey prior to issuance of building permits and construction of any required temporary or permanent fencing. (Ord. 724-93 § 20)~~

#### **~~17.48.210 Uses permitted.~~**

~~—Property in zone R-4 may be used for:~~

~~—A. Apartment house, bungalow court, or any use permitted in zone R-3, but not subject to the front setback regulations of zone R-3; provided, that each apartment unit shall have a minimum of one hundred twenty square feet of private or common usable open space as required by Section 17.48.150(B)(1) of this chapter;~~

~~—B. Libraries, colleges, parks, or recreation buildings, museums not operated for profit, schools which offer instruction in several branches of learning and study required to be taught in the public schools by the Education Code of the state of California, whether public or private and whether operated for profit or not, in which no pupil is physically restrained;~~

~~—C. Fire department stations; hotels; institutions of educational, philanthropic, and eleemosynary nature, but not including businesses sponsored or operated by such institutions except such as are accessory or incidental to and located in the same building as such institution proper, lodge halls, police stations, post offices, private clubs, not recreational or athletic, railroad passenger stations or automobile stage stations, or telephone exchanges;~~

~~—D. Youth hostels;~~

~~—E. Churches and other religious facilities, subject to the issuance of a special use permit under Section 17.28.150;~~

~~—F. Convalescent facilities, subject to the provisions of a special use permit under Chapter 17.28 and subject to licensing by the Los Angeles County Health Services Department;~~

~~—G. A licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour day care as required by Welfare and Institutions Code Section 5116;~~

~~—H. A small family day care home which provides family day care for up to eight children;~~

~~—I. Supportive and transitional housing. (Ord. 1177-20 § 12; Ord. 1145-18 § 9; Ord. 1091-13 § 7; Ord. 945-04 § 10; Ord. 912-02 § 10; Ord. 841-98 § 8; Ord. 753-94 §§ 2, 3; Ord. 605-88 § 5; prior code § 3-2-B-8(a))~~

#### **~~17.48.215 Short term rentals prohibited.~~**

~~—A. Short term rental is a prohibited use in the R-4 zone.~~

~~—B. Notwithstanding any other provision of this code, it is unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short term rental unit.~~

~~—C. Notwithstanding any other provision of this code, it is unlawful for any person to occupy a short-term rental unit pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 1139-17 § 11)~~

#### **17.48.220 Auxiliary uses.**

The auxiliary uses hereinafter enumerated, if they do not alter the character of the premises in respect to their uses for the purposes permitted in zone R-4, are permitted in zone R-4:

- A. Public dining room or restaurant located in a hotel;
- B. The operation of the necessary facilities and equipment in connection with schools, colleges or universities;
- C. A news or refreshment stand or restaurant in connection with a passenger station;
- D. Recreation or service building in a public park or public playground. (Prior code § 3-2-B-8(b))

**17.48.230 Required area.**

~~—A. The required area for newly created lots or parcels zoned R-4 shall be five thousand square feet. The minimum dimensions of a newly created lot or parcel zoned R-4 shall be fifty feet in width and one hundred feet deep.~~

AB. A person shall not erect, construct, occupy, use, alter or enlarge any building or structure in R-4 zone, except:

- 1. Outbuildings permitted in R-4 zone;
- 2. One single-family residential dwelling unit may be constructed on a legally created lot or parcel of land containing less than five thousand square feet;
- 3. An accessory dwelling unit and/or junior accessory dwelling unit that complies with the requirements of Sections [17.48.056](#) and [17.48.057](#), as applicable, of this code; or
- 4. More than one-dwelling unit may be constructed on any legally created lot or parcel of land zoned R-4, provided that:
  - a. The lot or parcel of land contains at least five thousand square feet of net land area,
  - b. The project density shall not exceed one-dwelling unit for each one thousand three hundred twenty square feet of net land area, and
  - c. The project complies with the development standards as set forth in this title. (Ord. 1177-20 § 13; Ord. 1145-18 § 10; Ord. 1131-17 § 8; Ord. 960-06 § 53; Ord. 724-93 § 22; prior code § 3-2-B-8(c))

**17.48.235 Required floor area.**

Property in the R-4 zone shall have no less than the following square footages, exclusive of open balconies or porches and private garages:

Units	Square Feet
Bachelor or studio	550
One bedroom	600
Two bedroom	750



For each additional bedroom, add one hundred fifty square feet. (Ord. 724-93 § 23)

**~~17.48.238 Lot coverage requirements.~~**

~~—Maximum Lot Coverage Permitted. Lot coverage shall be limited to seventy percent of the area of the lot. Lot coverage consists of the area(s) of all proposed structures (measured from outside wall to outside wall) on the lot, including accessory structures. Covered porches and patios shall be counted towards lot coverage. Roof eaves and overhangs, chimneys, open (uncovered) patio areas, landscaped areas, paved parking, and access areas are not included in lot coverage. (Ord. 960-06 § 54)~~

**17.48.240 Setback requirements.**

A. In R-4 zone, each lot or parcel of land shall have yards not less than the following:

1. Front. The minimum building setback for residential units fronting either on a private street or a public street shall be fifteen feet from the property line or twenty feet with a street facing garage. At least forty percent of a second story shall be set back nineteen feet from the front property line.
2. Side (Interior). The minimum side yard setback shall be five feet from the property line.
3. Side (Street Side). The minimum building setback for residential units having side yards on a private or public street shall be ten feet from the property line. A street facing garage or parking area shall be set back at least twenty feet from the street right-of-way line.
4. Rear. The minimum rear yard setback shall be fifteen feet.

B. Building Separation. The minimum distance between buildings shall be six feet.

C. Every setback area shall be open and unobstructed from the ground to the sky except as permitted in Section [17.44.020](#) of this title. (Ord. 960-06 § 55; Ord. 724-93 § 24; Ord. 610-89 § 4; prior code § 3-2-B-8(d))

**17.48.245 Driveway width.**

In the R-4 zone, each lot or parcel of land shall be developed as follows:

- A. Three or more units - sixteen feet minimum.
- B. Two or less units - ten feet minimum.
- C. For existing residential properties in the R-4 zone which have less than a ten-foot-wide driveway, may add an additional unit, provided that the total number of units does not exceed two. (Ord. 724-93 § 25)

**17.48.248 Automobile storage.**

A. Every dwelling unit in R-4 zone shall have on the same lot or parcel of land a minimum of two covered parking spaces per dwelling unit located in a carport, [garage](#) or subterranean parking garage.

B. Every dwelling unit containing four or more bedrooms or rooms that, in the judgment of the community development director, can be used as bedrooms, shall provide one additional off-street

parking space. This parking space need not be covered and may be located in the rear or side yard setback areas. This parking space cannot be located within the driveway area or front setback areas.

C. Guest parking shall be provided at a minimum of 0.5 spaces per dwelling unit. Guest parking shall be located on the same lot or parcel of land as the main dwelling unit(s) and may be covered or uncovered. Guest parking spaces shall not be located in front setback areas. (Ord. 960-06 § 56)

#### **~~17.48.250 Open-space requirements.~~**

~~—A. There shall be provided on the same lot as the unit(s) a minimum of two hundred square feet of common open space per dwelling unit.~~

~~—B. Private open space shall be provided on the same lot as the unit(s) and shall have no less than the following square footages:~~

<del>Units</del>	<del>Square Feet</del>
<del>Bachelor, studio or one bedroom</del>	<del>100</del>
<del>Two bedroom</del>	<del>150</del>
<del>Three bedroom and above</del>	<del>200</del>

~~-~~

~~—C. Common open space shall have a minimum contiguous area of two hundred square feet per dwelling unit with no dimension less than ten feet in any direction.~~

~~—D. Private open space shall have a minimum contiguous area of one hundred square feet with no dimension less than seven feet in any direction.~~

~~—E. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios, or similar open space and/or recreational facilities.~~

~~—F. Common and private open spaces shall be permanently maintained in an orderly fashion.~~

~~—G. Parking areas, driveways, or service areas shall not be counted in the minimum open space requirements.~~

~~—H. Common open space may be located in the required front setback.~~

~~—I. Private open space may be located in the required side and rear setbacks. (Ord. 1016-08 § 3; Ord. 960-06 § 57; Ord. 724-93 § 26; prior code § 3-2-B-8(c))~~

#### **17.48.255 Fences.**

A six-foot-high solid masonry block wall or a six-foot-high block pilaster fence with wood inserts shall be constructed around the periphery of the site. Said pilaster fence shall have a minimum of two courses of block at grade immediately below the wood inserts. The fence must be lowered to four feet in the front yard setback area. (Ord. 724-93 § 27)

#### **17.48.265 Landscaping.**

All open areas, including the setback areas, except driveways, walkways, porches between the front lot line and the front of the main building and private decks, shall be landscaped. (Ord. 724-93 § 27)

**~~17.48.270 Height limitation.~~**

~~—A building constructed in the R-4 zone shall not exceed thirty five feet in height as measured from the finished grade to the highest point of the structure or object being measured. Building height does not include chimneys, antennas or other appurtenant structures. (Ord. 960-06 § 59; Ord. 724-93 § 29; Ord. 598-88 § 4; prior code § 3-2-B-8(g))~~

**17.48.271 Storage.**

Each dwelling unit within the R-4 zone shall have a minimum two hundred cubic feet of private and secure storage space exclusive of closets and cupboards within the living areas. Such storage can be located within the garage provided there will not be projections of more than three feet, six inches from the garage front and four feet from the ground per Diagram 17.72.H-2, which is set out in Chapter [17.72](#). (Ord. 724-93 § 30)

**17.48.272 Trash storage.**

Each ~~apartment house~~multiple-family development in the R-4 zone shall provide trash storage at a ratio of one container per fifteen units or less and one container per each fifteen units thereafter. Fractions of less than one-half shall be rounded down; fractions of one-half or greater shall be rounded up. Such containers shall be enclosed on three sides by a minimum five-foot-high reinforced masonry or concrete wall with a sight-obscuring gate of noncombustible materials the same height as the enclosing walls. Such enclosures shall not be placed in a location which abuts a dwelling unit or is openly exposed to a fronting street. Such enclosures shall be a minimum of nine feet by six feet and fifty-four square feet in area. (Ord. 724-93 § 31)

**~~17.48.273 Construction standards regulating apartment houses.~~**

~~—Each apartment unit in the R-4 zone shall provide the following construction standards regulating apartment houses:~~

- ~~—A. Interior unit noise shall not exceed a CNEL of forty-five dBA;~~
- ~~—B. All rooftop mechanical equipment shall be screened from view and the noise level shall not exceed a maximum fifty dBA level;~~
- ~~—C. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties;~~
- ~~—D. All domestic water lines serving the units shall be in copper tubing, except sprinkler and fire protection systems. Copper may be M-gauge except when underground where L-gauge shall be used;~~
- ~~—E. All wall heating units shall be thermostatically controlled;~~
- ~~—F. Utility meters are not to be placed on the front or interior elevations;~~
- ~~—G. Security provisions incorporated into the building such as type of locks, etc., shall be defined in the application for approval of the project;~~

~~—H. All on-site utilities, telephone lines and cable televisions shall be underground. All television and radio antennas shall be installed interior to the building;~~

~~—I. The applicant shall depict on-site recycling within the project pursuant to the city's source reduction recycling element as amended by the city council from time to time. Recycling will be incorporated as part of the design review process;~~

~~—J. The mechanical equipment or machinery, trash, and other exterior service areas necessary to serve the structure shall be concealed or treated in a manner which is in harmony with the design of the structure;~~

~~—K. All apartment developments in the R-4 zone shall comply with applicable provisions of the Lawndale Zoning Ordinance, Federal and State Uniform Building Code, Fire Code and all other applicable provisions of this code;~~

~~—L. Each unit shall contain a trash compactor;~~

~~—M. A detailed landscape plan shall be approved by the director of community development prior to issuance of any permits;~~

~~—N. No plumbing fixtures shall be located in a common wall between two individual units. Each apartment unit shall have the necessary facilities (e.g. plumbing, electrical, venting, etc.);~~

~~—O. All apartment projects shall be required to provide a property line survey prior to issuance of building permits and construction of any required temporary or permanent fencing. (Ord. 724-93 § 32)~~



## **Chapter 17.52 Civic Center Area Zone**

### **~~17.52.010 Intent and purpose.~~**

~~—Supplemental use zone civic center area (CCA) is established as an overlay zone to encourage an orderly and harmonious development of public and private facilities in the areas surrounding the Lawndale Civic Center. (Prior code § 3-2-C-1(a))~~

### **~~17.52.020 Uses permitted.~~**

~~—Premises in the supplemental use zone civic center area (CCA) may be used for any use permitted in the zone to which this supplemental use zone is added subject to the additional requirements hereinafter set forth. (Prior code § 3-2-C-1(b))~~

### **~~17.52.030 Submission of proposed construction plan required.~~**

~~—In order to assure an orderly development in the vicinity of such public sites and buildings, no building permit shall be issued for the construction or erection of buildings or structures or for the repair or addition to existing buildings or structures anywhere within said civic center district until the proposed plans for such construction, repair or addition have been submitted to and approved by the planning commission in accordance with the procedure hereinafter set forth. (Prior code § 3-2-C-1(c))~~

### **~~17.52.040 Development standards—Generally.~~**

~~—Property in supplemental use zone civic center area (CCA) shall be subject to the development standards prescribed in the zone to which this supplemental zone is added, except as otherwise specified in Sections 17.52.050 through 17.52.110. (Prior code § 3-2-C-1(d))~~

### **~~17.52.050 Lot area requirements.~~**

~~—The lot area is as required in the zone to which this supplemental zone is added. (Prior code § 3-2-C-1(d)(1))~~

### **~~17.52.060 Lot width requirements.~~**

~~—The lot width is as required in the zone to which this supplemental zone is added. (Prior code § 3-2-C-1(d)(2))~~

### **~~17.52.070 Yard requirements.~~**

~~—Yard requirements:~~

~~—A. As required in the zone to which this supplemental zone is added, except that the front yard shall have a depth of not less than ten feet;~~

~~—B. All required front yards shall be landscaped. (Prior code § 3-2-C-1(d)(3))~~

### **~~17.52.080 Building bulk requirements.~~**

~~—The building bulk is as required in the zone to which this supplemental zone is added. (Prior code § 3-2-C-1(d)(4))~~

### **~~17.52.090 Off street parking and loading.~~**

~~—The off-street parking and loading is as required in the zone to which this CCA zone is added and subject to the requirements prescribed in Section 17.60.020 and Chapter 17.72. (Ord. 662-90 § 6; prior code § 3-2-C-1 (d) (5))~~

#### **~~17.52.100 Signs.~~**

~~—Each lot or parcel of land in civic center area (CCA) zone may have the following signs:~~

~~—A. Accessory signs advertising the business conducted, services rendered, or the goods produced or sold on the premises on which the sign is located, provided such sign, or signs, shall not exceed one square foot of sign area for each one hundred square feet of building floor area; or one square foot of sign per each one hundred twenty-five square feet of lot area, whichever is greater except that no individual sign shall exceed eighty square feet in area;~~

~~—B. Each legally established use may have one additional accessory sign not to exceed six square feet in area;~~

~~—C. One bulletin board located on a lot or parcel of land; provided:~~

~~—1. Board is located on premises for a publicly owned, charitable or religious institution;~~

~~—2. Such board is not more than twenty square feet in area;~~

~~—D. Official notices issued by any court, public body or public officer;~~

~~—E. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;~~

~~—F. Traffic, directional, warning or informational signs, or advertising structures, required or authorized by the public authority having jurisdiction;~~

~~—G. Official signs used for emergency purposes only;~~

~~—H. Permanent memorial or historical signs, plaques or markers;~~

~~—I. Temporary accessory signs, not more than twenty square feet in area, which denote the architect, engineer, owner and contractor may be established upon the site of any building or structure under construction, alteration or in process of removal. Such sign shall be removed from the premises within thirty days after the completion of construction, alteration, or removal of the structure;~~

~~—J. Temporary Real Estate Signs. Each lot or parcel of land may have one temporary accessory sign not to exceed six square feet in area advertising only the sale, lease or hire of such premises except that:~~

~~—1. On a lot or parcel of land having a front lot line of one hundred feet or more, such sign may be increased to not more than twenty square feet in area, and~~

~~—2. One additional sign may be established for each one hundred feet of said front lot line in excess of one hundred feet; provided, that each such sign is not more than twenty square feet in area,~~

~~—3. Such signs shall be removed from the premises within thirty days after the property has been sold or leased;~~

~~—K. Illumination of signs shall be only indirect, nonflashing or internal lighting. (Prior code § 3-2-C-1 (d) (6))~~

**~~17.52.110 Special development standards.~~**

~~—A. Site plan approval. Each person applying for a building permit or contemplating applying for a building permit to erect, construct, build, modify, add to, repair, demolish, move in or remove any building or structure in the civic center district shall first file with the planning commission plans, specifications, schematic drawings, and such other plans and drawings as may be required by the planning commission. These plans shall contain the following:~~

- ~~—1. The location and use of all existing and proposed buildings and structures on the property;~~
- ~~—2. The arrangement of all off-street parking and loading facilities;~~
- ~~—3. A landscape plan indicating the extent, plant materials and location of all planted areas and water irrigation systems;~~
- ~~—4. Location and size of all existing and proposed signs;~~
- ~~—5. Any additional information that the planning commission considers necessary to reach a decision.~~

~~—B. The planning commission shall review the request and submitted plans and materials and determine whether or not the proposal is a unified and harmonious development which will be substantially compatible with existing structures and developments both on and adjacent to the subject property, and with the long-range development of the civic center district.~~

~~—C. The planning commission shall make its review and determination only after a public hearing has been held thereon. The public hearing shall be conducted in accordance with rules and procedures established by the planning commission. Notice of the time and place of the public hearing shall include a general description of the matter to be considered and the location of the project and shall be given at least ten days prior to the hearing in the following manner:~~

- ~~—1. By posting the notice in at least three public places in the city, including at least one notice in the affected area; and~~
- ~~—2. By mail or delivery of the notice to the project proponent and to all persons, including businesses, corporations, or other public or private entities shown on the last equalized assessment roll as owning real property contiguous to the subject property, including owners of property which would be contiguous but for intervening public rights of way; and~~
- ~~—3. By giving such other additional notice as deemed appropriate by the planning commission. (Prior code § 3-2-C-1 (d) (7))~~

## Chapter 17.54 Housing Opportunity Overlay Zones

### **Section 17.54.010 Housing Opportunity Overlay 1 (HOO1).**

The Housing Opportunity Overlay 1 (HOO1) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining moderate- and above-moderate regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 100 du/ac, consistent with the goals, policies, and actions of the City's Adopted 2021-2029 Housing Element. All other provisions of the underlying designation of Lawndale Municipal Code will apply.

### **Section 17.54.020 Housing Opportunity Overlay 2 (HOO2).**

The Housing Opportunity Overlay 2 (HOO2) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining lower-income regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 100 du/ac. The HOO2 implements the required rezones of sites pursuant to Government Code section 65583, subdivision (c) (1) (A) and Government Code section 65583.2, subdivision (c) and (i) consistent with the goals, policies, and actions included in the Adopted 2021-2029 Housing Element. Specifically, the following regulations shall apply to the use of a lot designated with the HOO2 designation:

- a. The minimum residential density shall be 20 dwelling units per net acre.
- b. Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
- c. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses shall be permitted.
- d. An applicant for a project pursuant to this Section may apply for a density bonus in accordance with Government Code Section 65915.

All other provisions of the underlying designation of the Lawndale Municipal Code will apply. Where there is a conflict, the provisions of the HOO2 shall apply.



## Chapter 17.56, Commercial Zones

### Commercial Use Table

**Note:** Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

#### Section 17.56.010, Permitted Uses

~~—A person shall not use any premises in zones C-1, C-2, C-3, C-4, C-M, P, R-1-P, R-2-P, R-3-P, or R-4-P except as hereinafter specifically permitted in this division and subject to all regulations and conditions enumerated in this chapter. (Prior code § 3-2-D-1)~~

A. Table 17.56.010(A) indicates all uses permitted (P), permitted by special use permit (SUP), and not permitted (N) in all commercial zones. Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 17.56.010(A)**

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
<b>Automotive and Similar Uses</b>						
Auto body/paint shops <sup>(1)</sup>	N	N	N	N	SUP	
Auto/boat upholstery <sup>(1)</sup>	N	N	N	N	P	
Auto repair <sup>(1)</sup>	N	N	N	N	P	
Automobile repair garages if all operations are conducted within a building	N	N	P	P	P	
<del>Motor vehicle</del> Automotive service stations	<del>SUP</del> N	<del>N</del> SUP	SUP	SUP	SUP	<u>Subject to conditions of Sections 17.56.210 through 17.56.260</u>
Wrecked or Damaged Motor Vehicles—Storage or Impoundment	N	N	SUP	SUP	SUP	
<u>Automobile sales and related service activities</u>	P	P	P	P	P	
Automobile courts	P	P	P	P	P	
Automobile detailing businesses <sup>(2)</sup>	P	P	P	P	P	
Automobile parts (retail sale of automobile parts)	P	P	P	P	P	
Automobile trailers (sale of new)	P	P	P	P	P	
Automobile trailer parks	N	N	P	P	P	
Auto/truck rental, provided that any repair to such vehicles is incidental and	N	N	N	N	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
conducted within an enclosed building						
Trucks, rental of trucks of not over two tons capacity	N	N	P	P	P	
Tire retreading with not to exceed five press-type molds with removable matrices or fifteen band-type electric molds with nonremovable matrices, either type to be used in connection with a public garage, gasoline service station, auto parts and accessories store or retail tire sales shop. The tires processed on the permitted equipment shall be primarily for retail sales	N	N	P	P	P	
Used Motor Vehicle Sales	N	N	SUP	SUP	SUP	
<b>Industry, Manufacturing, Processing, Storage, and Warehousing<sup>(3)</sup></b>						
Assembly of electronic components, electronic appliance, electric instruments <sup>(1)</sup>	N	N	N	N	P	
Billboards	N	N	N	N	SUP	
Building materials storage and sales <sup>(3)</sup>	N	N	N	N	P	
Clothing manufacturing <sup>(1)</sup>	N	N	N	N	P	
Contractor's office and equipment storage yard, provided that any repair to such equipment is incidental and conducted within an enclosed building <sup>(3)</sup>	N	N	N	N	SUP	
Equipment rental yard, provided that any repair to such equipment is incidental and conducted within an enclosed building <sup>(3)</sup>	N	N	N	N	SUP	
Gas heaters; laboratories for the testing of gas heaters	N	N	P	P	P	
Industrial/research facilities and laboratories <sup>(1)</sup> , subject to the condition that no animal	N	N	N	N	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
research or testing be conducted on-site						
Light manufacturing on the ground floor only incidental to the retail sale of goods from the premises only <sup>(4)</sup>	N	N	P	P	P	
The manufacture of clothing	N	N	P	P	P	<a href="#">Section 17.56.295</a>
Manufacture of ceramics if the kiln does not exceed eight cubic feet in size, and all products are sold at retail on the premises	N	P	P	P	P	
The manufacture of ceramics if the total volume of the kiln space does not exceed sixteen cubic feet	N	N	P	P	P	
Metal fabrication, <u>small scale</u> <sup>(1)</sup>	N	N	N	N	P	
Parcel delivery terminals	N	N	P	P	P	
Tools, the manufacture of <sup>(1)</sup>	N	N	N	N	P	
Recycling facility, small	N	N	P	P	P	Must be established, operated and maintained in accordance with the provisions of <a href="#">Chapter 17.96</a>
<b>Recreation, Education, Institutional, and Public Assembly</b>						
Colleges	P	P	P	P	P	
Family day care home, small <sup>(5)</sup>	P	P	P	P	P	<a href="#">Section 17.48.055</a>
Family day care home, large	P	P	P	P	P	<a href="#">Section 17.48.055</a>
<del>Nurseries and child care homes</del> Child care facilities <sup>(6)</sup>	SUP	SUP	SUP	SUP	SUP	<a href="#">Section 17.48.055</a> ; <a href="#">Section 17.28.020(B)</a>
Library	P	P	P	P	P	
Museums	P	P	P	P	P	
Post office	N	N	N	N	P	
Public parks <sup>(7)</sup>	P	P	P	P	P	
Schools (K-12), public or private	P	P	N	N	N	
Schools (first floor only)	N	N	P	P	P	<a href="#">Section 17.56.300</a>
Recreation Building	P	P	P	P	P	
Churches and other religious facilities	SUP	SUP	SUP	SUP	SUP	<a href="#">Section 17.28.150</a>
<b>Residential</b> <sup>(8), (9), (10)</sup>						
Single-family residence <sup>(11)</sup>	P	P	P	P	P	
Two-family dwelling (detached or attached) <sup>(11)</sup>	P	P	P	P	P	
Multiple-family dwelling <sup>(12)</sup>	SUP	SUP	SUP	SUP	SUP	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit	P	P	P	P	P	Sections 17.48.056 and 17.48.057, as applicable
Manufactured Housing <sup>(13)</sup>	P	P	P	P	P	
Boarding/lodging house <sup>(14)</sup>	P	P	P	P	P	
Community care facility, small <sup>(15)</sup>	P	P	P	P	P	
Community care facility, large						
Convalescent facilities <sup>(16)</sup>	SUP	SUP	SUP	SUP	SUP	
Transitional Housing	P	P	P	P	P	
Supportive Housing	P	P	P	P	P	
Single Room Occupancy (SRO)	SUP	SUP	SUP	SUP	SUP	<u>Section 17.56.045</u>
Emergency Shelter	N	N	N	N	SUP	<u>Section 17.28.020</u> <u>Section 17.28.200</u>
Low Barrier Navigation Centers	P	P	P	P	P	<u>Sections 17.56.310 and 17.28.200</u>
<b>Other</b>						
Communications equipment buildings	SUP	SUP	SUP	SUP	SUP	
Electric substations	SUP	SUP	SUP	SUP	SUP	<u>Section 17.28.020(A)</u>
Electrical transformer substations	P	P	P	P	P	<u>Section 17.56.315</u> Subject to the following (Per <u>Section 17.56.020</u> ): i. That all such installations be completely surrounded by a chain link or other industrial-type fence with screen planting or masonry wall to the height required by any applicable statute of the state; ii. That the area between the fence or wall and the property line be landscaped and maintained while such use exists
Fire department stations	P	P	P	P	P	
Gas meter and control stations of public utilities selling gas	N	N	P	P	P	
<del>Club, private nonprofit</del> <u>Community-based organizations</u>	P	P	P	P	P	



Use	C-1	C-2	C-3	C-4	C-M	<i>Specific Use Regulations</i>
Poles.	N	N	P	P	P	<u>Storage of telephone poles and equipment in connection with a telephone company garage and yard, provided that not more than ten telephone poles are stored at any one time; that the storage of poles and equipment is limited to a period of twenty-four hours after delivery to the yard, excepting Sundays and holidays; and that a six-foot masonry wall is erected enclosing the storage space. Plans for such wall shall be subject to approval by the commission as to location, design and construction</u>
Treatment facility for the abuse of controlled substances	N	N	N	N	SUP	<u>Section 17.56.290</u>
Youth hostel	P	P	P	P	P	
<b>Temporary Use</b>						
Temporary real estate tract office <sup>(17)</sup>	P	P	P	P	P	
Travel trailer <sup>(18)</sup>	P	P	P	P	P	
<b>Retail, Service, and Entertainment</b>						
Alcohol Sales Locations	N	N	SUP	SUP	SUP	<u>Section 17.28.100</u>
Antiques	P	P	P	P	P	
Auction houses or stores	N	N	P	P	P	
Bakeries	P	P	P	P	P	
Banks	P	P	P	P	P	
Bars	SUP	SUP	SUP	SUP	SUP	<u>Section 17.28.100</u>
Barbershops	P	P	P	P	P	
Battery services	N	N	P	P	P	
Billiard halls	N	N	P	P	P	
Bird shops	N	N	P	P	P	
Body Art Establishments	SUP	SUP	SUP	SUP	SUP	<u>Section 17.28.170</u>
Bowling alleys	N	N	P	P	P	
Boxing arenas	N	N	P	P	P	
Cafés or restaurants	P	P	P	P	P	
Carwashes	N	N	SUP	SUP	SUP	<u>Section 17.56.280</u>
Catering or commissary <sup>(1)</sup>	N	N	N	N	P	
Cocktail lounges	SUP	SUP	SUP	SUP	SUP	<u>Section 17.28.100</u>
Comfort stations	P	P	P	P	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
Commercial carnival shows	N	N	P	P	P	
Commercial swimming pools if enclosed in the building	N	P	P	P	P	
Doctors/Dentists Offices	N	N	N	N	P	
Dog food catering services, if the use is for distribution and retail sale only, and no manufacturing of dog food is done on the premises	N	N	P	P	P	
Drive-Through Business Establishments	N	SUP	SUP	SUP	SUP	<u>Section 17.28.130</u>
Drug stores	P	P	P	P	P	
Dyeing, retail dyeing and cleaning agencies including spotting, sponging, and pressing only	P	P	P	P	P	
Dyeing of yarn	N	N	P	P	P	
Employment agencies	P	P	P	P	P	
Escort bureaus	P	P	P	P	P	
Extracting and bottling of fruit and vegetable juices if no carbonization is used and not more than a total of five horsepower in electric motors is used in connection with the extracting and bottling operations	N	N	P	P	P	
Feed, retail sale of	N	N	P	P	P	
Fine arts galleries	P	P	P	P	P	
Fish, the barbecuing or smoking of fish within a building provided that the oven does not exceed one hundred cubic feet. The fish are to be sold at retail and no fish are cleaned on the premises	N	N	P	P	P	
Flagstones, other ornamental stone, ornamental bricks and ornamental tile (retail sale of)	N	N	P	P	P	
Flowers (growing and/or retail sales)	P	P	P	P	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
Food markets	P	P	P	P	P	
Fortunetelling	N	N	SUP	SUP	SUP	<a href="#">Section 17.56.270</a>
Frozen food lockers	N	N	P	P	P	
Full service fitness centers	N	N	SUP	SUP	SUP	Subject to provisions in <a href="#">Section 17.56.100</a>
Fitness centers, small	N	N	P	P	P	Subject to provisions in <a href="#">Section 17.56.110</a>
Furniture stores (new only)	P	P	P	P	P	
Furniture reupholstering or redecorating stores or shops	N	N	P	P	P	
Furniture storage	N	N	P	P	P	
Furrier's shops	P	P	P	P	P	
Garages, public garages	N	N	P	P	P	
Gas, distribution depot of a public utility selling and distributing gas	N	N	P	P	P	
Glass, assembling of stained art glass in sections not larger than nine square feet, using not more than one kiln with a capacity not to exceed eight cubic feet and using such kiln only for baking the pigment on the glass	P	P	P	P	P	
Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture	N	N	P	P	P	
Grain, retail sale of	N	N	P	P	P	
Greenhouses	P	P	P	P	P	
Grocery stores	P	P	P	P	P	
Hardware stores	P	P	P	P	P	
Health centers, if operated by the state or by the county and if no patients are given bed treatment on the premises	P	P	P	P	P	
Hospitals	N	N	SUP	SUP	SUP	
Hotels	SUP	SUP	SUP	SUP	SUP	
Ice cream, the freezing of ice cream or ice milk, or both, and its retail sale from a dispensing machine	P	P	P	P	P	
Jewelry	P	P	P	P	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
Laundries (Laundry agencies, hand laundries, self-service laundries)	P	P	P	P	P	
Laundries of not more than ten horsepower boiler and not more than ten horsepower of electric motors	N	N	P	P	P	
Liquor stores	P	P	P	P	P	
Locksmith stores	P	P	P	P	P	
Manufacturer's agents, carrying no inventory other than samples	P	P	P	P	P	
Massage establishments	SUP	SUP	SUP	SUP	SUP	<u>Section 17.28.190</u>
Meats, retail sale of	P	P	P	P	P	
Miniature golf courses	N	N	P	P	P	
Missions, temporary rescue mission, tent revivals, and neighborhood carnivals	N	N	P	P	P	Not to exceed thirty days within any six months' period, if not within three hundred feet of any public park or school or any area in zone R-1 or zone R-2. Such use may not be re-established within one mile in the same six months' period
Monuments, retail sale of	N	N	P	P	P	
Mortuaries	N	N	P	P	P	
Motion picture film, processing of motion picture film	N	N	P	P	P	
Nurseries for flowers, plants, and shrubs	P	P	P	P	P	
Office buildings	P	P	P	P	P	
Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses	N	N	P	P	P	
Orchards	P	P	P	P	P	
Outdoor promotional sales <sup>(19)</sup>	P	P	P	P	P	
Paintings, retail sale of	P	P	P	P	P	
Parking lots, commercial	P	P	P	P	P	<u>Section 17.60.020</u>
Perfume, the blending of perfume by hand and the bottling thereof, if not more	N	N	P	P	P	



Use	C-1	C-2	C-3	C-4	C-M	<i>Specific Use Regulations</i>
than six persons are employed at any one time						
Pet shops	N	N	P	P	P	
Photo-engraving	N	N	P	P	P	
Photographic equipment	P	P	P	P	P	
Plants (the growing and/or retail sale of)	P	P	P	P	P	
Plating of precious metals, including silver, gold, platinum, bronze, and brass for retail service	N	N	P	P	P	
Plumbing shops, if all material, whether for sale or not, is kept within a building	P	P	P	P	P	
Plumbing shops, if outside storage of pipe or fixtures or both, if any, be enclosed with a solid fence not less than six feet in height	N	N	P	P	P	
Pool halls	N	N	P	P	P	
Porcelains, the retail sale of	P	P	P	P	P	
Poultry, the retail sale of dressed poultry	P	P	P	P	P	Live poultry shall not be kept or maintained on the premises
Poultry hatcheries and sale of baby poultry	N	N	P	P	P	
Printers or publishers or both (power operated)	N	N	P	P	P	
Radios	P	P	P	P	P	
Real estate offices	P	P	P	P	P	
Reducing salons	P	P	P	P	P	
Retail stores, shops, or businesses, selling at retail new products and secondhand articles taken in as trade-in on the sale of new articles provided that such sale of secondhand articles is incidental to the sale of new articles and is conducted on the same premises as the sale of new articles, including, but not limited to, those articles listed in this section	P	P	P	P	P	

Use	C-1	C-2	C-3	C-4	C-M	Specific Use Regulations
Shrubs (the growing and/or retail sale of)	P	P	P	P	P	
Silver, retail sale of	P	P	P	P	P	
Skating rinks, ice or roller, when housed in a permanent building	N	N	P	P	P	
Stationery, retail sale of new stationery	P	P	P	P	P	
Studios, including interior decorating studios, stores, or shops and record recording studios	P	P	P	P	P	
Telephone company district offices	P	P	P	P	P	
Televisions	P	P	P	P	P	
Theaters	P	P	P	P	P	
Tile, the retail sale of glazed and ornamental tile	P	P	P	P	P	
Tombstones, retail sale of	N	N	P	P	P	
Trailers, rental of house trailers not over one thousand pounds in weight or ten feet long	N	N	P	P	P	
Transfer companies for furniture and household goods	N	N	P	P	P	
Veterinary clinics <sup>(20)</sup>	N	N	P	P	P	
Video Arcade	N	N	SUP	N	N	Only permitted as an accessory use in a family-style restaurant. Refer to <u>Section 17.56.120</u>
Water service establishments	N	N	P	P	P	

**Notes:**

1. Uses are required to be conducted wholly within a completely enclosed building and shall comply with performance standards of Section 17.56.150(B).
2. Subject to all of the following standards: a) All automobile detailing operations shall be conducted within a building; b) That a building used for automobile detailing activities shall be equipped with a water purifier, a water and oil separator or other similarly approved equipment and subject to inspection and approval by the city's building inspector to ensure compliance with the city's and applicable federal, state and county laws regarding wastewater treatment. The purifier shall be installed prior to commencement of the automobile detailing operation; c) That a minimum of one parking space shall be provided for every two hundred fifty square feet of gross floor area. Parking spaces and parking areas shall comply with the size, design and maintenance requirements of Chapter 17.72 (Parking and automobile storage); d) This section shall not apply to mobile or temporary automobile detailing businesses and/or services nor does this section permit these types of businesses.
3. All outdoor storage in the C-M zone shall be subject to a special use permit and the regulations in Section 17.56.150(C)(10).
4. Subject to the following requirements: a) Seventy-five percent or more of the total ground floor area of the premises shall be used for retail sales, display of goods, and office space; b) A commercial appearance shall be maintained by office or window display space or both, across all of the street or highway frontage of the building, except doorways, to a depth of not less than two feet if the

building has street or highway frontage; c) Any portion of any building or premises used for such light incidental manufacturing shall not be nearer than fifty feet to any residential, or A-1 zone.

5. A state licensed family day care home.

6. Nursery schools, day nurseries, preschool nurseries, child care homes and day care homes with more than fourteen children.

7. Includes all uses customarily found in such parks.

8. Condominiums, community apartments, stock cooperatives, planned unit developments, and residential portions of commercial planned developments require a ~~conditional~~ special use permit; refer to Chapter 17.80.

9. Residential uses, including dwelling units, flats or apartments, are permitted only above the first floor of any building; provided, that the entire street frontage of the first floor of the building, on each side of the building which faces a street zoned commercial, is devoted exclusively to commercial uses; refer to Section 17.56.030(I).

10. Certain residential and other types of uses are prohibited in zone C-3 within the area bounded by Marine Avenue, Manhattan Beach Boulevard, and Grevillea Avenue and Larch Avenue, provided this shall not be construed to prohibit the construction of residential dwelling units in the area defined herein, on other than the ground floor of any structure, provided the ground floor of such structure is designed exclusively for commercial use; and on any lot or parcel of land where any portion of said lot or parcel fronts upon Hawthorne Boulevard, Redondo Beach Boulevard, or Artesia Boulevard; refer to Section 17.56.130.

11. Together with the outbuildings customary to such use, located on the same lot or parcel of land, including: a) A private garage or carport with a capacity not to exceed three automobiles; b) A children's playhouse; c) Buildings for the housing of household pets other than pigs or hogs; d) Lath or greenhouses; e) Tool houses; f) Hobby shop not used commercially.

12. Together with the outbuildings customary to such use, located on the same lot or parcel of land, including: a) One or more private garages or carports; b) A children's playhouse; c) Buildings for the housing of household pets other than pigs or hogs; d) Lath or greenhouses; e) Tool houses; f) Hobby shop not used commercially.

13. Provided that such housing is used as a single-family residence and is subject to all of the following conditions: a) The manufactured home was constructed after July 1, 1976, and is certified as conforming to all applicable federal and state laws, codes and regulations and has not been altered in violation of such laws, codes and regulations; b) The manufactured home shall be attached to a permanent foundation system as provided in the building code or in accordance with the provisions of Section 18551 of the Health and Safety Code, if such provisions are applicable; c) The manufactured home shall be subject to the same residential zoning requirements as other single-family dwellings in the R-1 zone, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, architectural, and aesthetic and minimum square footage requirements; d) Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material and siding material; any such requirements shall establish the compatibility of the manufactured housing with other residences in the surrounding area; notwithstanding the foregoing, in no case shall the architectural standards specified in this subsection have the effect of totally precluding the installation of a manufactured home as a permanent single-family residence on a lot in the R-1 zone; e) As used in this section, the term "manufactured housing" means and includes "manufactured housing," "mobile homes" and "factory-built housing" as such terms are defined in Division 13, Part 2, Chapter 1 and Division 13, Part 6, Chapter 2 of the Health and Safety Code. The term "manufactured housing" shall not include "commercial coach," "recreational vehicle," or "travel trailer" as such terms are defined in Division 13, Part 2.1 of the Health and Safety Code.

14. The renting of not more than four rooms to not more than six individuals, or the providing of board to not more than six boarders, or both, in a single-family residence, provided that a home occupation business license is obtained, and provided the rent or board is for a period not less than thirty days, and provided that the use does not alter the character of the premises as a single-family or two-family residence.

15. A licensed family care home, foster home, or group home, serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, that provides twenty-four hour a day care as required by Welfare and Institutions Code Section 5116.

16. Subject to licensing by the Los Angeles County Health Services Department.

17. A temporary real estate tract office for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years; provided such tract office shall not be used for conducting a general real estate business; any structure used for such purpose at the end of such two years shall be either removed or used for a purpose permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted

time beyond two years.

18. A travel trailer, used by the owner and the owner's family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner's family began residing in the travel trailer will be deemed the date that the building permit was issued.

19. Outdoor promotional sales are permitted in the city only if a valid permit is obtained from the department of community development and subject to the following regulations: a) All outdoor sales shall be conducted on a citywide and/or industrywide basis and only in commercially zoned or used properties; b) Applications for such sales shall be submitted, in writing, to the department of community development by the chamber of commerce as the official representative of all businesses in the city for the purpose of such sales; c) No participant in the promotional sale shall operate the sale in such a way as to interfere with required parking allotted to an adjoining land use or in such a manner as to cause a disturbance to any adjoining land use; d) Authorization to conduct outdoor promotional sales shall be granted for a period not to exceed five consecutive days and only two such authorizations may be issued to commercial establishments during any calendar year; e) No promotional sales activity shall be conducted on any public street, highway, or road; or interfere with normal pedestrian or vehicular traffic or result in conditions dangerous to persons lawfully using the public right-of-way; f) All promotional sales shall be conducted during regular store hours and shall be confined to a specified location within the parking area of the business establishment or areas along store frontage; g) All promotional sales shall be restricted to the type of products sold by the particular business establishment participating in such promotional sales; h) The participating businesses shall be required to remove or have removed any and all signing relating to the promotional sale, or the participation of any business in the promotional sale, within five days after the last day of the sale.

20. Subject to review, inspection and approval by the City of Lawndale building and safety division and the community development director to ensure that the proposed facility can effectively mitigate odor, noise and waste removal and will not be detrimental to the public health, safety and general welfare.

#### **~~17.56.020 C-1 restricted business zone—Uses permitted.~~**

~~—Premises in zone C-1 may be used for:~~

~~—A. Any use permitted in zone R-4, subject to all of the restrictions of that zone;~~

~~—B. The following uses:~~

~~— Antiques, the retail sale of genuine antiques;~~

~~— Automobiles, automobile agency for the sale of new motor vehicles and motor vehicles which were imported from a foreign country not more than six months before the date of sale, and which have not been operated more than five hundred miles, including the repair of such new or imported motor vehicles as an incident of their sale without additional charge, and the sale of secondhand motor vehicles on the same lot or parcel of land taken in as trade-in. No other repairing of any kind may be done;~~

~~— Automobile courts;~~

~~— Automobile detailing businesses subject to all of the following standards:~~

~~—a. All automobile detailing operations shall be conducted within a building,~~



~~—b. That a building used for automobile detailing activities shall be equipped with a water purifier, a water and oil separator or other similarly approved equipment and subject to inspection and approval by the city's building inspector to ensure compliance with the city's and applicable federal, state and county laws regarding wastewater treatment. The purifier shall be installed prior to commencement of the automobile detailing operation;~~

~~—c. That a minimum of one parking space shall be provided for every two hundred fifty square feet of gross floor area. Parking spaces and parking areas shall comply with the size, design and maintenance requirements of Chapter 17.72 (Parking and automobile storage);~~

~~—d. This section shall not apply to mobile or temporary automobile detailing businesses and/or services nor does this section permit these types of businesses;~~

~~— Automobile parts, the retail sale of new automobile parts;~~

~~— Automobile trailers, sale of new;~~

~~— Bakeries, retail;~~

~~— Banks;~~

~~— Bars (see Section 17.28.100 for special use permit requirements);~~

~~— Barbershops;~~

~~— Cafés or restaurants;~~

~~— Cocktail lounges (see Section 17.28.100 for special use permit requirements);~~

~~— Comfort stations;~~

~~— Drug stores;~~

~~— Dyeing, retail dyeing and cleaning agencies including spotting, sponging, and pressing only;~~

~~— Electrical transformer substations subject to the following conditions:~~

~~— i. That all such installations be completely surrounded by a chain link or other industrial type fence with screen planting or masonry wall to the height required by any applicable statute of the state;~~

~~— ii. That the area between the fence or wall and the property line be landscaped and maintained while such use exists;~~

~~— Employment agencies;~~

~~— Escort bureaus;~~

~~— Fine arts galleries;~~

~~— Flowers, the growing, or retail sale of, or both, of flowers;~~

~~— Food markets;~~

~~— Furniture stores (new only), retail;~~

- ~~— Furrier's shops;~~
- ~~— Gasoline service stations, if established, operated and maintained in accordance with the provisions of Section 17.56.030 and subject to a special use permit and the conditions of Sections 17.56.210 through 17.56.260;~~
- ~~— Glass, assembling of stained art glass in sections not larger than nine square feet, using not more than one kiln with a capacity not to exceed eight cubic feet and using such kiln only for baking the pigment on the glass;~~
- ~~— Greenhouses;~~
- ~~— Grocery stores, retail;~~
- ~~— Hardware stores, retail;~~
- ~~— Health centers, if operated by the state or by the county and if no patients are given bed treatment on the premises;~~
- ~~— Ice cream, the freezing of ice cream or ice milk, or both, and its retail sale from a dispensing machine;~~
- ~~— Jewelry;~~
- ~~— Laundries:~~
  - ~~i. Laundry agencies,~~
  - ~~ii. Hand laundries,~~
  - ~~iii. Self-service laundries (self-operated and automatically equipped);~~
- ~~— Liquor stores, retail;~~
- ~~— Locksmith stores, retail;~~
- ~~— Manufacturer's agents, carrying no inventory other than samples;~~
- ~~— Massage establishments (see Section 17.28.190 for special use permit requirements);~~
- ~~— Meats, the retail sale of;~~
- ~~— Notions, the retail sale of;~~
- ~~— Nurseries for flowers, plants, and shrubs;~~
- ~~— Office buildings;~~
- ~~— Orchards;~~
- ~~— Outdoor promotional sales, only as provided in Section 17.56.090;~~
- ~~— Paintings, retail sale of;~~
- ~~— Parking lots, commercial, if developed as provided in Section 17.60.020;~~

- ~~— Photographic equipment;~~
- ~~— Plants, the growing, or retail sale of, or both, of plants;~~
- ~~— Plumbing shops, if all material, whether for sale or not, is kept within a building;~~
- ~~— Porcelains, the retail sale of;~~
- ~~— Poultry, the retail sale of dressed poultry. Live poultry shall not be kept or maintained on the premises;~~
- ~~— Radios;~~
- ~~— Real estate offices;~~
- ~~— Reducing salons;~~
- ~~— Retail stores, shops, or businesses, selling at retail new products and secondhand articles taken in as trade-in on the sale of new articles provided that such sale of secondhand articles is incidental to the sale of new articles and is conducted on the same premises as the sale of new articles, including, but not limited to, those articles listed in this section;~~
- ~~— Shrubs, the growing or retail sale, or both, of shrubs;~~
- ~~— Silver, retail sale of;~~
- ~~— Single room occupancy (SRO) subject to the standards set forth in Section 17.56.045;~~
- ~~— Stationery, retail sale of new stationery;~~
- ~~— Studios, including interior decorating studios, stores, or shops and record recording studios;~~
- ~~— Telephone company district offices;~~
- ~~— Televisions;~~
- ~~— Theaters;~~
- ~~— Tile, the retail sale of glazed and ornamental tile.~~
- ~~— C. Other similar enterprises or businesses, or other enterprises or businesses which, in the opinion of the commission, are not more obnoxious or detrimental to the public welfare than the enterprises or businesses enumerated in subsection B of this section. (Ord. 1122-16 § 9; Ord. 1091-13 § 8; Ord. 835-97 § 1; Ord. 772-94 §§ 7, 8; Ord. 753-94 § 4; Ord. 674-91 § 1; prior code § 3-2-D-2 (a))~~

#### **17.56.030 C-1 restricted business zone—Conditions.**

The conditions under which the uses described in Section [17.56.020](#) are permitted in zone C-1 are as follows:

A. Every dwelling, apartment, or other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling unit shall have on the same lot or parcel of land garages, carports, or other structures suitable for providing automobile shelter as required by Chapter [17.72](#);

B. Except where the property is devoted exclusively to residential use, that not to exceed fifty percent of the land be occupied by structures;

C. That all goods other than nursery stock, offered for sale, be displayed within a building enclosed by a roof and on all sides by walls;

D. That automobile storage spaces be provided, designed and maintained as required by Section [17.60.020](#) and Chapter [17.72](#);

E. That all buildings and structures be located not nearer than sixty feet to the center line of a secondary highway or seventy feet to the center line of any major highway, and also be the same distance or more back from any highway as is required in any adjacent residential zone, except as expressly permitted otherwise by Chapter [17.44](#);

F. That the architectural and general appearances of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located;

G. That no commercial structure shall exceed a height of two stories, including the basement, but excluding the cellar and advertising signs which are a part of the structure. In an apartment building exceeding two stories in height, including the basement but excluding the cellar, any use permitted in hotels in zone R-4 is permitted only on the ground floor thereof;

H. That no enterprise is permitted which produces or causes any dust, gas, smoke, noise, fumes, odors, or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof;

I. That residential uses, including ~~dwelling units, flats or apartments~~[multi-family dwelling units](#), are permitted only above the first floor of any building; provided, that the entire street frontage of the first floor of the building, on each side of the building which faces a street zoned commercial, is devoted exclusively to commercial uses. (Ord. 662-90 § 6; prior code § 3-2-D-2 (b))

#### **17.56.040 C-1 restricted business zone—Validity of conditions.**

A. It is the intention of the city council to allow those uses in zone C-1, specified in Section [17.56.0120](#), if all of the requirements and conditions of Section [17.56.030](#) are valid and enforceable. Should Section [17.56.030](#), or any portion thereof, be held invalid, then Section [17.56.0120](#) shall also be ineffective and only those uses shall be permitted in zone C-1 which are permitted in zone R-4. Should the application of Section [17.56.030](#), or of any portion thereof, to any use permitted by Section [17.56.0120](#) be held invalid, then such use shall not be permitted under any conditions in zone C-1.

B. If, as the result of the holding of any portion of Section [17.56.030](#) or any application thereof invalid, any use listed or described in Section [17.56.0120](#) is unlawful in zone C-1, any such use made or established in zone C-1 prior to such decision in complete conformity with the whole of this chapter, as written, shall not be construed as a violation of this title. (Prior code § 3-2-D-2 (c))

#### **17.56.045 C-1 restricted business zone—Single room occupancy (SRO) standards.**



In addition to complying with Sections [17.56.030](#) and [17.56.040](#), the following requirements shall also apply to single room occupancy (“SRO”) developments.

A. The development shall be restricted to low and very low income occupants as defined by the State of California Department of Housing and Community for Los Angeles County. This restriction shall not apply to an SRO’s twenty-four-hour resident manager.

B. Site Plan Review. The developments shall be subject to the staff site plan review process by and payment of commercial review fees.

C. All projects shall be subject to special use permit review (see Section [17.28.100](#) for special use permit requirements).

D. Development Requirements.

1. Individual SRO project shall be designed to meet the following standards:

a. Each unit must comply with the [California Building Code](#)’s definition of a dwelling unit and all applicable standards. The [California Building Code](#) defines a dwelling as “[a] single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.”

b. Each SRO project shall comply with all applicable commercial development standards for the applicable zoning district except as provided in this section.

c. Each single occupancy room shall be no less than one hundred seventy-five square feet and no greater than two hundred twenty square feet.

d. Each double occupancy room shall be no less than two hundred seventy-five square feet and no greater than four hundred fifty square feet.

e. Double occupancy rooms shall not make up more than ten percent of any SRO project.

f. One unit accessible by a disabled person shall be included for each twenty rooms in the project. Such unit shall comply with all applicable disabled person access requirements.

2. Each SRO project shall provide the following common facilities:

a. A single, controlled, lockable entrance to the project adjacent to and in full view of the manager’s desk.

b. A usable common recreational/social space (outdoor or indoor) of at least four hundred square feet for each development containing thirty or fewer units. An additional fifteen square feet is required for each additional unit. Usable common recreational/social space may be a combination of indoor and outdoor space but the minimum area for any space shall not be less than two hundred square feet.

c. No outdoor storage shall be permitted if visible from off-site.

d. Laundry facilities shall be provided in a separate room or rooms located in close proximity to the units being served. A minimum of one washer and one dryer shall be provided for every ten units or fraction thereof.

e. A utility closet or supply storeroom with at least one laundry tub with hot and cold water shall be located on each floor.

f. A trash and recycling area in a centralized location.

g. A centrally located management office, with a resident manager who is available on a twenty-four-hour basis, which office shall be at least six hundred fifty square feet. The manager may not occupy a SRO unit.

h. Secure mail boxes for residents.

3. Parking. All projects shall provide one parking space for the resident manager, one space per single occupancy room, two spaces per SRO double occupancy room and one space per every two SROs for guest parking.

#### E. Operational Requirements.

1. A management plan must be submitted to the community development department for each development at the time of project submission to the community development department. Approval of said plan shall be in the reasonable discretion of the community development director. The plan must address the requirements of this section.

2. Security. All security issues including, but not limited to, access by residents and nonresidents, lighting, alarm systems and management responsibilities.

3. Rental Periods. Each unit shall be rented on a monthly basis or longer.

4. Tenant Screening and Residency Requirements. An explanation of how tenant screening will be undertaken and policies for ensuring resident safety and comfort. The management plan shall also provide clear standards for grievances, responding to unwanted tenant behavior, and evictions.

5. Each project owner shall file an initial report when the project is approved and thereafter an annual report with the community development department. The initial report shall include anticipated range of monthly rents, anticipated monthly income of residents, anticipated occupancy rates, and anticipated number of vehicles owned by the residents. The annual report shall include the range of monthly rents, the monthly income of the residents, occupancy rates, and the number of vehicles owned by the residents which are parked on-site. (Ord. 1091-13 § 9)

#### ~~17.56.050 C-2 neighborhood business zone—Permitted uses.~~

~~—Property in zone C-2 may be used for:~~

~~—A. Any use permitted in zone R-4, subject to all of the restrictions of that zone;~~

~~—B. Any use described in Section 17.56.020 subject to the conditions described in subsections A through D and G through I of Section 17.56.030;~~

~~—C. Commercial swimming pools if enclosed in the building;~~

~~—D. Manufacture of ceramics if the kiln does not exceed eight cubic feet in size, and all products are sold at retail on the premises;~~

~~—E. Outdoor promotional sales, only as provided in Section 17.56.090 (51);~~

~~—F. Churches and other religious facilities, subject to the issuance of a special use permit under Section 17.28.150. (Ord. 753-94 § 5; prior code § 3-2-D-3)~~

**17.56.055 C-2, C-3, C-3 CPD, C-3 CCA and C-4 unlimited commercial zones—Regulations of security measures.**

The following standards are applicable to properties located in the C-2, C-3, C-3 CPD, C-3 CCA, and C-4 zones:

A. Barbed wire is prohibited for use on the side of the property fronting the primary street and on any side that adjoins a residentially zoned or developed property.

B. Barbed wire is permitted for use on the side and rear of the property that does not adjoin a residentially zoned or developed property. The barbed wire must face the inside of the property at a forty-five degree angle.

C. Razor wire is prohibited.

D. Any security measure or device that covers the inside of a window or door opening is permitted.

E. A security measure or device that covers the outside of a window or door opening is prohibited if on the side of the property facing the primary street. Properties with frontages on two streets (corner lots) must consider each street the primary street.

F. A security measure or device that covers the outside of a window or door opening is permitted on the side and rear of the property.

G. The security measures prohibited in this section, in place at the time of the adoption of this ordinance, must be removed within one year after the adoption date of the ordinance codified in this section.

H. The community development director may refer issues relating to the interpretation of the provisions of this section and potential aesthetic impacts to the planning commission. (Ord. 861-99 § 6; Ord. 842-98 § 5)

**17.56.060 C-3 and C-4 unlimited commercial zones—C-2 uses permitted.**

Any use permitted in zone C-2 is permitted in zones C-3 and C-4 subject to the restrictions of subsections A, D and I of Section [17.56.030](#), but not subject to any other restrictions of Section [17.56.030](#), or of any of the restrictions of Section [17.56.0120](#), but subject to the following additional restrictions:

A. That no more than ninety ([90](#)) percent of the area of a lot or parcel may be covered by a structure or, if there is more than one structure, the cumulative total of all structures;

B. That a minimum of five ([5](#)) percent of the lot or parcel area shall be landscaped and open to the sky;

C. That, whenever a C-3 or C-4 lot is adjacent to a lot zoned residential, a minimum setback of five (5) feet shall be maintained for the first ten (10) feet of building height, such setback to increase by one (1) foot for each two (2) additional feet of building height, to a maximum setback of twenty (20) feet;

D. That, whenever a building is proposed to exceed sixty-five (65) feet in height, a special use permit, as provided for in Chapter 17.28 must first be obtained. (Prior code § 3-2-D-4 (a))

**~~17.56.070 C-3 and C-4 unlimited commercial zones—Retail sales.~~**

~~—Sale at retail only of:~~

~~—A. Feed,~~

~~—B. Grain,~~

~~—C. Monuments,~~

~~—D. Tombstones,~~

~~—E. Flagstones, other ornamental stone, ornamental bricks and ornamental tile. (Prior code § 3-2-D-4 (b))~~

**~~17.56.080 C-3 and C-4 unlimited commercial zones—Additional retail businesses.~~**

~~—Stores or shops for the conduct of retail or wholesale business other than as listed in Section 17.56.070, new or secondhand, including, but not limited to:~~

~~—A. Auction houses or stores,~~

~~—B. Bird shops,~~

~~—C. Pet shops,~~

~~—D. Plumbing shops, if outside storage of pipe or fixtures or both, if any, be enclosed with a solid fence not less than six feet in height.~~

~~—This section does not permit junkyards. (Prior code § 3-2-D-4 (c))~~

**~~17.56.090 C-3 and C-4 unlimited commercial zones—Additional uses permitted.~~**

~~—The following uses are also permitted:~~

~~—1. Automobile trailer parks,~~

~~—2. Battery services,~~

~~—3. Billiard halls,~~

~~—4. Bowling alleys,~~

~~—5. Boxing arenas,~~

~~—6. Commercial carnival shows operated at one particular location not longer than one week in any six months' period if not within three hundred feet of any public park or school or area in any residential zone, and which does not produce, cause, or emit any dust, gas, smoke, noise, fumes, odors, or~~



~~vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof,~~

~~—7. Dog food catering services, if the use is for distribution and retail sale only, and no manufacturing of dog food is done on the premises,~~

~~—8. Dyeing of yarn,~~

~~—9. (Repealed),~~

~~—10. Extracting and bottling of fruit and vegetable juices if no carbonization is used and not more than a total of five horsepower in electric motors is used in connection with the extracting and bottling operations,~~

~~—11. Fish, the barbecuing or smoking of fish within a building provided that the oven does not exceed one hundred cubic feet. The fish are to be sold at retail and no fish are cleaned on the premises,~~

~~—12. Frozen food lockers,~~

~~—13. Furniture reupholstering or redecorating stores or shops,~~

~~—14. Furniture storage,~~

~~—15. Garages, public garages,~~

~~—16. Gas, distribution depot of a public utility selling and distributing gas,~~

~~—17. Gas meter and control stations of public utilities selling gas,~~

~~—18. Gas heaters; laboratories for the testing of gas heaters,~~

~~—19. Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture,~~

~~—20. (Repealed),~~

~~—21. Hospitals,~~

~~—22. Laundries of not more than ten horsepower boiler and not more than ten horsepower of electric motors,~~

~~—23. Miniature golf courses,~~

~~—24. Missions, temporary rescue mission, tent revivals, and neighborhood carnivals for not to exceed thirty days within any six months' period, if not within three hundred feet of any public park or school or any area in zone R-1 or zone R-2. Such use may not be re-established within one mile in the same six months' period,~~

~~—25. Mortuaries,~~

~~—26. Motion picture film, processing of motion picture film,~~

~~—27. Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses,~~

- ~~—28. Parcel delivery terminals,~~
- ~~—29. Perfume, the blending of perfume by hand and the bottling thereof, if not more than six persons are employed at any one time,~~
- ~~—30. Photo engraving,~~
- ~~—31. Plating of precious metals, including silver, gold, platinum, bronze, and brass for retail service,~~
- ~~—32. Poles. Storage of telephone poles and equipment in connection with a telephone company garage and yard, provided that not more than ten telephone poles are stored at any one time; that the storage of poles and equipment is limited to a period of twenty-four hours after delivery to the yard, excepting Sundays and holidays; and that a six-foot masonry wall is erected enclosing the storage space. Plans for such wall shall be subject to approval by the commission as to location, design and construction,~~
- ~~—33. Pool halls,~~
- ~~—34. Poultry hatcheries and sale of baby poultry,~~
- ~~—35. Printers or publishers or both (power operated),~~
- ~~—36. Sanatoria,~~
- ~~—37. Sanitaria,~~
- ~~—38. Service stations, gasoline service stations, subject to the conditions of Sections 17.56.210 through 17.56.260,~~
- ~~—39. Skating rinks, ice or roller, when housed in a permanent building,~~
- ~~—40. Tire retreading with not to exceed five press type molds with removable matrices or fifteen band-type electric molds with nonremovable matrices, either type to be used in connection with a public garage, gasoline service station, auto parts and accessories store or retail tire sales shop. The tires processed on the permitted equipment shall be primarily for retail sales,~~
- ~~—41. Trailers, rental of house trailers not over one thousand pounds in weight or ten feet long,~~
- ~~—42. Transfer companies for furniture and household goods,~~
- ~~—43. Trucks, rental of trucks of not over two tons capacity,~~
- ~~—44. Water service establishments,~~
- ~~—45. Light manufacturing on the ground floor only incidental to the retail sale of goods from the premises only:~~
  - ~~—a. Seventy-five percent or more of the total ground floor area of the premises shall be used for retail sales, display of goods, and office space;~~
  - ~~—b. A commercial appearance shall be maintained by office or window display space or both, across all of the street or highway frontage of the building, except doorways, to a depth of not less than two feet if the building has street or highway frontage;~~

~~—c. Any portion of any building or premises used for such light incidental manufacturing shall not be nearer than fifty feet to any residential, or A-1 zone;~~

~~—46. The manufacture of clothing; provided:~~

~~—a. Not more than one hundred individuals are employed therein;~~

~~—b. Adequate free off-street parking is provided for all employees;~~

~~—c. A commercial appearance is maintained by office or window display space or both across all of the street or highway frontage of the building, except doorways, to a depth of not less than two feet if the building has street or highway frontage;~~

~~—d. Off-street or off-highway loading and unloading space is provided, and so located that there will be no interference with the free flow of traffic on any highway, street or alley;~~

~~—47. The manufacture of ceramics if the total volume of the kiln space does not exceed sixteen cubic feet;~~

~~—48. The production of phonograph records from prepared biscuits where no manufacturing is done other than the molding of the record in steam presses and the packaging for distribution;~~

~~—49. Automobile repair garages if all operations are conducted within a building;~~

~~—50. Other similar enterprises or businesses or other enterprises or businesses which, in the opinion of the commission, are not more obnoxious or detrimental to the public welfare than the enterprises or businesses herein in this section enumerated; provided, however, that no junk or auto wrecking yard or establishment shall be established or maintained in zone C-3 or in zone C-4;~~

~~—51. Outdoor promotional sales are permitted in the city only if a valid permit is obtained from the department of community development and subject to the following regulations:~~

~~—a. All outdoor sales shall be conducted on a citywide and/or industrywide basis and only in commercially zoned or used properties;~~

~~—b. Applications for such sales shall be submitted, in writing, to the department of community development by the chamber of commerce as the official representative of all businesses in the city for the purpose of such sales;~~

~~—c. No participant in the promotional sale shall operate the sale in such a way as to interfere with required parking allotted to an adjoining land use or in such a manner as to cause a disturbance to any adjoining land use;~~

~~—d. Authorization to conduct outdoor promotional sales shall be granted for a period not to exceed five consecutive days and only two such authorizations may be issued to commercial establishments during any calendar year;~~

~~—e. No promotional sales activity shall be conducted on any public street, highway, or road; or interfere with normal pedestrian or vehicular traffic or result in conditions dangerous to persons lawfully using the public right-of-way;~~

- ~~—f. All promotional sales shall be conducted during regular store hours and shall be confined to a specified location within the parking area of the business establishment or areas along store frontage;~~
- ~~—g. All promotional sales shall be restricted to the type of products sold by the particular business establishment participating in such promotional sales;~~
- ~~—h. The participating businesses shall be required to remove or have removed any and all signing relating to the promotional sale, or the participation of any business in the promotional sale, within five days after the last day of the sale;~~
- ~~—52. Cat clinics are a permitted use for the medical treatment and care of domestic cats only and shall not include pet hotels, kennels, experimental animal laboratories, or other similar uses;~~
- ~~—53. Repealed;~~
- ~~—54. Schools in C-3 and C-4 zones shall be permitted only above the first floor, subject to the following regulations:~~
  - ~~—a. All applicants for a school shall submit a detailed parking plan subject to the parking standards. Parking shall be one space for every twenty-five square feet of classroom area. Parking for offices, retail and other uses associated with the school shall be required as set forth in Section 17.72.160.~~
  - ~~—b. All applicants for a school shall submit detailed floor plans.~~
  - ~~—c. All applicants for a school shall submit detailed information as to number of classes, number of students, number of instructors, days and hours of operation and any other pertinent information.~~
- ~~—55. Recycling facility, small, if established, operated and maintained in accordance with the provisions of Chapter 17.96.~~
- ~~—56. Veterinary clinics, subject to review, inspection and approval by the city of Lawndale building and safety division and the community development director to ensure that the proposed facility can effectively mitigate odor, noise and waste removal and will not be detrimental to the public health, safety and general welfare. (Ord. 836-97 § 1; Ord. 831-97 § 8; Ord. 802-96 § 3; Ord. 772-94 §§ 9—12; Ord. 753-94 § 6; Ord. 693-91 § 1; Ord. 678-91 § 1; Ord. 525-86 § 1; prior code § 3-2-D-4 (d))~~

#### **17.56.100 C-3 and C-4 unlimited commercial zones—Full service fitness centers.**

Full service fitness centers shall be permitted in zone C-3 and C-4 subject to the following provisions:

- A. Special Use Permit Required. No full service fitness center shall be established, operated, or maintained within the city unless and until a special use permit approving such use has been obtained.
- B. General Development Standards. The following are minimum standards and restrictions to be imposed upon full service fitness centers:
  - 1. Physical Site Controls.
    - a. Lot Size. The minimum land area shall be five thousand square feet.
    - b. On-Site Parking. One parking space for each two hundred gross square feet of floor area shall be provided, designed and maintained as required by Chapter [17.72](#).



c. Setbacks. Where the property abuts the public right-of-way a five-foot setback shall be observed; this area shall be landscaped.

d. Landscaping. An area equal to five percent of the total lot area shall be suitably landscaped, irrigated, and thereafter maintained; the setback required by subsection (B)(1)(c) of this section may be included as part of this requirement.

e. Signs. All signs shall conform to a sign plan approved by the planning commission. The aggregate area of all signs shall not exceed two square feet for each linear foot of lot frontage. Signs which rotate, flash or otherwise scintillate are prohibited, and no freestanding sign shall exceed twenty feet in height.

## 2. Incidental Uses.

a. The following incidental uses may be permitted by the planning commission provided that the use is directly related to the operation of a full service fitness center, and does not exceed twenty percent of the gross floor area of the facility:

- i. Baths, including, but not limited to, mud, mineral, sauna, steam, therapeutic and Turkish baths;
- ii. Massage, only by personnel authorized by the state and in compliance with Chapter [5.37](#) of this code.

3. Abandoned Facilities. A special use permit issued for any full service fitness center facility which has been vacant and/or not operated for a period of sixty days shall be void. The facility shall not be reopened until a new special use permit has been obtained. (Ord. 1056-11 § 3; Ord. 662-90 § 6; Ord. 586-88 § 2 (A); prior code § 3-2-D-4 (e))

### **17.56.110 C-3 and C-4 unlimited commercial zones—Small fitness centers.**

Small fitness centers shall be permitted within the C-3 and C-4 zones subject to the following provisions:

- A. No facility shall exceed two thousand square feet of floor area.
- B. All facilities shall meet minimum ventilation requirements in accordance with the building code of the city.
- C. No facility shall service more than fifteen clients/patrons at one time.
- D. On-site parking: one parking space for each two hundred gross square feet of floor area shall be provided, designed and maintained as required by Chapter [17.72](#).
- E. No facility shall include a bath including, but not limited to, mud, mineral, sauna, steam, therapeutic and Turkish baths. (Ord. 1056-11 § 4)

### **17.56.120 C-3 unlimited commercial zone—Video arcades.**

A. Video arcades, as defined in Section 17.08.500 of this title shall be permitted in only the C-3 zone and only as an accessory use in a family-style restaurant. Such use shall be permitted only after an application for a special use permit has been filed with and approved by the planning commission of the city in accordance with the provisions of this section and Section [17.24.070](#).

B. The operation of a video arcade may be permitted by the planning commission subject to any conditions which may be imposed, pursuant to Section [17.24.070](#), if each of the following requirements is satisfied:

1. a. That no proprietor, owner, or manager may permit the video games to be located closer than twelve inches from any wall assembly separating the arcade from any adjacent building or portion of a building.

b. Where games are located along one side of an aisle, the aisle width shall be a minimum of sixty-six inches and the aisle shall be unobstructed at all times. When games are located on both sides of an aisle, the aisle width shall not be less than ninety inches in width and shall be unobstructed;

2. Lighting. An adequate lighting plan must be submitted to and approved by the director of community development, and each proprietor, owner, or manager shall maintain the lighting in conformity with the approved plan;

3. Lavatories. The establishment must provide adequate lavatory facilities accessible to customers, employees, and business invitees;

4. Bicycle racks shall be provided within twenty-five feet of any game arcade and must provide a total of at least two bicycle stalls for every four games located within the arcade. Bicycle racks shall not be located in any required landscaped areas, entrances, exits, walkways to buildings, driveways, within any legally required parking space, public way, or in such a fashion as to obstruct any entrance or exit to any premises;

5. Distance From Schools. No license shall be issued to operate a video game in any establishment within four hundred feet of any elementary school, high school, or public playground or any part thereof;

6. Minimum Age of Participants During School Hours. No proprietor, owner, or manager may allow a person under the age of eighteen to play any video game during the hours of eight a.m. and two-thirty p.m. on any day in which school is in nonsummer session;

7. Hours of Operation. No proprietor, owner, or manager may allow a person under the age of eighteen to play a video game after ten p.m., Sunday through Thursday, and after twelve midnight on Friday and Saturday, unless accompanied by an adult;

8. Adult Supervision. No proprietor, owner, or manager may permit any video game to be played unless there is at least one adult (over eighteen years of age) attendant or supervisor overseeing the use of the video games. (Ord. 540-87 § 4; prior code § 3-2-D-4 (g))

**17.56.130 Zones C-3 and R-3-P—Certain residential uses prohibited.**

A. In area bounded by Marine Avenue, Manhattan Beach Boulevard, and Grevillea Avenue and Larch Avenue:

1. Notwithstanding any other provisions of Section [17.56.060](#) or Section [17.60.010](#) of this title, the following uses are prohibited in ~~zones C-3 and R-3-P~~ within the area in the city bounded by Marine Avenue, Manhattan Beach Boulevard, Grevillea Avenue and Larch Avenue:

a. Dwellings, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his or her immediate family, and except dwellings on the same premises which are legally being used for agricultural purposes, which dwellings are occupied only by persons employed on the same premises, and their immediate families;

b. Hospitals;

~~c. Hotels;~~

~~d. Motels;~~

ce. Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm;

df. Lodginghouses.

2. No building permit application filed between June 1, 1961, and July 24, 1961, shall be denied as a result of any new requirement for the development of property imposed by Section [17.32.010](#).

3. No provision of this section shall be construed to prohibit the construction of residential dwelling units in the area defined herein, on other than the ground floor of any structure, provided the ground floor of such structure is designed exclusively for commercial use.

B. On Hawthorne Boulevard Redondo Beach Boulevard or Artesia Boulevard. Notwithstanding any other provisions of subsections (A)(1) and (3) of this section, and notwithstanding any other provisions of Section [17.56.060](#) and Section [17.60.010](#), the following uses are prohibited on any lot or parcel of land where any portion of said lot or parcel fronts upon Hawthorne Boulevard, Redondo Beach Boulevard or Artesia Boulevard:

1. Dwellings, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his or her immediate family and except dwellings on the same premises which are legally being used for agricultural purposes, which dwellings are occupied only by persons employed on the same premises, and their immediate families;

2. Hospitals;

3. ~~Apartment buildings~~Multi-family developments;

4. Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm;

5. Lodginghomes;

6. Trailer parks. (Ord. 1045-10 §§ 6, 7; Ord. 693-91 §§ 2, 3; prior code § 3-2-D-5)

#### **17.56.140 CPD commercial planned development zone.**

A. Intent and Purpose. Zone CPD is established as an overlay zone to provide a means of achieving unified commercial development which, through special design features and development standards will permit the expansion of commercial areas while safeguarding the residential portions of the community.

B. Uses Permitted. Premises in zone CPD may be used for:

1. Any use permitted in the zone to which zone CPD is added subject to the same restrictions, limitations, and conditions thereof including yards, garages and carports, transitional uses and area requirements;

2. If a special use permit has first been obtained pursuant to the procedure established in this title, property in zone CPD may be used for a planned commercial development in which the commission may approve any nonresidential use permitted in zone C-1. In the special use permit, the commission may modify any of the prescribed standards of development pertaining thereto. Such uses shall be subject to all of the following provisions:

a. The commission shall not grant a special use permit for a planned commercial development in the commercial planned development zone unless it finds that the proposed commercial development is required to serve the commercial needs of the city;

b. A specific plan of the planned commercial development shall be filed with the commission as part of such special use permit application;

c. The commission may recommend that local streets within a planned commercial development be vacated but only if such vacation will result in a more adequate traffic pattern for the neighborhood and that adequate turning areas for dead end streets are provided;

d. Design. The arrangement of buildings, architectural design and the types of commercial uses shall be such as to minimize adverse influences on adjacent properties;

e. Access and Parking. Adequate provisions shall be made for vehicular access, parking and loading in compliance with Chapter [17.72](#), so as to prevent undue traffic congestion on adjacent streets and highways, particularly on local streets;

f. Building Coverage. Buildings shall not occupy more than forty percent of the net area. In calculating net area, any streets or highways on the perimeter of the parcel of land or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded;

g. Utilities. The applicant shall submit to the commission, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement;

h. Signs. The commission in granting the special use permit may allow advertising signs permitted in zone C-1 which it finds will be in keeping with the concept of planned development;

i. Development Features. The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the commercial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area;

j. Development Schedule. The commission shall approve a progress schedule including all phases of development and indicating that the improvements described in the development plan will be made prior to occupancy of commercial structures. The commission may modify without a hearing this



condition pertaining to the development schedule based on an affirmative showing, in writing, of hardships. (Ord. 662-90 § 6; prior code § 3-2-D-6)

**17.56.150 C-M commercial-manufacturing zone.**

~~— A. Uses permitted:~~

~~— 1. Any use permitted in zone C-3, subject to all the conditions and requirements of this title relating to zone C-3; or~~

~~— 2. The following uses, if conducted wholly within an completely enclosed building, and subject to the performance standards set forth in this chapter: (In addition, nothing in this section permits punch presses of over twenty tons rated capacity, drop hammers, or automatic screw machines)~~

~~— Auto body/paint shops (Subject to the issuance of a special use permit, LMC Section 17.28.020),~~

~~— Auto/boat upholstery,~~

~~— Tools, the manufacture of,~~

~~— Metal fabrication,~~

~~— Dental offices,~~

~~— Churches — subject to the issuance of a special use permit, LMC Chapter 17.28,~~

~~— Used auto, used truck and used van sales — subject to the issuance of special use permit, LMC Chapter 17.28,~~

~~— Post office,~~

~~— Industrial/research facilities and laboratories — subject to the condition that no animal research or testing be conducted on-site,~~

~~— Auto repair,~~

~~— Catering or commissary,~~

~~— Clothing manufacturing,~~

~~— Assembly of electronic components, electronic appliance, electric instruments,~~

~~— Billboards — subject to the issuance of a special use permit, LMC Chapter 17.28,~~

~~— Recycling facility, small, if established, operated and maintained in accordance with the provisions of Chapter 17.96,~~

~~— Automobile detailing businesses — subject to standards set forth in Section 17.56.020,~~

~~— Other kinds of manufacturing or assembly uses which comply with the performance standards set forth in this chapter,~~

~~— Treatment facility for the abuse of controlled substances — subject to the issuance of a special use permit and the standards set forth in Section 17.56.290;~~

~~A3.~~ The following uses subject to the performance standards set forth in this chapter and to the requirements as noted:

~~1. —~~Auto/truck rental, provided that any repair to such vehicles is incidental and conducted within an enclosed building,

~~2. —~~Building materials storage and sales. Any outdoor storage in conjunction with such business shall be subject to a special use permit and the regulations in Section [17.56.150\(C\)\(10\)](#),

~~3. —~~Contractor's office and equipment storage yard, provided that any repair to such equipment is incidental and conducted within an enclosed building. Any outdoor storage in conjunction with such business shall be subject to a special use permit and the regulations in Section [17.56.150\(C\)\(10\)](#),

~~4. —~~Equipment rental yard, provided that any repair to such equipment is incidental and conducted within an enclosed building. Any outdoor storage in conjunction with such business shall be subject to a special use permit and the regulations in Section [17.56.150\(C\)\(10\)](#);

~~—4. Emergency shelters are also permitted subject to the issuance of a special use permit, LMC Section [17.28.020](#), and shall only receive a special use permit if the Planning Commission determines that all the following standards will be met:~~

~~—a. The cumulative total number of beds allowed within each emergency shelter shall be no more than twelve,~~

~~—b. An emergency shelter may not be located within three hundred feet of another emergency shelter,~~

~~—c. There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof),~~

~~—d. Services shall be limited to overnight accommodation and meals for residents only. Admittance shall be between the hours of seven a.m. and ten p.m.,~~

~~—e. Operator Standards.~~

~~—i. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services,~~

~~—ii. An on-site manager shall be present during operating hours,~~

~~—iii. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be approved by the city and must be submitted at the time of application;~~

5. Any other proposed use which, in the determination of the community development director may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar characteristics, including hazards, shall be referred to the planning commission for determination pursuant to the provisions of Section [17.04.020\(F\)](#) of this code.

**CB.** Performance Standards. The performance standards as set forth in the following subsections shall apply to and be complied with by every business or occupation conducted on any property within the C-M commercial-manufacturing zone.

1. Humidity. Every existing or proposed use, activity or process or portion thereof producing humidity in the form of steam or moist air shall be carried on in such a manner that the humidity caused thereby is not perceptible at or beyond any property line. The presence of humidity in the form of steam or moist air within the boundaries of a property shall not in itself constitute a violation of this section.

2. Heat. Every existing or proposed use, activity or process or portion thereof producing heat shall be carried on in such a manner that the heat caused thereby is not perceptible at or beyond any property line. The presence of heat in the form of heat waves within the boundaries of a property shall not in itself constitute a violation of this section.

3. Glare. Every existing or proposed use, activity or process or portion thereof producing glare shall be shielded or directed in such a manner that the glare is not perceptible at or beyond any property line.

4. Smoke. No existing or proposed use, activity or process or portion thereof shall from any source whatsoever discharge smoke or other particulate matter into the atmosphere.

5. Odor. No existing or proposed use, activity or process or portion thereof shall discharge from any source whatsoever such quantities of odorous gases or other odorous matter which cause injury to the public or which endangers the comfort, repose, health and safety of any persons or which cause or have a natural tendency to cause injury or damage to business or property.

6. Dust and Dirt. No existing or proposed use, activity or process or portion thereof shall from any single or combined source or emission whatsoever discharge into the atmosphere dust, dirt or ash.

7. Electro-Magnetic Disturbances, Radiation. No existing or proposed use, activity or process or portion thereof shall produce electro-magnetic disturbances or radio-active emanations which interfere with normal radio or television reception in residential or commercial zones or which constitute a nuisance or hazard to adjacent properties.

8. Toxic or Noxious Matter. No existing or proposed use, activity or process or portion thereof shall discharge from any source whatsoever such quantities of odorous gases or other odorous matter or toxic or noxious gases or matter which would cause injury to the public or endanger the comfort, repose, health and safety of any persons or would cause or have a natural tendency to cause injury or damage to businesses or property.

9. Preemption. If any superior law or regulation is expressly declared or judicially determined to have preempted the field or regulation or is stricter than any provision of this chapter, such other superior law or regulation shall be controlling.

**DC.** Development Standards.

1. Buffer Wall. A six ~~(6)~~-foot solid masonry wall shall be constructed and maintained between any property zoned and used for C-M uses and any adjacent residentially zoned property. If the use is not required to provide a setback, pursuant to subsection ~~(DC)~~(6) entitled "Setback and Height Regulations"

of this section, a “buffer wall” is not required for that portion of the property line contiguous with the adjacent residentially zoned property where the building/structure is located.

2. Outside Refuse. Trash, garbage and refuse may be temporarily stored outside the building, provided, however, such refuse shall be completely screened from public view by any enclosure of which three sides shall consist of six-foot high stucco or decorative masonry walls, or other approved screening devices with a solid metal gate painted a color compatible with the walls.

3. Inside Storage. Except as provided elsewhere in this chapter, all permanent and temporary storage of wares and merchandise, crates, bottles and similar items shall be within a building. Temporary, wood or metal storage containers, bins, sea cargo storage containers and/or buildings are not permitted.

4. Incidental Office Area. Not more than twenty-five percent of the floor area of a building utilized for a business engaged in the processing, assembling, manufacturing, warehousing or storing of products or merchandise may be set aside for office space for the manufacturing use.

Exception: If the floor area set aside for the office space is in excess of twenty-five percent, the required parking for the additional area will be calculated at a ratio of one space per three hundred square feet or the fraction thereof in additional floor area.

5. Landscaping. A minimum of five (5) percent of the gross area of a lot or parcel shall be landscaped and open to the sky. In addition, a minimum of two percent of the required on-site parking area must be landscaped to the satisfaction of the community development director. Inclusive within the landscaping area required in the on-site parking area, if the parking area is adjacent to a street right-of-way it must be separated from the edge of the right-of-way by a minimum three-foot wide landscaped buffer (alleys do not require the three (3)-foot minimum landscaped buffer).

6. Setback and Height Regulations.

a. Front Yard Setback Requirements. All front yard setbacks of C-M properties must adhere to the regulations as prescribed in Chapter [17.44](#) of this code.

b. C-M Properties Adjacent to Rear Property Lines of Residentially Zoned Properties where there is a Residential Structure Located within Ten Feet of its Own Residentially Zoned Rear Property Line. For all C-M zoned buildings/structures the following setback and height standards shall apply:

i. Setbacks. Whenever a C-M zoned lot is adjacent to the rear property line of a lot zoned and developed residentially and there is a residential structure located within ten feet of its own residentially zoned rear property line, then the C-M zoned building/structure must provide a “buffer wall” pursuant to subsection (~~DC~~)(1) of this section and provide a minimum setback distance of five (5) feet.

ii. Height Requirements. The height limitation of the structure at the five (5)-foot setback line shall not exceed two stories or twenty-five (25) feet whichever is less, excluding roof structures, however the roof structure(s) must be set back from the edge of the building/structure a minimum distance of one (1) foot for each one (1) foot of height.

iii. Setbacks/Height Requirements above Twenty-Five (25) Feet or the Second Story, Whichever is Less. For additional building/structure above twenty-five (25) feet or the second story, whichever is less,



the setback must be a minimum distance of one foot for each additional two feet of height, to a maximum setback of twenty (20) feet.

c. C-M Properties Adjacent to Rear Property Lines of Residentially Zoned Properties where there is Not a Residential Structure Located within Ten Feet of Its Own Residentially Zoned Rear Property Line. For all C-M zoned buildings/structures the following setback and height standards shall apply:

i. Setbacks. Whenever a C-M zoned lot is adjacent to the rear property line of a residentially zoned property and there are no residential structures within ten feet of its own residentially zoned rear property line, then the building/structure may be located on the property line and no “buffer wall” need be provided pursuant to subsection (D)(1) of this section. In addition there can be no openings, doors, windows, vents, etc. on the wall of the building/structure located on the property line, and

the building materials of the wall located on the property line must provide soundproofing to the satisfaction of the community development department.

ii. Height Requirements. The height limitation is a maximum twenty-five (25) feet or two stories, whichever is less, for the C-M zoned building/structure located on the property line.

iii. Setbacks/Height Requirements Above Twenty-Five (25) Feet or the Second Story, Whichever is Less. For additional building/structure above twenty-five (25) feet or the second story, whichever is less, the setback must be a minimum distance of one foot for each additional two feet of building height to a maximum setback of twenty (20) feet.

d. C-M Properties Adjacent to Side Property Lines of Residentially Zoned Properties where there is a Residential Structure Located within Six (6) Feet of Its Own Residentially Zoned Side Property Line. For all C-M zoned buildings/structures the following setback and height standards shall apply:

i. Setbacks. Whenever a C-M zoned lot is adjacent to the side property line of a lot zoned and developed residentially and there is a residential structure located within six (6) feet of its own residentially zoned side property line, then the C-M zoned building/structure must provide a “buffer wall” per subsection (D)(1) of this section and provide a minimum setback distance of three feet.

ii. Height Requirements. The height limitation of the structure at the three-foot setback line shall not exceed twenty-five (25) feet or two stories, whichever is less, excluding roof structures, however the roof structure(s) must be set back from the edge of the building/structure a minimum distance of one (1) foot for each one (1) foot of height.

iii. Setbacks/Height Requirements above Twenty-Five (25) Feet or the Second Story, Whichever is Less. For additional building/structure above twenty-five (25) feet or the second story, whichever is less, the setback must be a minimum distance of one foot for each additional two feet of height, to a maximum setback of twenty (20) feet.

e. C-M Properties Adjacent to Side Property Lines of Residentially Zoned Properties where there is Not a Residential Structure Located within Six (6) Feet of Its Own Residentially Zone Side Property Line. For all C-M zoned buildings/structures the following setback and height standards shall apply:

i. Setbacks. Whenever a C-M zoned lot is adjacent to the side property line of a residentially zoned property and there are no residential structures within six feet of its own residentially zoned side

property line, then the building/structure may be located on the property line and no “buffer wall” need be provided pursuant to subsection (DE)(1) of this section. In addition there can be no openings, doors, windows, vents, etc. on the wall of the building/structure located on the property line, and the building materials of the wall located on the property line must provide soundproofing to the satisfaction of the community development department.

ii. Height Requirements. The height limitation is a maximum twenty-five feet (25) or two stories, whichever is less, for the C-M zoned building/structure located on the property line.

iii. Setbacks/Height Requirements above Twenty-Five (25) Feet or the Second Story, Whichever is Less. For additional building/structure above twenty-five (25) feet or the second story, whichever is less, the setback must be a minimum distance of one foot for each additional two feet of building height to a maximum setback of twenty (20) feet.

f. SUP/New Development Requirements. If a proposed use requires the approval of a special use permit or an existing use proposes “new development,” which is defined as any structural development of one thousand square feet or more, or any structural additions to existing development of ten (10) percent or more of the existing ground floor area, whichever is more restrictive, then the setback distance will ultimately be determined during the review of the project by the planning commission.

7. Building Height. Whenever a building in the C-M zone is proposed to exceed sixty-five (65) feet in height, a special use permit, as provided for in Chapter 17.28 of this code, must first be obtained.

8. Height of Wall/Fence. Perimeter walls and fences are permitted to be six (6) feet in height with the issuance of a fence permit and the review and approval of the community development director or his or her designee. The permitted wall/fence must not obstruct/impede safe ingress or egress to or from the property and must also allow safe pedestrian and other vehicular pass-by traffic. All corner lots shall maintain for safety vision purposes a triangular area at the street intersection corner of the lot, which triangle shall be formed by the front and side lot lines and a diagonal line drawn between two points located fifteen feet along the front and side lot lines from their point of intersection, or, in case of a rounded lot corner, from the point of intersection of the extension of said lot lines. Within the said triangular area, only a maximum six (6)-foot high wrought-iron, or other see-through fence, excluding chain link fencing, may be permitted by the community development director. In addition, no visual obstruction will be placed in the triangular area or no buildings can be constructed.

Section 17.48.050(B)(2) defines the “see through” wall/fence. Walls/fences are conditionally allowed between the height of six feet and eight feet provided they receive the approval of the community development director. For walls/fences greater in height than eight feet a special use permit must be approved. All walls/fences must significantly conform to the architectural style of the existing or proposed development where the wall/fence is to be located.

9. Access. For all uses requiring a special use permit, and those falling under the definition of “new development,” as defined in subsection (DE)(6)(f) of this section, the issue of access to and from the site will require the review and approval by the director of public works or designee.

10. Outdoor Storage. All outdoor storage in the C-M zone shall be subject to a special use permit and the regulations in this Section 17.56.150(DE)(10).

a. Outdoor storage uses shall be conducted and maintained in a neat and orderly manner, and all outdoor storage areas shall be fully paved with asphaltic cement, concrete, or other material as approved by the planning commission.

b. Outdoor storage uses shall be completely concealed from view from nearby public rights-of-way, streets and adjoining properties by buildings or decorative solid masonry walls not less than six (6) feet in height.

c. At no time shall the goods, materials, merchandise, machines or equipment being stored or stacked exceed the height of the screen wall if visible from the public right-of-way or adjoining properties.

d. No outdoor storage uses shall be permitted in a required off-street parking area, driveway area, or in a public right-of-way.

e. Entry gates, if any, shall be screened with solid view obscuring materials such as wood or aluminum baked panels. Slats through chain-linked gates shall not be considered solid, view-obscuring materials.

f. The use of shipping containers as a method of outdoor storage shall be permitted, subject to all provisions of this section. Containers shall not be stacked in any manner, and shall be completely screened with solid fences or walls. The height of each individual container shall be limited to eight feet six inches high. Placement of containers shall not interfere in any way with required off-street parking or driveway areas.

g. Site and landscaping plans shall be submitted to the department of community development for approval and shall be developed and maintained as approved. (Ord. 1136-17 §§ 6, 7; Ord. 1091-13 § 2; Ord. 922-02 § 2; Ord. 835-97 § 2; Ord. 831-97 § 9; Ord. 823 § 2)

#### **17.56.160 Hotels in commercial zones—Generally.**

A. Hotels, Defined. “Hotel” means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, or motel designed for occupancy by transients for dwelling, lodging or sleeping purposes for periods not to exceed thirty days, and not less than one full day.

B. Conditional-Special Use Permit Required. No hotel shall be established, operated or maintained within the city unless and until a conditional-special use permit approving such use has been issued. Hotels in operation on January 6, 1977, the effective date of the ordinance codified in this section, shall not be required to obtain a conditional-special use permit for their operation until two years have elapsed from the effective date of the ordinance codified in this section, January 6, 1977.

C. General Development Standards. The following standards and restrictions set out in Sections [17.56.170](#) through [17.56.200](#) are minimum standards and restrictions to be imposed upon hotels and motels. In granting a conditional-special use permit, additional provisions may be included which are consistent with the spirit and purpose of this chapter. (Ord. 553-87 § 2; prior code § 3-2-D-8(a), (b), (c))

#### **17.56.170 Hotels in commercial zones—General requirements.**

A. A market analysis prepared by a reputable and qualified consultant, evaluating market feasibility and impacts on existing lodging development in the city shall be required.

B. Confirmation of affiliation with a recognized hotel or motel franchise or chain organization shall be required.

C. A company profile from the developer, outlining qualifications, past projects and other desired information shall be required. (Ord. 553-87 § 2; prior code § 3-2-D-8(c)(4))

**17.56.180 Hotels in commercial zones—Design requirements.**

A. The minimum lot size shall be eighteen thousand (18,000) square feet;

B. The maximum lot coverage for any structure shall be ninety (90) percent of the total lot area;

C. The maximum height shall be sixty-five feet (65) unless a greater height is authorized by the approving body;

D. The project shall observe front yard setbacks, if any, of the zone in which it is located; and the minimum side and rear yard setbacks shall be five (5) feet when adjacent to a residential zone, and shall be increased by one (1) foot for each additional two feet in height over ten (10) feet, up to a maximum setback of twenty (20) feet;

E. The architectural design of all buildings and structures, including the signing and materials and colors used, shall be compatible and visually harmonious with surrounding development;

F. The design treatment of the buildings shall include the use of fire retardant decorative roof materials and building materials; all mechanical roof equipment shall be screened from public view;

G. Landscaping and recreational amenities shall comprise ten percent of the gross site area with a minimum of five (5) percent designated for landscaping. A landscape and irrigation plan, to include the parkway and replacement of mature trees with minimum twenty-four inches box specimen trees, and a recreation plan, to include amenities, such as but not necessarily including swimming pools, tennis courts, patios and outdoor furniture, shall be submitted to the department of planning and building for approval prior to installation;

H. Units which include kitchen facilities in the project shall be limited to ten percent of the total number of units;

I. That all utility lines across the subject property or serving the subject property shall go underground when owner has control. (Ord. 553-87 § 2; prior code § 3-2-D-8 (c) (1))

**17.56.190 Hotels in commercial zones—Sign requirements.**

Signing for the entire project shall be developed according to an approved sign plan. The sign area shall be limited to two square feet of sign area for every linear foot of street frontage. Freestanding pole signs higher than twenty feet and roof signs shall be prohibited. (Ord. 586-88 § 2 (B); Ord. 553-87 § 2; prior code § 3-2-D-8 (c) (2))

**17.56.200 Hotels in commercial zones—Parking requirements.**



Off-street parking spaces shall be provided as follows:

- A. One parking space for each unit without kitchen facilities,
- B. Two parking spaces for each unit with kitchen facilities,
- C. Two parking spaces for each manager's unit,
- D. One parking space marked "handicapped" for every room that is provided for the handicapped,
- E. Accessory uses, such as restaurants and meeting rooms shall comply with the applicable city parking standards; however, the required number of accessory parking spaces, may be reduced up to a maximum of fifty percent of the required parking spaces, if it is determined that the cumulative peak demand for all parking spaces justifies such a reduction;
- F. One parking space for every two employees;
- G. Recreational vehicle overnight connection facilities are prohibited. (Ord. 553-87 § 2; prior code § 3-2-D-8 (c) (3))

**17.56.210 Service stations—Defined.**

"Automobile service station" as herein used means a retail business establishment selling motor fuels and supplying goods and services generally required in the operation and maintenance of automotive vehicles including, but not limited to, the sale of petroleum products; the sale and servicing of tires, batteries, automotive accessories and replacement items; manual washing and lubrication services; the performance of automotive maintenance and repairs; the supply of other incidental customer services and products, excluding body and fender repairs, painting, and dismantling. (Prior code § 3-2-D-9 (a))

**17.56.220 Service stations—Special use permit required.**

No service station shall be established, operated or maintained within the city unless and until a special use permit approving such use has been issued, provided, however, that service stations in operation on the effective date of the ordinance codified in this section, shall not be required to obtain a special use permit for their operation until structural modifications or capital improvements are made on the site having a cost in excess of five thousand dollars or in excess of the existing assessed valuation (assessed valuation being defined as twenty-five percent of current market value) of on-site improvements, as determined by the latest available assessment rolls, whichever is greater, or if no such modification or improvements are made, until five years have elapsed from the effective date of the ordinance codified in this section. All of the provisions of Section [17.56.230](#) are intended to have immediate effect. Service stations existing on March 27, 1972, the effective date of the ordinance codified in this section shall immediately comply with all of the provisions of Section [17.56.230](#) which would not require structural modification of the service station site. (Prior code § 3-2-D-9 (b))

**17.56.230 Service stations—General development standards.**

The following are general guidelines as to minimum standards and restrictions to be imposed upon service stations. The planning commission may, in granting a special use permit, modify any of these provisions if in its judgment it has imposed other additional conditions which equally satisfy the spirit

and purpose of this section. Unless modified by the planning commission, each of these provisions shall be applicable as development standards to all service stations in the city.

A. Physical site controls:

2. Lot Size. Minimum land area shall be twelve thousand square feet for a two-bay station, plus two thousand (2,000) square feet for each additional bay. One pump shall be allowed for each two thousand (2,000) square feet of land area;

2. Design.

a. The design of the service station shall be appropriate for the site and the surrounding zoning and development; traffic patterns, neighboring land use and aesthetics shall all be considered.

b. Sufficient space shall be provided to service vehicles efficiently, to meet on-site parking and maneuvering needs, and to ensure the safe movement of vehicles and pedestrians on and around the site.

c. Structures, islands, curb cuts, parking and landscaping shall be so located as to best serve the service station and least adversely affect adjacent properties and the surrounding community;

3. Driveways. Driveways shall be designed to ensure a safe and efficient operation, and so located that traffic may move on and off the site from the lane of traffic nearest the curb;

4. On-site Parking. Three parking spaces shall be provided for each working bay. Separate parking areas for the outdoor storage of permitted rental trucks, trailers, etc., shall be required in addition to the foregoing. One additional on-site parking space shall be provided for each two hundred fifty (250) gross square feet of retail space;

5. Paving. All areas other than planting areas shall be paved with a minimum of four (4) inches A.C. or the equivalent;

6. Drainage. Drainage shall be provided and so designed that water is not discharged across adjacent public or private property;

7. Lighting. Lighting shall be directed onto the subject property and so located and designed that the light source is not visible from adjacent properties. No lighting facility shall be allowed higher than twenty feet above finished grade;

8. Signs. All signs shall conform to a sign plan approved by the planning commission;

9. Racks and Pits. All hoists, pits, and wheel alignment racks shall be located within a fully enclosed structure;

10. Outdoor Storage. All permitted outside storage and/or refuse areas shall be fenced or screened from view. No used or discarded automobile parts, equipment, permanently disabled junk, or inoperable vehicles shall be located outside the building except within an approved enclosed storage area;

11. Setbacks. Buildings shall not be less than ten (10) feet from any property line, and not less than twenty-five feet from any dedicated street or highway. Gas pumps shall be not less than fifteen feet from any property line, or within twenty-five feet of residentially zoned property;

12. Bathrooms. Each service station shall have a bathroom or bathrooms, with toilet, accessible to the public during all hours the service station is open to the public;

13. Water and Air Hoses. Each service station shall be equipped with a water and air dispensing unit in a location accessible to the customers, and approved by the planning commission;

14. Accessibility. Each service station, including any bathroom or accessory mini-mart, shall be accessible to handicapped persons, and shall provide designated parking space(s) for handicapped persons.

B. Landscaping:

1. Planter Areas. Planter areas shall comprise a minimum of five (5) percent of the gross site area. Landscaping shall be located so as not to obstruct necessary sight distances and traffic flow, so as to offer adjacent residential properties a degree of visual and audio screening, and shall be of such quality as to enhance the site and the surrounding area.

2. Irrigation. Sprinkler systems shall be provided in all landscaped areas.

3. Fences and Decorative Screening. Fences, walls and/or screening shall be required adjacent to contiguous property lines and other locations as determined necessary to screen, buffer, protect, or beautify. Materials, textures, colors and design shall be compatible with the on-site development, the adjacent properties, and the neighborhood. (Ord. 662-90 § 6; prior code § 3-2-D-9 (c))

**17.56.240 Service stations—Permitted and prohibited activities.**

A. Except as permitted by this chapter, no activities other than those clearly incidental to a part of the service station operation shall be conducted on a service station site. Outside operations shall be confined to normal automobile service station activities including the dispensing of gasoline, oil, water, air pressure, the changing of tires and minor servicing. All new and used merchandise shall be stored and displayed within the service station building, except new and reconditioned tires, batteries, accessories and lubrication items which are maintained in movable or enclosable cabinets or racks specifically designed for the display and sale of such merchandise. Vending machines selling items commonly found in a service station, including but not limited to refreshments or maps, shall be located within or abutting a structure, in a location approved by the planning commission.

B. Vehicle Sales. The sale, storage or rental of boats, habitable trailers, trucks, automobiles, two-wheeled vehicles, trailers and other products not incidental to the servicing of automobiles shall be prohibited unless approved by a special use permit.

C. Promotional Sales. Promotional items for which the franchise is providing mass media advertising may be sold provided that such items not be stored or displayed outside of an enclosed building.

D. Vehicle Storage/Rental. No commercial vehicles, except vehicles owned and used by the operator of the premises as a normal incidental service station use, shall be permitted to be stored on the site, provided however, that such vehicles, including rental trucks, and trailers, may be stored upon approval

of a special use permit by the planning commission of the city upon finding that such use, under conditions established by the commission, would not be detrimental to the health, safety and welfare of the citizens of the city or otherwise inconsistent with the spirit and purpose of this title. Required parking areas or areas that could be developed to meet parking requirements may not be utilized for the aforementioned storage.

E. Commercial Parking. No vehicles shall be parked on the premises other than those of persons, attending to business of the site, vehicles being serviced for customers or businesses, vehicles of employees, other service vehicles used in operation of the station and vehicles permitted by subsection D of this section which require a special use permit. (Prior code § 3-2-D-9 (d))

#### **17.56.250 Service stations—Mini-marts.**

A. Definition. “Mini-mart” as herein used means a small retail store selling commonly purchased groceries, household goods and other sundries, and located on the same parcel as, and operated in conjunction with, a service station.

B. When Permitted. No mini-mart shall be permitted unless and until a special use permit has been issued.

C. Development Standards. All mini-marts shall comply with the following minimum standards and restrictions; the planning commission may, in granting a special use permit, modify any of these provisions if, in its judgment, it has imposed additional conditions which equally satisfy the purpose of this subsection:

1. Design. The mini-mart shall be developed, with a design compatible with the service station, the site and the surrounding properties, to be approved by the planning commission.
2. Parking. A minimum of one parking space for each two hundred fifty (250) gross square feet of retail floor area shall be provided, in addition to any required parking spaces for the service station. Parking spaces and parking areas shall comply with the size, design and maintenance requirements of Chapter [17.72](#).
3. Separation. Any entrance to a mini-mart shall be at least twenty-five (25) feet from any fuel pump.
4. Staffing. No employees engaged in automobile repair or the pumping of gasoline shall work in the mini-mart during the same work shift.
5. Arcades. Pinball machines and other coin-operated electronic or manual games shall be prohibited in mini-marts. (Ord. 662-90 § 6; prior code § 3-2-D-9 (e))

#### **17.56.260 Service stations—Abandonment.**

A. Abandoned service stations or any automobile service station which for one hundred eighty (180) consecutive days has been vacant and/or not operated for the servicing of motor vehicles owned and operated by the general motoring public shall not be reopened for use as a gasoline service station until a special use permit has been obtained.



B. In no event shall service station facilities and/or property with service station facilities located thereon be utilized for any use other than a gasoline service station until a special use permit has been obtained.

C. Service station sites and improvements shall be maintained in a state of good repair, both when occupied and when vacant. (Prior code § 3-2-D-9 (f))

**17.56.270 Fortunetelling uses limited.**

A. "Fortunetelling" as used in this section is defined as: the act of fortunetelling or prophesying future events or happenings affecting the personal life of another by resorting to any occult or psychic power, faculty or force; clairvoyance, clairaudience, cartomancy, psychometry, phrenology, spirits, mediumship, seership, prophecy, augury, astrology, palmistry, necromancy, mindreading, telepathy or other similar activity; cards, talisman, charm, potion, spirit photography, spirit writing, spirit voices, spirit materialization, etherealization; crystal gazing, oriental mysteries, or magic of any kind or nature; when such fortunetelling carried on as a business activity for compensation or consideration of any kind or nature.

B. Special Use Permit Required. Fortune telling and other similar business establishments shall be permitted uses only in the C-3, C-4 and M-1 zones. Such uses shall be permitted only after an application has been filed with and approved by the planning commission of the city in accordance with the provisions of this section and Section ~~17.28.0120~~. A special use permit shall be granted if all the requirements of this section and other applicable provisions of law are satisfied. (Ord. 770-94 § 6; added during 12-15-90 supplement)

**17.56.280 Carwashes in specific commercial and industrial zones.**

A. Carwash Defined. "Carwash" means any facility in which power driven or steam cleaning machinery is used for the exterior and interior washing and cleaning of automobiles and other motor vehicles. Such facility and equipment may be designed for self-service or full-service operation.

B. Where Permitted. Carwashes shall be permitted only in C-3, C-4 or M-1 zoning districts.

C. Special Use Permit Required. No carwash shall be established, operated or maintained within the city unless and until a special use permit approving such use has been issued. Carwashes in operation on the effective date of the ordinance codified in this section shall not be required to obtain a special use permit for their operation until one year has elapsed from the effective date of this action.

D. Special Development Standards. The planning commission may, in granting a special use permit, impose conditions relating to building codes, site size, zoning requirements, parking regulations, use restrictions, building materials, building design, site design, landscaping and signing which satisfy the purpose and spirit of this title to encourage the development and maintenance of quality carwashes in the city.

E. Plans shall indicate and specify a water reclamation system for the purpose of recycling water to the maximum degree possible given the equipment to be used in conducting car wash activities. (Ord. 770-94 § 7; Ord. 693-91 § 6; added during 12-15-90 supplement; prior code § 3-2-D-10)

**17.56.290 Treatment facility for the abuse of controlled substances.**

A. "Treatment facility for the abuse of controlled substances" as used in this section is defined as: any facility that operates as a methadone clinic, recovery center, group counseling facility, or similar for-profit or non-profit facility whose clientele are seeking treatment for addiction or abuse of a controlled substance. This definition does not include licensed psychiatrists and psychologists treating patients on an individual basis.

B. Special Use Permit Required. Treatment facilities for the abuse of controlled substances shall only be permitted in the CM zone after an application for a special use permit has been filed and approved by the planning commission of the city in accordance with the provisions of this section and Section 17.28.0120.

C. Location Requirements. Treatment facilities for the abuse of controlled substances shall not be located within five hundred feet of any public school, public park or other treatment facility for the abuse of controlled substances. (Ord. 922-02 § 3)

#### **17.56.295 The manufacture of clothing requirements.**

A. Not more than one hundred (100) individuals are employed therein;

B. Adequate free off-street parking is provided for all employees;

C. A commercial appearance is maintained by office or window display space or both across all of the street or highway frontage of the building, except doorways, to a depth of not less than two feet if the building has street or highway frontage;

D. Off-street or off-highway loading and unloading space is provided, and so located that there will be no interference with the free flow of traffic on any highway, street or alley.

#### **17.56.300 Schools (first floor).**

A. All applicants for a school shall submit a detailed parking plan subject to the parking standards. Parking shall be one space for every twenty-five (25) square feet of classroom area. Parking for offices, retail and other uses associated with the school shall be required as set forth in Section 17.72.160.

B. All applicants for a school shall submit detailed floor plans.

C. All applicants for a school shall submit detailed information as to number of classes, number of students, number of instructors, days and hours of operation and any other pertinent information.

#### **17.56.305 Outdoor promotional sales**

A. Outdoor promotional sales are permitted in the city only if a valid permit is obtained from the department of community development and subject to the following regulations:

1. All outdoor sales shall be conducted on a citywide and/or industrywide basis and only in commercially zoned or used properties;

2. Applications for such sales shall be submitted, in writing, to the department of community development by the chamber of commerce as the official representative of all businesses in the city for the purpose of such sales;

3. No participant in the promotional sale shall operate the sale in such a way as to interfere with required parking allotted to an adjoining land use or in such a manner as to cause a disturbance to any adjoining land use;

4. Authorization to conduct outdoor promotional sales shall be granted for a period not to exceed five consecutive days and only two such authorizations may be issued to commercial establishments during any calendar year;

5. No promotional sales activity shall be conducted on any public street, highway, or road; or interfere with normal pedestrian or vehicular traffic or result in conditions dangerous to persons lawfully using the public right-of-way;

6. All promotional sales shall be conducted during regular store hours and shall be confined to a specified location within the parking area of the business establishment or areas along store frontage;

7. All promotional sales shall be restricted to the type of products sold by the particular business establishment participating in such promotional sales;

8. The participating businesses shall be required to remove or have removed any and all signing relating to the promotional sale, or the participation of any business in the promotional sale, within five days after the last day of the sale,

#### **17.56.310 Low Barrier Navigation Center.**

Consistent with Government Code Sections 65660 through 65668, all California cities are required to allow low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

A. Standards. A low barrier navigation center shall meet the following requirements:

1. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

2. It is linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.

(a) "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

3. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

4. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

5. Low barrier navigation centers shall also comply with operational standards established for emergency shelters in Section 17.28.200.

### **17.56.315 Electrical Substations**

A. Refers to both electrical transformer substations and electrical substations.

B. Standards. An electrical substation shall meet the following requirements:

1. That all such installations be completely surrounded by a chain link or other industrial-type fence with screen planting or masonry wall to the height required by any applicable statute of the state,
2. That the area between the fence or wall and the property line be landscaped and maintained while such use exists



## Chapter 17.60 Parking Zones

### 17.60.010 **Purpose and Intent.**

A. The Parking overlay district (-P) is established to allow residentially zoned properties to be used to provide off-street parking facilities for adjacent land uses. The Parking overlay shall be applied only to residential properties.

### 17.60.015 **P parking zone—Uses permitted. ~~P parking zone—Uses permitted.~~**

~~Property in zone P may be used for~~The following uses are permitted:

A. ~~Any use permitted in zone R-3-P;~~All uses and structure permitted by the underlying zone district, excepting the prohibited uses in Section 17.60.060.

B. ~~If no property in zone R-1, R-2, or R-3 is adjacent to, but property zoned R-4 is adjacent to such property, any use permitted in zone R-4-P. (Prior code § 3-2-E-1 (a))~~Open air temporary parking of vehicles.

### 17.60.020 **P parking zone—Conditions and development standards.**

~~—In zones R-1-P, R-2-P, R-3-P, and R-4-P, any area used for motor vehicle parking shall be developed as follows~~The following development standards shall apply to parking lots in the Parking overlay district:

A. Such area shall be paved with an asphaltic or concrete surfacing and shall have appropriate bumper guards where needed.

B. Except for driveways and other entrances, such area shall be properly enclosed with an ornamental fence or wall as hereinafter provided:

1. None required along common boundary line of property in a commercial, industrial or buffer zone;
2. None required where the property being developed for parking abuts other property in ~~zones R-1-P, R-2-P, R-3-P, and R-4-P~~the Parking overlay zone, which is not used for residential purposes, until such time as such abutting property is used for residential purposes;

3. Where the property being developed for parking abuts property in a residential ~~or an agricultural~~ zone, or property in ~~zones P, R-1-P, R-2-P, R-3-P, or R-4-P~~the Parking overlay zone, used for residential purposes, a masonry wall six (6) feet in height shall be erected and maintained along the common boundary line of such abutting property. Such wall shall not extend into the front yard or side yard setback required in any abutting residential ~~zone or agricultural zone~~ or property in ~~zones P, R-1-P, R-2-P, R-3-P, or R-4-P~~the Parking overlay zone used for residential purposes. Should the adjoining properties be at different grades, such wall shall not be less than six (6) feet in height above the surface of the parking lot and not less than four (4) feet in height above the surface of the adjoining property. If the wall is more than six (6) feet in height above such adjoining property, then it shall be set back from the adjoining property line a distance of one foot for each foot in height above six (6) feet;

4. Where the property being developed for parking is across a street or highway from property in a residential ~~or agricultural~~ zone or property in ~~zone P, R-1-P, R-2-P, R-3-P, or R-4-P~~the Parking overlay zone used for residential purposes, such fence or wall shall be not less than two (2) feet nor more than three and one-half (3.5) feet in height, and shall be erected and maintained not less than five (5) feet from the

front property line. The area between the property line of such lot and such fence or wall shall be planted with lawn, shrubs, or flowers and shall be continuously maintained in good condition;

5. Where the property being developed for parking is across a street or highway from property in any zone other than a residential zone, or property in ~~zones P, R-1-P, R-2-P, R-3-P, or R-4-P~~ the Parking overlay zone, are used for residential purposes, a fence or wall is required as provided in subsection d above, except that such fence or wall may be closer than five (5) feet to the property line, if the location and type of the development is approved by the city engineer;

6. The fence or wall required along the front of such property shall not be nearer to the front property line than the required front yard or side yard of such abutting property for a distance of fifty (50) feet from such common boundary line and shall be not less than two (2) feet nor more than three and one-half (3.5) feet in height. The area between the property line of such lot and such fence or wall shall be planted with lawn, shrubs, or flowers and shall be continuously maintained in good condition.

C. Any lights used to illuminate such parking area shall be so arranged as to reflect the light away from any residential zone.

D. When property subject to the provisions of this section is proposed to be used for parking purposes, development plans shall be submitted to the director to ensure compliance with all provisions of this chapter, and property shall not be so used unless such plans are approved by the director, and the property is developed in compliance with such plans. (Prior code § 3-2-E-1 (b))

**~~17.60.030 R-1-P single family residence zone.~~**

~~—Property in zone R-1-P may be used for:~~

~~—A. Any use permitted in zone P subject to the provisions of Section 17.60.020;~~

~~—B. Any use permitted in zone R-1 subject to all area requirements, setbacks, and other regulations applying to zone R-1. (Prior code § 3-2-E-2)~~

**~~17.60.040 R-2-P two family residence zone.~~**

~~—Property in zone R-2-P may be used for:~~

~~—A. Any use permitted in zone P subject to the provisions of Section 17.60.020;~~

~~—B. Any use permitted in zone R-2 subject to all area requirements, setbacks, and other regulations applying to zone R-2. (Prior code § 3-2-E-3)~~

**~~17.60.050 R-3-P limited multiple residence zone—Uses permitted.~~**

~~—Property in zone R-3-P may be used for:~~

~~—A. Any use permitted in zone P, subject to the provisions of Section 17.60.020;~~

~~—B. Any use permitted in zone R-3 subject to all setbacks and other regulations applying to zone R-3. (Prior code § 3-2-E-4 (a))~~

**17.60.060 R-3-P limited multiple residence zone—Uses prohibited in certain areas.**

The following uses are prohibited in ~~zones C-3 and R-3-P~~the Parking overlay zone within the area in the city bounded by ~~Compton Boulevard~~Marine Avenue, Manhattan Beach Boulevard, Grevillea Avenue and Larch Avenue:

A. Dwellings, except one dwelling on the same lot or parcel of land which is legally being used in a manner requiring the continuous supervision of a caretaker or superintendent and his or her immediate family;

B. Hospitals;

~~—C. Hotels;~~

~~—D. Motels;~~

~~—E.~~ CE. Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm;

~~—F.~~ DF. Lodginghouses;

~~—G.~~ EG. That no building permit application filed between June 1, 1961 and July 24, 1961, shall be denied as a result of any new requirement for the development of property imposed by Section 17.56.130 A of this title;

~~—H.~~ FH. No provision of this section shall be construed to prohibit the construction of residential dwelling units in the area defined herein, on other than the ground floor of any structure; provided, the ground floor of said structure is designed exclusively for commercial use. (Ord. 1045-10 §§ 8, 9; Ord. 693-91 § 4; prior code § 3-2-E-4 (b))

~~**17.60.070 R-4-P unlimited residence zone.**~~

~~—Property in zone R-4-P may be used for:~~

~~—A. Any use permitted in zone P subject to the provisions of Section 17.60.020;~~

~~—B. Any use permitted in zone R-4 subject to all regulations which apply to zone R-4. (Prior code § 3-2-E-5)~~

## Chapter 17.64, Industrial Zones

### **17.64.010 M-1 light manufacturing zone—~~Uses permitted~~ Permitted Uses.**

A. Table 17.64.010(A) indicates all uses permitted (P), permitted by special use permit (SUP), and not permitted (N) in all industrial zones. Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 17.64.010(A)**

Use	M-1	Specific Regulations/Notes
<b>Automotive and Similar Uses</b>		
Auto body/paint shops <sup>(1)</sup>	SUP	
Auto/boat upholstery <sup>(1)</sup>	P	
Automobile repair-garages if all operations are conducted within a building	P	
Automobile body and fender repair shops if all operations are conducted inside of a building	SUP	
Automobile painting and upholstering	SUP	
<del>Motor vehicle</del> Automotive service stations	SUP	<u>Subject to conditions of Sections 17.56.210 through 17.56.260</u>
Automobile detailing businesses <sup>(2)</sup>	SUP	
<del>Automobile sales and related service activitiesAutomobiles, automobile agency for the sale of new motor vehicles and motor vehicles which were imported from a foreign country not more than six months before the date of sale, and which have not been operated more than five hundred miles, including the repair of such new or imported motor vehicles as an incident of their sale without additional charge, and the sale of secondhand motor vehicles on the same lot or parcel of land taken in as trade-in. No other repairing of any kind may be done</del>	P	
Automobile courts	P	
Automobile detailing businesses	P	
Automobile parts (retail sale of automobile parts)	P	
Automobile trailers (sale of new)	P	
Used Motor Vehicle Sales	SUP	



Use	M-1	Specific Regulations/Notes
Auto/truck rental, provided that any repair to such vehicles is incidental and conducted within an enclosed building	P	
Trucks, rental of trucks of not over two tons capacity	P	
Trucks, storage or rental of trucks of over two tons capacity	SUP	
Wrecked or Damaged Motor Vehicles—Storage or Impoundment	SUP	
Automobile trailer parks	P	
<b>Industry, Manufacturing, Processing, Storage, and Warehousing<sup>(3)</sup></b>		
Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one hour fire resistant wall	SUP	
Agricultural contractor equipment, sale, or rental or both	SUP	
Animal experimental research institute	SUP	
Assembly plants	SUP	
Assembly of electronic components, electronic appliance, electric instruments <sup>(1)</sup>	P	
Bags, manufacture of	SUP	
Barrels, storage of empty barrels	SUP	
Batteries, the manufacture and rebuilding of batteries	SUP	
Beds, the manufacture of bedspreads and bedsprings	SUP	
Billboards	SUP	
Billboards, the manufacture of billboards	SUP	
Blacksmith shops	SUP	
Boat building	SUP	
Book binderies	SUP	
Bone products, the manufacture of bone products	SUP	
Bottling plants	SUP	
Box factories	SUP	
Breweries	SUP	
Brushes, the manufacture of		
Building materials storage and sales	P	
Building materials, storage of	SUP	

Use	M-1	Specific Regulations/Notes
Bus storage	SUP	
Cabinet making	SUP	
Candles, the manufacture of	SUP	
Cannery, except meat or fish	SUP	
Canvas, the manufacture of canvas and products of canvas	SUP	
Car barns for buses and streetcars	SUP	
Carnivals, commercial or otherwise	SUP	
Carpenter shop	SUP	
Carpet cleaning	SUP	
Casein, the manufacture of casein products, except glue	SUP	
Cellophane, the manufacture of cellophane products	SUP	
Ceramics, the manufacture of ceramics if the total volume of the kiln space does not exceed sixteen cubic feet	P	
Ceramics, the manufacture of ceramics if the total volume of the kiln space exceeds sixteen cubic feet	SUP	
Cesspool pumping, cleaning, and draining	SUP	
Cigars, the manufacture of	SUP	
Cigarettes, the manufacture of	SUP	
Circuses	SUP	
Clay products, the manufacture or storage, or both, of clay products, including clay statuary	SUP	
Cleaning and dyeing establishments, wholesale	SUP	
Clocks, manufacture of	SUP	
Clothing manufacturing <sup>(1)</sup>	P	<a href="#">Section 17.56.295</a>
Coffee roasting	SUP	
Coffins, the manufacture of	SUP	
Cold storage plants	SUP	
Contractor's equipment yards, including farm equipment and all equipment used in building trades	SUP	
Cork, the manufacture of cork products	SUP	
Cosmetics, the packaging and distribution of pharmaceutical and cosmetic items	SUP	
Cotton storage	SUP	
Creamery	SUP	

Use	M-1	Specific Regulations/Notes
Curtain cleaning plants	SUP	
Dairy products depot and manufacture of dairy products	SUP	
Dextrine, manufacture of	SUP	
Distributing plants	SUP	
Dogs, dog breeding	SUP	
Dogs, commercial dog kennels	SUP	
Dogs, dog training schools	SUP	
Draying yard or terminal	SUP	
Drugs, the manufacture of, and sale at wholesale, of drugs	SUP	
Dry goods, the manufacture of and sale at wholesale of, and storage of, dry goods	SUP	
Dyeing and cleaning, wholesale	SUP	
Electric appliance assembly	SUP	
Electrical parts, the manufacture of, the sale at wholesale of, or the storage of, small electrical parts	SUP	
Electric signs, manufacture of	SUP	
Emery cloth, the manufacture of	SUP	
Engines, the manufacture of internal combustion or steam engines; this subsection does not permit a foundry	SUP	
Engraving, machine metal engraving	SUP	
Equipment rental yard, <del>provided that any repair to such equipment is incidental and conducted within an enclosed building. Any outdoor storage in conjunction with such business shall be subject to a special use permit and the regulations in Section</del>	SUP	Subject to <u>Section 17.56.150(DC)(10)</u> Any repair requirement is incidental and conducted within an enclosed building
<del>Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying disagreeable noise</del>	SUP	<u>Not permitted snap riveting or any process used in bending or shaping which produces any annoying disagreeable noise</u>
Feathers, the manufacture or renovation of feather products, or both	SUP	
Felt, the manufacture of felt	SUP	
Fiber products, including fiberglass, the manufacture of	SUP	
Fixtures, the manufacture of gas or electrical fixtures, or both	SUP	

Use	M-1	Specific Regulations/Notes
Food products, the manufacture, processing, storage, and sale of, except lard, pickles, sausage, sauerkraut or vinegar	SUP	
Fox farms	SUP	
Fruit packing plants	SUP	
Fuel yards	SUP	
Fumigating contractors	SUP	
Fur products, the manufacture of	SUP	
Fur warehouses	SUP	
Furniture, the manufacture of	SUP	
Gas heaters; laboratories for the testing of gas heaters	P	
Generators, the manufacture of electrical generators;	SUP	
Glass, the production by hand of crystal glass art novelties within a closed building of fire resistant construction	SUP	
Glass, the storage of	SUP	
Gloves, the manufacture of	SUP	
Granite, the grinding, cutting, and dressing of granite	SUP	
Hair products, the manufacture of	SUP	
Harness, the manufacture of	SUP	
Heating equipment, the manufacture of	SUP	
Hemp storage	SUP	
Horn products, the manufacture of	SUP	
Ice, the manufacture, distribution and storage of	SUP	
Incinerators, the manufacture of	SUP	
Industrial/research facilities and laboratories <sup>(1)</sup> , <del>subject to the condition that no animal research or testing be conducted on-site</del>	P	<u>Subject to the condition that no animal research or testing be conducted on-site</u>
Ink, the manufacture of	SUP	
Iron, ornamental iron works but not including a foundry	SUP	
Jewelry, the manufacture of	SUP	
Knitting mills	SUP	
Laboratories for testing experimental motion picture film	SUP	
Leather products, the manufacture of	SUP	
Linen and towel suppliers	SUP	
Liquor storage	SUP	



Use	M-1	Specific Regulations/Notes
Lubricating oil, the canning and packaging of lubricating oil if <del>not more than one hundred barrels are stored above ground at any one time</del>	SUP	<u>Permitted only if not more than one hundred (100) barrels are stored above ground at any one time</u>
Lumber yard <del>except the storage of boxes or crates</del>	SUP	<u>Permitted except the storage of boxes or crates</u>
Machine shops	SUP	
Machinery storage yards	SUP	
Machinery, the repair of farm machinery	SUP	
Malt products, the manufacture of	SUP	
Marble, the grinding, cutting, and dressing of	SUP	
Marine oil service station	SUP	
Mattresses, the manufacture and renovation of	SUP	
Medicines, the manufacture of	SUP	
Metal fabrication, <u>small scale</u> <sup>(1)</sup>	P	
Metals: i. <del>Manufacture of products of precious metals,</del> ii. <del>Manufacture of metal, steel, and brass stamps, including hand and machine engraving,</del> iii. <del>Metal fabricating,</del> iv. <del>Metal spinning,</del> v. <del>Metal storage,</del> vi. <del>Metal working shop,</del> vii. <del>Plating and finishing of metals; provided, no perchloric acid is used</del> <u>Metal fabrication, large scale</u>	SUP	
Motors, the manufacture of electric motors	SUP	
Moving van storage or operating yards	SUP	
Musical instruments, the manufacture of	SUP	
Novelties, the manufacture of	SUP	
Oil, the manufacture of vegetable oil	SUP	
Oleomargarine, the manufacture of	SUP	
Optical goods, the manufacture of	SUP	
Paint mixing <del>except the mixing of lacquers and synthetic enamels</del> Papier mâché statuary, the manufacture of	SUP	<u>Mixing of lacquers and synthetic enamels</u> <u>Papier mâché statuary, the manufacture of not permitted</u>
Paper products, the manufacture of, <del>but not including the manufacture of paper itself</del>	SUP	<u>Not including the manufacture of paper</u>

Use	M-1	Specific Regulations/Notes
Parcel delivery terminals	P	
Perfume, the manufacture of	SUP	
Pest control service, including residential termite control	SUP	
Pharmaceuticals, the manufacture and packaging of	SUP	
The production of phonograph records from prepared biscuits where no manufacturing is done other than the molding of the record in steam presses and the packaging for distribution	P	
Phonographs, the assembly of	SUP	
Plaster, the storage of	SUP	
Plastics, the molding of plastics including the light manufacturing of products thereof, provided all grinding operations are conducted within an interior room	SUP	
Plumbing shops and plumbing contractor's shops	SUP	
Polish, the manufacture of	SUP	
Pottery, the manufacture of	SUP	
Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building	SUP	
Presses, hydraulic presses for the molding of plastics	SUP	
Produce yards or terminals	SUP	
Putty, the manufacture of	SUP	
Radios, the assembly of	SUP	
Recycling facility, small	SUP	Must be established, operated and maintained in accordance with the provisions of <a href="#">Chapter 17.96</a>
Refrigeration plants	SUP	
Riding academies	SUP	
Roofing contractor's establishments	SUP	
Rope, the manufacture and storage of	SUP	
Rubber, the processing of raw rubber if: the rubber is not melted; where a banbury mixer is used, the dust resulting therefrom is washed.	SUP	
Rug cleaning plant	SUP	
Saddles, the manufacture of	SUP	

Use	M-1	Specific Regulations/Notes
Sand, the washing of sand to be used in sandblasting	SUP	
Sandpaper, the manufacture of	SUP	
Sash and door manufacturing	SUP	
Sheet metal shops	SUP	
Shell products, the manufacture of	SUP	
Shoes, the manufacture of	SUP	
Shoe polish, the manufacture of	SUP	
Shooting galleries	SUP	
Signs, the manufacture of	SUP	
Sodium glutamate, the manufacture of	SUP	
Soft drinks, the manufacture and bottling of	SUP	
Springs, the manufacture of	SUP	
Stables	SUP	
Starch, the mixing and bottling of starch	SUP	
Statuary, the manufacture of clay, papier mache and stone statuary and monuments	SUP	
Stencils, the manufacture of	SUP	
Stone, marble, and granite, grinding, dressing and cutting	SUP	
Storage, not in an enclosed building	SUP	Pursuant to the requirements set out in <a href="#">Section 17.64.030</a>
Stove polish, the manufacture of	SUP	
Textiles, the manufacture of textiles including clothing and upholstery	SUP	
Tire retreading		
Tools, the manufacture of <sup>(1)</sup>	SUP	
Toys, the manufacture of	SUP	
Trailers, the manufacture of	SUP	
Type, the manufacture of printer's type	SUP	
Valves, the storage and repair of oil well valves	SUP	
Venetian blinds, the manufacture of	SUP	
Ventilating ducts, the manufacture of	SUP	
Veterinaries, the consulting office and hospital of a veterinary	SUP	
Vitamin tablets, the manufacture of	SUP	
Wallboard, the manufacture of	SUP	
Warehouses, storage warehouses	SUP	
Watches, the manufacture of	SUP	

Use	M-1	Specific Regulations/Notes
Welding	SUP	
Wharves	SUP	
Window shades, the manufacture of	SUP	
Wine storage and manufacture	SUP	
Wood, the manufacture of wood products; this section does not permit a planing mill	SUP	
Wood yards	SUP	
Woolen goods, the manufacture and storage of	SUP	
Yarn, the dyeing of yarn and manufacture of yard products	SUP	
Light manufacturing on the ground floor only incidental to the retail sale of goods from the premises only <sup>(3)</sup>	P	<p><del>Per Section 17.56.090:</del></p> <p><del>a. Seventy five percent or more of the total ground floor area of the premises shall be used for retail sales, display of goods, and office space;</del></p> <p><del>b. A commercial appearance shall be maintained by office or window display space or both, across all of the street of highway frontage of the building, except doorways, to a depth of not less than two feet if the building has street or highway frontage;</del></p> <p><del>c. Any portion of any building or premises used for such light incidental manufacturing shall not be nearer than fifty feet to any residential, or A-1 zone</del></p>
<b>Recreation, Education, Institutional, and Public Assembly</b>		
Baseball parks	SUP	
Family Day Care, Small <sup>(4)</sup>	P	
Family Day Care, Large	SUP	
Library	P	
Post office	P	
Public Park <sup>(5)</sup>	P	
Recreation Building	P	
Churches and other religious facilities	SUP	<u>Section 17.28.150</u>
<b>Residential</b>		
Emergency Shelter	P	<p><del>Section 17.28.200Section 17.28.020</del></p> <p><del>a. The cumulative total number of beds allowed within each emergency shelter shall be no more than twelve,</del></p> <p><del>—b. An emergency shelter may not be located within three hundred feet of another emergency shelter,</del></p>

Use	M-1	Specific Regulations/Notes
		<p><del>—c. There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof),</del></p> <p><del>—d. Services shall be limited to overnight accommodation and meals for residents only. Admittance shall be between the hours of seven a.m. and ten p.m.,</del></p> <p><del>—e. Operator Standards.</del></p> <p><del>—i. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services,</del></p> <p><del>—ii. An on-site manager shall be present during operating hours,</del></p> <p><del>—iii. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be approved by the city and must be submitted at the time of application;</del></p>
<b>Other</b>		
Communications equipment buildings	SUP	<u>Section 17.28.020(A)</u>
Electrical transformer substations	SUP	
Electronic freeway signs	SUP	Subject to the provisions of Article IV of <u>Chapter 17.76</u>
Fire department stations	P	
Gas meter and control stations of public utilities selling gas	P	
Ferris wheels	SUP	
Humane societies	SUP	
<u>Community-based organizations</u> Club, <del>private nonprofit</del>	P	
Poles.	P	<p><u>Storage of telephone poles and equipment in connection with a telephone company garage and yard, provided that not more than ten telephone poles are stored at any one time; that the storage of poles and equipment is limited to a period of twenty-four hours after delivery to the yard, excepting Sundays and holidays; and that a six-foot masonry wall is erected enclosing the storage space.</u></p>



Use	M-1	Specific Regulations/Notes
		<u>Plans for such wall shall be subject to approval by the commission as to location, design and construction</u>
<b>Temporary Use</b>		
Temporary real estate tract office <sup>(6)</sup>	P	
Travel trailer <sup>(7)</sup>	P	
<b>Retail, Service, and Entertainment</b>		
Adult Business	P	Chapter 17.94
Alcohol Sales Locations	SUP	<u>Section 17.28.100</u>
Animal hospitals	SUP	
Antiques	P	
Auction houses or stores	P	
Bakeries	P	
Banks	P	
Bars	SUP	<u>Section 17.28.100</u>
Barbershops	P	
Battery services	P	
Billiard halls	P	
Bird shops	P	
Body Art Establishments	SUP	<u>Section 17.28.170</u>
Bowling alleys	P	
Boxing arenas	P	
Cafés or restaurants	P	
Carwashes	SUP	<u>Section 17.56.280</u>
Catering or commissary <sup>(1)</sup>	P	
Cocktail lounges	SUP	<u>Section 17.28.100</u>
Comfort stations	P	
Commercial carnival shows	P	
Commercial swimming pools if enclosed in the building	P	
Doctors/Dentists Offices	P	
Dog food catering services, if the use is for distribution and retail sale only, and no manufacturing of dog food is done on the premises	P	
Drive-Through Business Establishments	SUP	<u>Section 17.28.130</u>
Drug stores	P	
Dyeing, retail dyeing and cleaning agencies including spotting, sponging, and pressing only	P	
Dyeing of yarn	P	
Employment agencies	P	
<del>Escort bureaus</del>	<del>P</del>	

Use	M-1	Specific Regulations/Notes
Extracting and bottling of fruit and vegetable juices if no carbonization is used and not more than a total of five horsepower in electric motors is used in connection with the extracting and bottling operations	P	
Feed, retail sale of	P	
Fine arts galleries	P	
Fish, the barbecuing or smoking of fish within a building provided that the oven does not exceed one hundred cubic feet. The fish are to be sold at retail and no fish are cleaned on the premises	P	
Flowers (growing and/or retail sales)	P	
Food markets	P	
Fortunetelling	SUP	
Frozen food lockers	P	
Full service fitness centers	SUP	Subject to provisions in <a href="#">Section 17.56.100</a>
Fitness centers, small	P	Subject to provisions in <a href="#">Section 17.56.110</a>
Furniture stores (new only)	P	
Furniture reupholstering or redecorating stores or shops	P	
Furniture storage	P	
Furrier's shops	P	
Garages, public garages	P	
Gas, distribution depot of a public utility selling and distributing gas	P	
Glass, assembling of stained art glass in sections not larger than nine square feet, using not more than one kiln with a capacity not to exceed eight cubic feet and using such kiln only for baking the pigment on the glass	P	
Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture	P	
Grain, retail sale of	P	
Greenhouses	P	
Grocery stores	P	
Hardware stores	P	
Health centers, if operated by the state or by the county and if no	P	

Use	M-1	Specific Regulations/Notes
patients are given bed treatment on the premises		
Hospitals	SUP	
Ice cream, the freezing of ice cream or ice milk, or both, and its retail sale from a dispensing machine	P	
Jewelry	P	
Laundries	SUP	
Liquor stores	P	
Locksmith stores	P	
Manufacturer's agents, carrying no inventory other than samples	P	
Massage establishments	SUP	<u>Section 17.28.190</u>
Meats, retail sale of	P	
Miniature golf courses	P	
Missions, temporary rescue mission, tent revivals, and neighborhood carnivals	P	Not to exceed thirty days within any six months' period, if not within three hundred feet of any public park or school or any area in zone R-1 or zone R-2. Such use may not be re-established within one mile in the same six months' period
Monuments, retail sale of	P	
Mortuaries	P	
Motion picture film, processing of motion picture film	P	
Nurseries for flowers, plants, and shrubs	P	
Office buildings	P	
Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses	P	
Orchards	P	
Outdoor promotional sales, <del>only as provided in Section 17.56.090</del>	<del>SUP</del>	<u>Section 17.56.305</u>
Outdoor skating rinks and outdoor dance pavilions, <del>if such rinks and pavilions are not within five hundred feet of any residential zone, or any zone of similar restriction in any city or adjacent county</del>	<del>SUP</del>	<u>Must be located at least five hundred (500) feet from residential zone or any zone of similar restriction in adjacent jurisdiction</u>
Paintings, retail sale of	P	
Parking lots, commercial	P	<u>Section 17.60.020</u>
Perfume, the blending of perfume by hand and the bottling thereof, <del>if not</del>	<del>P</del>	<u>No more than six persons employed at any one time</u>

Use	M-1	Specific Regulations/Notes
more than six persons are employed at any one time		
Pet shops	P	
Photo-engraving	P	
Photographic equipment	P	
Plants (the growing and/or retail sale of)	P	
Plating of precious metals, including silver, gold, platinum, bronze, and brass for retail service	P	
Pool halls	P	
Porcelains, the retail sale of	P	
Poultry, the retail sale of dressed poultry	P	Live poultry shall not be kept or maintained on the premises
Poultry hatcheries and sale of baby poultry	P	
Printers or publishers or both (power operated)	P	
Radios	P	
Real estate offices	P	
Reducing salons	P	
Retail stores, shops, or businesses, selling at retail new products and secondhand articles taken in as trade-in on the sale of new articles provided that such sale of secondhand articles is incidental to the sale of new articles and is conducted on the same premises as the sale of new articles, including, but not limited to, those articles listed in this section	P	
Shrubs (the growing and/or retail sale of)	P	
Silver, retail sale of	P	
Skating rinks, ice or roller, when housed in a permanent building	P	
Stationery, retail sale of new stationery	P	
Studios, including interior decorating studios, stores, or shops and record recording studios	P	
Telephone company district offices	P	
Televisions	P	
Tire retreading with not to exceed five press-type molds with	P	

Use	M-1	Specific Regulations/Notes
removable matrices or fifteen band-type electric molds with nonremovable matrices, either type to be used in connection with a public garage, gasoline service station, auto parts and accessories store or retail tire sales shop. The tires processed on the permitted equipment shall be primarily for retail sales		
Theaters	P	
Tile, the retail sale of glazed and ornamental tile	P	
Tombstones, retail sale of	P	
Trailers, rental of house trailers not over one thousand pounds in weight or ten feet long	P	
Transfer companies for furniture and household goods	P	
Veterinary clinics, subject to review, inspection and approval by the city of Lawndale building and safety division and the community development director to ensure that the proposed facility can effectively mitigate odor, noise and waste removal and will not be detrimental to the public health, safety and general welfare	P	
Water service establishments	P	

**Notes:**

1. Uses are required to be conducted wholly within a completely enclosed building and shall comply with performance standards of Section 17.56.150(B).
2. Subject to all of the following standards: a) All automobile detailing operations shall be conducted within a building; b) That a building used for automobile detailing activities shall be equipped with a water purifier, a water and oil separator or other similarly approved equipment and subject to inspection and approval by the city's building inspector to ensure compliance with the city's and applicable federal, state and county laws regarding wastewater treatment. The purifier shall be installed prior to commencement of the automobile detailing operation; c) That a minimum of one parking space shall be provided for every two hundred fifty square feet of gross floor area. Parking spaces and parking areas shall comply with the size, design and maintenance requirements of Chapter 17.72 (Parking and automobile storage); d) This section shall not apply to mobile or temporary automobile detailing businesses and/or services nor does this section permit these types of businesses.
3. Subject to the following requirements: a) Seventy-five percent or more of the total ground floor area of the premises shall be used for retail sales, display of goods, and office space; b) A commercial appearance shall be maintained by office or window display space or both, across all of the street or highway frontage of the building, except doorways, to a depth of not less than two feet if the building has street or highway frontage; c) Any portion of any building or premises used for such light incidental manufacturing shall not be nearer than fifty feet to any residential, or A-1 zone.
4. A state licensed family day care home.



5. Includes all uses customarily found in such parks.

6. A temporary real estate tract office for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years; provided such tract office shall not be used for conducting a general real estate business; any structure used for such purpose at the end of such two years shall be either removed or used for a purpose permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

7. A travel trailer, used by the owner and the owner's family as a temporary residence during construction or reconstruction by such owner of a permanent residence on that site during the period that the residence is not approved for occupancy and a building permit for the construction of such residence is in full force and effect for a period not to exceed six months, after the property owner has obtained a no fee permit from the director, or designee, upon approval of the location of the travel trailer by the building department. With approval from the director, the owner may extend the permit two times, for an additional three month interval each, provided that the building permit is still in full force and effect and reasonable progress has been made. At no time shall permanent utility hookups be installed in conjunction with this use. Should a property owner fail to obtain the required permit, the date that the owner and/or the owner's family began residing in the travel trailer will be deemed the date that the building permit was issued.

~~—Premises shall not be used in zone M-1 except for any uses permitted in zone C-M, except that the following uses are prohibited in zone M-1:~~

~~—A. Dwellings, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his or her immediate family, and except dwellings on the same premises which are legally being used for agricultural purposes, which dwellings are occupied only by persons employed on the premises, and their immediate families;~~

~~—B. Hospitals;~~

~~—C. Hotels;~~

~~—D. Motels;~~

~~—E. Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm;~~

~~—F. Lodginghouses;~~

~~—G. Schools;~~

~~—H. Trailer parks;~~

~~—I. Churches and other religious facilities, subject to the issuance of a special use permit under Section 17.28.150. (Ord. 1045-10 § 10; Ord. 772-94 § 14; Ord. 753-94 § 6; prior code § 3-2-F-1, (1))~~

**~~17.64.020 M-1 light manufacturing zone—Uses permitted conditionally.~~**

~~—The following uses are also permitted except that nothing in this section permits punch presses of over twenty tons rated capacity, drop hammers, or automatic screw machines:~~

~~—Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one hour fire resistant wall;~~

~~—Agricultural contractor equipment, sale, or rental or both;~~

- ~~— Animal experimental research institute;~~
- ~~— Animal hospitals;~~
- ~~— Assembly plants;~~
- ~~— Automobile body and fender repair shops if all operations are conducted inside of a building;~~
- ~~— Automobile detailing businesses subject to standards set forth in Section 17.56.020;~~
- ~~— Automobile painting and upholstering;~~
- ~~— Bags, manufacture of;~~
- ~~— Barrels, storage of empty barrels;~~
- ~~— Baseball parks;~~
- ~~— Batteries, the manufacture and rebuilding of batteries;~~
- ~~— Beds, the manufacture of bedspreads and bedsprings;~~
- ~~— Billboards, the manufacture of billboards;~~
- ~~— Blacksmith shops;~~
- ~~— Boat building;~~
- ~~— Bone products, the manufacture of bone products;~~
- ~~— Book binderies;~~
- ~~— Bottling plants;~~
- ~~— Box factories;~~
- ~~— Breweries;~~
- ~~— Brushes, the manufacture of;~~
- ~~— Building materials, storage of;~~
- ~~— Bus storage;~~
- ~~— Cabinet making;~~
- ~~— Candles, the manufacture of;~~
- ~~— Cannery, except meat or fish;~~
- ~~— Canvas, the manufacture of canvas and products of canvas;~~
- ~~— Car barns for buses and streetcars;~~
- ~~— Carnivals, commercial or otherwise;~~
- ~~— Carpenter shop;~~

- ~~— Carpet cleaning;~~
- ~~— Casein, the manufacture of casein products, except glue;~~
- ~~— Cellophane, the manufacture of cellophane products;~~
- ~~— Ceramics, the manufacture of ceramics;~~
- ~~— Cesspool pumping, cleaning, and draining;~~
- ~~— Cigars, the manufacture of;~~
- ~~— Cigarettes, the manufacture of;~~
- ~~— Circuses;~~
- ~~— Clay products, the manufacture or storage, or both, of clay products, including clay statuary;~~
- ~~— Cleaning and dyeing establishments, wholesale;~~
- ~~— Clocks, manufacture of;~~
- ~~— Cloth, the manufacture of cloth and cloth products, including clothing of all kinds but not tanning;~~
- ~~— Coffee roasting;~~
- ~~— Coffins, the manufacture of;~~
- ~~— Cold storage plants;~~
- ~~— Contractor's equipment yards, including farm equipment and all equipment used in building trades;~~
- ~~— Cork, the manufacture of cork products;~~
- ~~— Cosmetics, the packaging and distribution of pharmaceutical and cosmetic items;~~
- ~~— Cotton storage;~~
- ~~— Creamery;~~
- ~~— Curtain cleaning plants;~~
- ~~— Dairy products depot and manufacture of dairy products;~~
- ~~— Dextrine, manufacture of;~~
- ~~— Distributing plants;~~
- ~~— Dogs:~~
  - ~~i. Dog breeding;~~
  - ~~ii. Commercial dog kennels;~~
  - ~~iii. Dog training schools; provided, that in each case a special use permit is first obtained;~~

- ~~—— Draying yard or terminal;~~
- ~~—— Drugs, the manufacture of, and sale at wholesale, of drugs;~~
- ~~—— Dry goods, the manufacture of and sale at wholesale of, and storage of, dry goods;~~
- ~~—— Dyeing and cleaning, wholesale;~~
- ~~—— Electric appliance assembly;~~
- ~~—— Electrical parts, the manufacture of, the sale at wholesale of, or the storage of, small electrical parts;~~
- ~~—— Electric signs, manufacture of;~~
- ~~—— Electrical transformer substations;~~
- ~~—— Electronic freeway signs, subject to the provisions of Article IV of Chapter 17.76;~~
- ~~—— Emergency shelters subject to the standards applicable to emergency shelters set forth in Section 17.28.020;~~
- ~~—— Emery cloth, the manufacture of;~~
- ~~—— Engines, the manufacture of internal combustion or steam engines; this subsection does not permit a foundry;~~
- ~~—— Engraving, machine metal engraving;~~
- ~~—— Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying disagreeable noise;~~
- ~~—— Feathers, the manufacture or renovation of feather products, or both;~~
- ~~—— Felt, the manufacture of felt;~~
- ~~—— Ferris wheels;~~
- ~~—— Fiber products, including fiberglass, the manufacture of;~~
- ~~—— Fixtures, the manufacture of gas or electrical fixtures, or both;~~
- ~~—— Food products, the manufacture, processing, storage, and sale of, except lard, pickles, sausage, sauerkraut or vinegar;~~
- ~~—— Fox farms;~~
- ~~—— Fruit packing plants;~~
- ~~—— Fuel yards;~~
- ~~—— Fumigating contractors;~~
- ~~—— Fur products, the manufacture of;~~

- ~~— Fur warehouses;~~
- ~~— Furniture, the manufacture of;~~
- ~~— Generators, the manufacture of electrical generators;~~
- ~~— Glass, the production by hand of crystal glass art novelties within a closed building of fire resistant construction;~~
- ~~— Glass, the storage of;~~
- ~~— Gloves, the manufacture of;~~
- ~~— Granite, the grinding, cutting, and dressing of granite;~~
- ~~— Hair products, the manufacture of;~~
- ~~— Harness, the manufacture of;~~
- ~~— Heating equipment, the manufacture of;~~
- ~~— Hemp storage;~~
- ~~— Horn products, the manufacture of;~~
- ~~— Humane societies;~~
- ~~— Ice, the manufacture, distribution and storage of;~~
- ~~— Incinerators, the manufacture of;~~
- ~~— Ink, the manufacture of;~~
- ~~— Iron, ornamental iron works but not including a foundry;~~
- ~~— Jewelry, the manufacture of;~~
- ~~— Knitting mills;~~
- ~~— Laboratories for testing experimental motion picture film;~~
- ~~— Laundries;~~
- ~~— Leather products, the manufacture of;~~
- ~~— Linen and towel suppliers;~~
- ~~— Liquor storage;~~
- ~~— Lubricating oil, the canning and packaging of lubricating oil if not more than one hundred barrels are stored above ground at any one time;~~
- ~~— Lumber yard except the storage of boxes or crates;~~
- ~~— Machine shops;~~



- ~~— Machinery storage yards;~~
- ~~— Machinery, the repair of farm machinery;~~
- ~~— Malt products, the manufacture of;~~
- ~~— Marble, the grinding, cutting, and dressing of;~~
- ~~— Marine oil service station;~~
- ~~— Mattresses, the manufacture and renovation of;~~
- ~~— Medicines, the manufacture of;~~
- ~~— Metals:~~
  - ~~i. Manufacture of products of precious metals;~~
  - ~~ii. Manufacture of metal, steel, and brass stamps, including hand and machine engraving;~~
  - ~~iii. Metal fabricating;~~
  - ~~iv. Metal spinning;~~
  - ~~v. Metal storage;~~
  - ~~vi. Metal working shop;~~
  - ~~vii. Plating and finishing of metals; provided, no perchloric acid is used;~~
- ~~— Motors, the manufacture of electric motors;~~
- ~~— Moving van storage or operating yards;~~
- ~~— Musical instruments, the manufacture of;~~
- ~~— Novelties, the manufacture of;~~
- ~~— Oil, the manufacture of vegetable oil;~~
- ~~— Oleomargarine, the manufacture of;~~
- ~~— Optical goods, the manufacture of;~~
- ~~— Outdoor promotional sales, only as provided in Section 17.56.090 (51);~~
- ~~— Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are not within five hundred feet of any residential zone, or any zone of similar restriction in any city or adjacent county;~~
- ~~— Paint mixing except the mixing of lacquers and synthetic enamels;~~
- ~~— Papier mache statuary, the manufacture of;~~
- ~~— Paper products, the manufacture of, but not including the manufacture of paper itself;~~
- ~~— Perfume, the manufacture of;~~

- ~~— Pest control service, including residential termite control;~~
- ~~— Pharmaceuticals, the manufacture and packaging of;~~
- ~~— Phonographs, the assembly of;~~
- ~~— Phonograph records, the manufacture of, including the grinding and processing of the basic materials used in connection therewith;~~
- ~~— Plaster, the storage of;~~
- ~~— Plastics, the molding of plastics including the light manufacturing of products thereof, provided all grinding operations are conducted within an interior room;~~
- ~~— Plumbing shops and plumbing contractor's shops;~~
- ~~— Polish, the manufacture of;~~
- ~~— Pottery, the manufacture of;~~
- ~~— Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building;~~
- ~~— Presses, hydraulic presses for the molding of plastics;~~
- ~~— Produce yards or terminals;~~
- ~~— Putty, the manufacture of;~~
- ~~— Radios, the assembly of;~~
- ~~— Recycling facility, small, if established, operated and maintained in accordance with the provisions of Chapter 17.96;~~
- ~~— Refrigeration plants;~~
- ~~— Riding academies;~~
- ~~— Roofing contractor's establishments;~~
- ~~— Rope, the manufacture and storage of;~~
- ~~— Rubber, the processing of raw rubber if:~~
  - ~~i. The rubber is not melted,~~
  - ~~ii. Where a banbury mixer is used, the dust resulting therefrom is washed;~~
- ~~— Rug cleaning plant;~~
- ~~— Rugs, the manufacture of;~~
- ~~— Saddles, the manufacture of;~~
- ~~— Sand, the washing of sand to be used in sandblasting;~~

- ~~— Sandpaper, the manufacture of;~~
- ~~— Sash and door manufacturing;~~
- ~~— Sheet metal shops;~~
- ~~— Shell products, the manufacture of;~~
- ~~— Shoes, the manufacture of;~~
- ~~— Shoe polish, the manufacture of;~~
- ~~— Shooting galleries;~~
- ~~— Signs, the manufacture of;~~
- ~~— Sodium glutamate, the manufacture of;~~
- ~~— Soft drinks, the manufacture and bottling of;~~
- ~~— Springs, the manufacture of;~~
- ~~— Stables;~~
- ~~— Starch, the mixing and bottling of starch;~~
- ~~— Statuary, the manufacture of clay, papier mache and stone statuary and monuments;~~
- ~~— Stencils, the manufacture of;~~
- ~~— Stone, marble, and granite, grinding, dressing and cutting;~~
- ~~— Storage in the M-1 zone not in an enclosed building pursuant to the requirements set out in Section 17.64.030;~~
- ~~— Stove polish, the manufacture of;~~
- ~~— Textiles, the manufacture of textiles including clothing and upholstery;~~
- ~~— Tire retreading;~~
- ~~— Tools, the manufacture of;~~
- ~~— Toys, the manufacture of;~~
- ~~— Trailers, the manufacture of;~~
- ~~— Truck storage or rental;~~
- ~~— Type, the manufacture of printer's type;~~
- ~~— Valves, the storage and repair of oil well valves;~~
- ~~— Venetian blinds, the manufacture of;~~
- ~~— Ventilating ducts, the manufacture of;~~

- ~~— Veterinaries, the consulting office and hospital of a veterinary;~~
- ~~— Vitamin tablets, the manufacture of;~~
- ~~— Wallboard, the manufacture of;~~
- ~~— Warehouses, storage warehouses;~~
- ~~— Watches, the manufacture of;~~
- ~~— Welding;~~
- ~~— Wharves;~~
- ~~— Window shades, the manufacture of;~~
- ~~— Wine storage and manufacture;~~
- ~~— Wood, the manufacture of wood products; this section does not permit a planing mill;~~
- ~~— Wood yards;~~
- ~~— Woolen goods, the manufacture and storage of;~~
- ~~— Yarn, the dyeing of yarn and manufacture of yard products. (Ord. 1091-13 § 3; Ord. 876-00 § 7; Ord. 835-97 § 3; Ord. 831-97 § 10; prior code § 3-2-F-1(2))~~

**~~17.64.022 M-1 light manufacturing zone—Adult business.~~**

~~—The operation of an adult business as defined in Chapter 17.94, shall be permitted in the M-1 zone subject to compliance with each of the requirements of Chapter 17.94. (Ord. 776-95 § 6; Ord. 771-94 § 4)~~

**17.64.030 M-1 light manufacturing zone—Outside storage requirements.**

All outdoor storage in the M-1 zone shall be subject to a special use permit and the regulations in this section. The standards in this section shall not apply to outdoor sales and display areas for new or used automotive sales.

A. Outdoor storage uses shall be conducted and maintained in a neat and orderly manner, and all outdoor storage areas shall be fully paved with asphaltic cement, concrete, or other material as approved by the planning commission.

B. Outdoor storage uses shall be completely concealed from view from nearby public rights-of-way, streets and adjoining properties by buildings or solid fences or walls not less than eight feet in height. All required fences and walls shall be decorative and constructed of materials approved for such use by the community development director.

C. At no time shall the goods, materials, merchandise, machines or equipment being stored or stacked exceed the height of the screen wall if visible from the public right-of-way or adjoining properties.

D. No outdoor storage uses shall be permitted in a required off-street parking area, driveway area, or in a public right-of-way.

E. Entry gates, if any, shall be screened with solid view obscuring materials such as wood or aluminum baked panels. Slats through chain-linked gates shall not be considered solid, view obscuring materials.

F. The use of shipping containers as a method of outdoor storage shall be permitted, subject to all provisions of this section. Containers shall not be stacked in any manner, and shall be completely screened with solid fences or walls. The height of each individual container shall be limited to eight feet six inches high. Placement of containers shall not interfere in any way with required off-street parking or driveway areas.

G. Site and landscaping plans shall be submitted to the department of community development for approval and shall be developed and maintained as approved. (Ord. 1136-17 § 8; prior code § 3-2-F-1(2))

**17.64.040 M-1 light manufacturing zone—Uses permitted by commission.**

Any similar enterprises or businesses or other enterprises or businesses which, in the opinion of the commission, are not more obnoxious or detrimental to the public welfare than the enterprises enumerated in Section [17.64.0120](#), are permitted. (Prior code § 3-2-F-1 (3))

**17.64.090 IPD industrial planned development—Definition—Applicability.**

“Industrial planned development” for the purposes of this section shall mean, within the light manufacturing M-1 zone, any project constructed in one or more phases for industrial uses on one or more parcels aggregating twenty thousand (20,000) square feet or more in area. If the owner of one or more parcels develops related projects on such parcels aggregating twenty thousand (20,000) square feet in area to avoid the application of this section, the project developed later in time shall be developed in such a manner so that the projects taken together meet the requirements of this section. Where the value of the new construction is less than fifty (50) percent of the value of the existing structures upon the parcel or parcels as determined by the property assessor’s last equalized assessment roll, this section shall not apply. (Prior code § 3-2-F-3(a))

**17.64.100 IPD industrial planned development—Intent.**

The intent of Sections [17.64.090](#) through [17.64.160](#) is to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments which provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature. (Prior code § 3-2-F-3(b))

**17.64.110 IPD industrial planned development—Special use permit required.**

No industrial planned development project shall be established within the city (from the effective date of the ordinance codified in this chapter), without having first obtained a special use permit. (Prior code § 3-2-F-3(c))

**17.64.120 IPD industrial planned development—Basis for permit approval.**



Approval of a special use permit shall be based upon findings that the proposed use and development complies with the intent of industrial planned development as set forth in Section [17.64.100](#). (Prior code § 3-2-F-3(f))

**17.64.130 IPD industrial planned development—Specific permit considerations.**

The following are examples of specific factors that shall be considered in special use permit deliberations:

- D. ~~A.~~ Compatibility of the proposed uses with adjacent public and private properties and development;
- B. Design and aesthetics of the proposed project, especially as it relates to surrounding development;
- C. Adequacy of public facilities, services and utilities in relation to the proposed project including but not limited to streets, sewers, storm drains, fire and police service, gas, telephone and electricity;
- D. Dust, smoke, heat, light, noise, odor and vibration generating potential of the proposed project. (Prior code § 3-2-F-3(g))

**17.64.140 IPD industrial planned development—Environmental review required.**

Industrial planned developments shall be approved only after a comprehensive environmental review has been submitted by the applicant as required by the California Environmental Quality Act. (Prior code § 3-2-F-3(d))

**17.64.150 IPD industrial planned development—Uses permitted.**

The following are permitted IPD uses: any uses permitted in the M-1 zone as outlined in Section [17.64.010](#) except the following items:

- Acetylene;
- Barrels, storage of empty barrels;
- Baseball parks;
- Batteries, the manufacture and rebuilding thereof;
- Billboards, the manufacture of;
- Breweries;
- Building materials, storage of;
- Bus storage;
- Car barns for buses and streetcars;
- Carnivals, commercial or otherwise;
- Cesspool pumping, cleaning and draining;
- Circuses;

— Dogs;

D. ~~i.~~ Breeding,

ii. Commercial kennels,

iii. Training schools;

— Electrical transformer substations;

— Ferris wheels;

— Fox farms;

— Fuel yards;

— Humane societies;

— Lubricating oil, canning and packaging;

— Machinery storage yards;

— Marine oil service station;

— Oil, the manufacture of vegetable oil;

— Oleomargarine, the manufacture of;

— Outdoor skating rinks and outdoor dance pavilions;

— Plaster, the storage of;

— Poultry and rabbits, wholesale and retail sale including slaughtering within a building;

— Produce yards or terminals;

— Riding academies;

— Rubber, the processing of raw rubber;

— Sand, the washing of sand to be used in sandblasting;

— Shooting galleries;

— Tire retreading;

— Truck storage or rental;

— Valves, the storage and repair of oil well valves;

— Wallboard, the manufacture of;

— Wharves;

— Wood yards. (Prior code § 3-2-F-3(e))

**17.64.160 IPD industrial planned development—Minimum standards and restrictions.**

The following general guidelines are minimum standards and restrictions to be imposed on industrial planned developments. Any of the following provisions may be modified if other conditions which equally satisfy the spirit and purpose of this section are applied. In granting a special use permit any conditions deemed necessary or desirable so that the provisions of this section are complied with and adverse impacts minimized shall be made a part of the approval:

D. ~~—A.—~~ Design.

D. ~~—1.—~~ The project design and materials utilized in construction shall be compatible with the proposed use and surrounding zoning and development. Traffic patterns, neighboring land use and aesthetics shall all be considered. Sufficient space shall be provided to meet on-site parking, loading and maneuvering needs, and to ensure the safe movement of vehicles and pedestrians on and around the site.

2. Structures, parking areas, fences, walls, landscaping, lighting and approved storage areas shall have a coordinated design according to a specific development scheme.

B. Setbacks. The minimum front yard setback shall be ten feet and there shall be no required side and rear yard setbacks except when adjacent to a residential zone, in which case there shall be a minimum fifteen-foot setback increasing by one foot for each additional two feet in height over ten feet, up to a maximum setback of twenty feet.

C. Floor Area Ratio. The total building floor area shall not exceed six and a half times the buildable area of the lot.

D. Height. The maximum height shall not exceed sixty-five (65) feet unless otherwise approved by the planning commission.

E. Lot Coverage. Maximum building area or lot coverage shall not exceed eighty (80) percent of the lot.

F. Walls and Fences. The project shall include a minimum six-foot high decorative masonry block perimeter wall and eight-foot high wall when adjacent to a residential zone, reducing to forty-two (42) inches in the front ten feet. All height measurements will be taken from finished grade of the side with the highest finished grade. Materials, textures, colors and design shall be compatible with the on-site development, the adjacent properties and the neighborhood.

G. Outdoor Storage. Outdoor storage shall be permitted provided such storage is behind a minimum eight-foot high decorative block wall or equivalent as provided and measured in subsection F of this section.

H. Landscaping and Irrigation. Landscaping shall comprise a minimum of ten (10) percent of the gross site area. A specific landscaping and irrigation plan, to include the parkway and replacement of mature trees with minimum twenty-four-inch box specimen trees, shall be submitted to the department of community development for approval. All irrigation systems shall be equipped with an automatic timer.

I. Energy Conservation. Energy conservation features shall be incorporated into the design of the project and be defined by the applicant in application for approval of the project. Considerations of design concerning the natural environment, such as preservation of existing trees and topography and orienting the buildings to take advantage of active and passive solar energy, shall also be defined.

J. Trash Storage. Trash storage area shall be centrally located, of a sufficient size to serve the project and shall be enclosed by a six-foot high decorative masonry block wall to be color-compatible with the project. A gate opening of sufficient width to permit the removal and replacement of a standard size commercial trash bin also shall be provided and shall be constructed of solid, decorative material.

K. Lighting. Exterior lighting shall be designed to enhance the appearance and security of the project and directed away from adjacent properties, and shall be installed according to an approved lighting plan.

L. Drainage. All drainage for the project shall be conducted by the public right-of-way according to an approved drainage plan.

M. Utilities. All on-site utilities, telephone lines, and other transmission lines shall be underground. All radio or television antennas shall be installed interior to the building.

N. Security. Security provisions incorporated into the building shall be defined in the application for approval of the project.

O. Signs. Signing for the project shall be developed according to a sign plan approved by the commission. Sign area shall be limited to one square foot of sign area for each linear foot of street frontage or building frontage. Freestanding pole signs over twenty feet in height shall be prohibited. Monument signs shall be preferred.

P. Parking.

1. The required number of off-street parking spaces for an industrial planned development shall be determined by the use and building floor area as follows:

a. General office or research and development: one space for each three hundred (300) gross square feet of floor area;

b. Manufacturing: one space for each five hundred (500) gross square feet of floor area, or one for every employee on the largest shift, whichever is greater;

c. Warehouse: one space for each one thousand (1,000) gross square feet of floor area.

2. The design of all required parking spaces and parking areas shall comply with the requirements of Chapter 17.72.

Q. Driveway Approach Access. Minimum driveway approach access standards shall be in accordance with Los Angeles County Standard Specifications for Public Works Construction, 2000~~1988~~ Edition.

R. Paving. All areas other than planting areas shall be paved with a minimum of four inches asphaltic cement~~A-C~~ or the equivalent.

S. Loading and Unloading. Adequate access shall be provided for loading and unloading of commercial vehicles as provided in Section 17.72.140. No loading or unloading shall be permitted on any public street.

T. Development Schedule. Projects which are to be developed in phases shall be developed according to an approved schedule. Occupancy, unless otherwise indicated, shall be prohibited until all required improvements have been completed.

U. Division of Lots or Parcels. All provisions of the Subdivision Map Act and Title 16 of this code shall apply to the subdivision of lots or parcels. However, no subdivision granted under the provisions of this section shall be approved without appropriate conditions of approval. (Ord. 662-90 § 6; prior code § 3-2-F-3 (h))

**~~17.64.170 Service stations in industrial zones.~~**

~~—Automobile service stations in the industrial zones shall comply with those zoning regulations set forth in Sections 17.56.210 through 17.56.260. (Prior code § 3-2-F-4)~~



## Chapter 17.70 Specific Plan

### **Section 17.70.010, Districts established.**

All Specific Plan (SP) zones shall be indicated on the zoning map by the SP designation.

### **Section 17.70.020, Permitted uses and development standards.**

Refer to the individual specific plan document for a detailed description of each specific plan area and the development standards applicable to each specific plan.

#### 17.72.160 Off-street parking—Number of spaces required.

The number of off-street parking spaces required for commercial or industrial use shall be as follows:

Bowling alleys	Three for every bowling lane. Additional parking spaces for balance of building calculated according to use
Cafés, cafeterias, restaurants, bars, cocktail lounges, night clubs, and other similar places dispersing food or refreshments	One for every three fixed seats or one for every thirty-five square feet of seating area, where there are no fixed seats, plus one employee parking space for each two hundred square feet of gross floor area
Commercial offices: professional business or administration offices	One for every three hundred square feet of gross floor area
Emergency shelter	One parking space per on duty staff person <del>and one parking space for every four beds</del>
Hospitals	One for every patient bed, plus one for every two employees on the largest shift
Hotels and motels	One for every room or two for every room with a kitchen and two for every manager's unit plus one for every two employees on the largest shift
Industrial uses	One for every five hundred square feet of gross floor area or one for every employee on the largest shift, whichever is greater
Medical and personal services: medical clinics, doctor's office, dentist, animal clinics, barber shops, beauty salons, tanning salons, health clubs	One for every two hundred feet of gross floor area, except as otherwise provided in the Hawthorne Boulevard Specific Plan

Public assembly: churches, clubs, lodges, fraternal organizations, social halls, assembly halls, dance halls, theaters, spectator stands	One for every two fixed seats or one for every thirty-five square feet of seating area where there are no fixed seats
Retail establishments: dept. stores, furniture stores, appliance sales, automobile sales and repair	One for every two hundred fifty square feet of gross floor area
Sanitariums, convalescent and rest homes	One space for every three patient beds, plus one for every two employees on the largest shift
Schools: business, trade, private	One for every two fixed seats or one for every twenty-five square feet of seating area where there are no fixed seats
Single room occupancy (SRO)	One parking space for the resident manager, one space per single occupancy room, two spaces per SRO double occupancy room and one space per every two SROs for guest parking
Trailer parks	Two for every trailer space and one for every two and one-half trailers for guest parking
Warehouses	One for every thousand square feet of gross floor area

## **Chapter 17.92 TRAVEL DEMAND MANAGEMENT PROGRAM**

### **17.92.010 Definitions.**

The following words or phrases shall have the following meanings when used in this chapter:

A. "Alternative transportation" means the use of modes of transportation other than the single-passenger motor vehicle, including but not limited to carpools, vanpools, buspools, public transit, walking and bicycling.

B. "Applicable development" means any development project that is determined to meet or exceed the project size threshold criteria contained in Section [17.92.030](#).

C. "Buspool" means a vehicle carrying sixteen or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule.

D. "Carpool" means a vehicle carrying two to six persons commuting together to and from work on a regular basis.

E. The California Environmental Quality Act (CEQA). [Public Resources Code](#) Section 21000 et seq., which requires all jurisdictions in the state of California to evaluate the extent of environmental degradation posed by proposed development.

F. "Developer" means the builder who is responsible for the planning, design and construction of an applicable development project. A developer may be responsible for implementing the provisions of this chapter as determined by the property owner.

G. "Development" means the construction or addition of new building square footage. Additions to buildings which existed prior to the adoption of the ordinance codified in this chapter and which exceed the thresholds defined in Section [17.92.030](#) shall comply with the applicable requirements but shall not be added cumulatively with existing square footage; existing square footage shall be exempt from these requirements. All calculations shall be based on gross square footage.

H. "Employee parking area" means the portion of total required parking at a development used by onsite employees. See Section [17.72.160](#) for off-street parking requirements for commercial or industrial uses.

I. "Preferential parking" means parking spaces designated or assigned through use of signs or painted space markings for carpool and vanpool vehicles carrying commute passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for single-occupant vehicles.

J. "Property owner" means the legal owner of a development. The property owner shall be responsible for complying with the provisions of this chapter either directly or by delegating such responsibility as appropriate to a tenant and/or his agent.

K. South Coast Air Quality Management District (SCAQMD). The regional authority appointed by the California State Legislature to meet federal standards and otherwise improve air quality in the South Coast Air Basin (the nondesert portions of Los Angeles, Orange, Riverside and San Bernardino Counties).

L. "Tenant" means the lessee of facility space at an applicable development project.

M. “Transportation demand management (TDM)” means the alteration of travel behavior—usually on the part of commuters—through programs of incentives, services and policies. TDM addresses alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether (as is the case in telecommuting or compressed work weeks).

N. “Trip reduction” means reduction in the number of work-related trips made by single-occupant vehicles.

O. “Vanpool” means a vehicle carrying seven or more persons commuting together to and from work on a regular basis; usually a vehicle with a seating arrangement designed to carry seven to fifteen adult passengers on a prepaid subscription basis.

P. “Vehicle” means any motorized form of transportation including, but not limited to automobiles, vans, buses and motorcycles. (Ord. 723-93 § 1)

#### **17.92.020 Review of transit impacts.**

A. Prior to approval of any development project for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of the ordinance codified in this chapter shall be exempted from this requirement. The “Transit Impact Review Worksheet” contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRs and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, in order to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures identified by the transit operator shall be evaluated in the draft EIR prepared for the project. Related mitigation measures which are adopted shall be monitored through the mitigation monitoring requirements of CEQA.

B. Phased development projects, development projects subject to a development agreement, or development projects requiring subsequent approvals need not repeat this process as long as no significant changes are made to the project. It shall remain the discretion of the city to determine when a project is substantially the same and therefore covered by a previously certified EIR. (Ord. 723-93 § 1)

#### **17.92.030 Transportation demand and trip reduction measures.**

A. Prior to approval of any applicable development project, the applicant shall make provision for, at a minimum, all of the applicable transportation demand management and trip reduction measures provided in this section.

1. ~~1.~~ All facilities and improvements constructed or otherwise required shall be maintained in a state of good repair.

1.2. TDM plans must incorporate monitoring and enforcement of TDM targets as part of the TDM plan.

B. Nonresidential developments of twenty-five thousand square feet or more shall provide the following to the satisfaction of the city:



1. A bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:

- a. Current maps, routes and schedules for public transit routes serving the site;
- b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- c. Ridesharing promotional material supplied by commuter-oriented organizations;
- d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
- e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

C. Nonresidential developments of fifty thousand square feet or more shall comply with subsection B of this section and shall provide all of the following measures to the satisfaction of the city:

1. Not less than ten percent of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for a development permit to the satisfaction of the city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants, provided that at all times at least one space for projects of fifty thousand square feet to one hundred thousand square feet and two spaces for projects over one hundred thousand square feet will be signed/stripped for carpool/vanpool vehicles.

2. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

3. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first fifty thousand square feet of nonresidential development and one bicycle per each additional fifty thousand square feet of nonresidential development. Calculations which result in a fraction of one-half or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker, accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and locations (e.g., provision of racks, lockers or locked room) shall be to the satisfaction of the city.

D. Nonresidential developments of one hundred thousand square feet or more shall comply with subsections B and C of this section, and shall provide all the following measures to the satisfaction of the city:

1. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers;

2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;

3. If determined necessary by the city to mitigate the project impact, bus stop improvements must be provided. The city will consult with the local bus services providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops;

4. Safe and convenient access from the external circulation system to bicycle parking facilities on site. (Ord. 723-93 § 1)

#### **17.92.040 Monitoring.**

Any new nonresidential development subject to the provisions of this chapter shall be required to indicate on the building plans the relevant TDM requirements, and shall be monitored onsite by the department of building and safety and the planning department of the city for conformance to this chapter prior to issuance of certificate of occupancy. (Ord. 723-93 § 1)

#### **17.92.050 Enforcement.**

Any person violating any of the provisions or failing to comply with any of the requirements of this chapter is guilty of a misdemeanor, subject to penalties described in Section [1.08.020](#) of this code. (Ord. 723-93 § 1)

## Chapter 8.20 Noise Control

### Section 8.20.085 Definitions.

As used in this chapter, specific words and phrases are defined as follows:

“A-weighted sound level” shall mean the sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

"Adjusted ambient noise level" means the measured ambient noise level plus three dB(A). Three dB(A) is the industry-accepted threshold of human perceptibility for a change in the noise environment.

“Ambient noise level” shall mean the composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

“Community Noise Equivalent Level (CNEL) shall mean the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night between 10:00 PM and 7:00 AM.

“Decibel (dBA)” shall mean a unit for measuring the amplitude of a sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of pressure of the sound measured to the reference pressure of twenty (20) micro-pascals.

“Equivalent sound or noise level ( $L_{eq}$ )” shall mean the sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

“Habitable room” shall mean any room meeting the requirements of the California Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

“Impulsive noise” shall mean a noise of short duration usually less than one second and of high intensity, with an abrupt onset and rapid decay. Such objectionable noises may also be repetitive.

“Intrusive noise” shall mean that noise that intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence and tonal information content, as well as the prevailing ambient noise level.

“ $L(n)$ ” shall mean the A-weighted sound level exceeded during a certain percentage of the sample time. For example,  $L_{10}$  in the sound level exceeded 10 percent of the sample time. Similarly,  $L_{50}$ ,  $L_{90}$ ,  $L_{99}$ , etc.

“Noise” shall mean any unwanted sound or sound that is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying.

“Outdoor living area” shall mean outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

“Sound level (noise level)” shall mean the weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

“Sound level meter” shall mean an instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

“Single Event Noise Exposure Level (SENEL)” shall mean the dBA level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

## Section 8.20.090 Noise and Vibration Standards

### A. Exterior Noise Standards

1. The following noise standards for maximum allowable noise level due to stationary and mobile noise sources shall apply to all development and infrastructure projects, unless otherwise specifically indicated:

**Table 8.20.090A**

Type of Land Use	Exterior Noise Standards <sup>1</sup>	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
<b>All single-family residential properties<sup>2</sup></b>	55 dB(A)	50 dB(A)
<b>All multifamily residential properties and mobile home parks<sup>2</sup></b>	60 dB(A)	55 dB(A)
<b>Sensitive non-residential uses, including but not limited to schools, daycares, and hospitals</b>	60 dB(A)	55 dB(A)
<b>All commercial property</b>	70 dB(A)	65 dB(A)
<b>The residential portion of mixed-use properties<sup>2</sup></b>	60 dB(A)	55 dB(A)

1. Hourly Average (Leq).
2. All rooftop mechanical equipment shall be screened from view and the noise level shall not exceed a maximum 50 dB(A) level at the adjacent property line.

2. The exterior noise standards shall be applied at the point closest to the noise source along the property line of the residential receiving property.

3. In the event the ambient noise level exceeds the noise standards identified in Table 8.20.090(A) of this section, the "adjusted ambient noise level" shall be applied as the noise standard. In cases where the noise standard is adjusted due to a high ambient noise level, the noise standard shall not exceed the "adjusted ambient noise level," or 70 dB(A), whichever is less. In cases where the ambient noise level is already greater than 70 dB(A), the ambient noise level shall be applied as the noise standard.

#### B. Interior Noise Standards

1. The following noise standards for maximum allowable noise level due to stationary and mobile noise sources shall apply to all development and infrastructure projects, unless otherwise specifically indicated:

**Table 8.20.090B**

Type of Land Use	Interior Noise Standards <sup>1</sup>	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
All single-family residential properties <sup>2</sup>	45 dB(A)	40 dB(A)
All multifamily residential properties and mobile home parks <sup>2</sup>	45 dB(A)	40 dB(A)
Sensitive non-residential uses, including but not limited to schools, daycares, and hospitals	45 dB(A)	40 dB(A)
All commercial property	50 dB(A)	45 dB(A)
The residential portion of mixed-use properties <sup>2</sup>	50 dB(A)	45 dB(A)

1. Hourly Average (Leq).

2. Applies to "habitable room."

2. In the event the ambient noise level exceeds the noise standards identified in Table 8.20.090(A) of this section, the "adjusted ambient noise level" shall be applied as the noise standard. In cases where the noise standard is adjusted due to a high ambient noise level, the noise standard shall not exceed the "adjusted ambient noise level," or 70 dB(A), whichever is less. In cases where the ambient noise level is already greater than 70 dB(A), the ambient noise level shall be applied as the noise standard.

#### C. Sensitive Uses Development Projects.

1. New residential developments, mixed-use developments with a residential component, and other noise-sensitive development (including, but not limited to schools, day cares, hospitals) shall be designed to minimize noise exposure to sensitive uses through the incorporation of site planning and architectural techniques.

2. New discretionary projects which have the potential to generate noise impacts which exceed the standards identified in this Chapter shall be required to submit acoustical studies. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and



mitigation measures necessary to ensure compliance with the noise standards established in this Chapter.

3. Residential projects located adjacent to railroad lines shall follow the Federal Transit Administration vibration screening distance criteria to prevent residential uses from being exposed to vibrations exceeding 72 VdB for frequent events (more than 70 events per day), 75 VdB for occasional events (30-70 events per day), or 80 VdB for infrequent events (less than 30 events per day).

4. Applicants of projects requiring discretionary approval shall submit a vibration impact study if said project's construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings. The study shall include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California Department of Transportation's Construction Vibration Guidance Manual.

## **Updates to Zoning Code (Title 17)**

### ***Chapter 17.44 Setback Requirements, 17.44.020 Encroachment prohibited—Exceptions***

A person shall not build, add, alter, expand or extend any portion of a building or structure into any required setback or yard area, except as follows:

K. Filters, heating systems, pumps, air blowers or other similar mechanical equipment installed to service a pool, spa or jacuzzi may be located in a required side or rear setback, provided that the noise level shall not exceed 40 dBA ~~CNEL~~Leq as measured from the property line of the property on which such equipment is located.

L. Air-conditioning equipment not wider than eight feet measured parallel to the building wall of which it is part, may extend a maximum of two feet into a required side or rear yard setback, provided that in no event shall it be closer than three feet to a side or rear property line. The noise level of such equipment shall not exceed 40 dBA ~~CNEL~~Leq as measured from the property line of the property on which such equipment is located.

### ***Chapter 17.94, Adult-Oriented Businesses, 17.94.040 Findings/requirements***

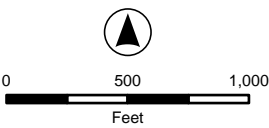
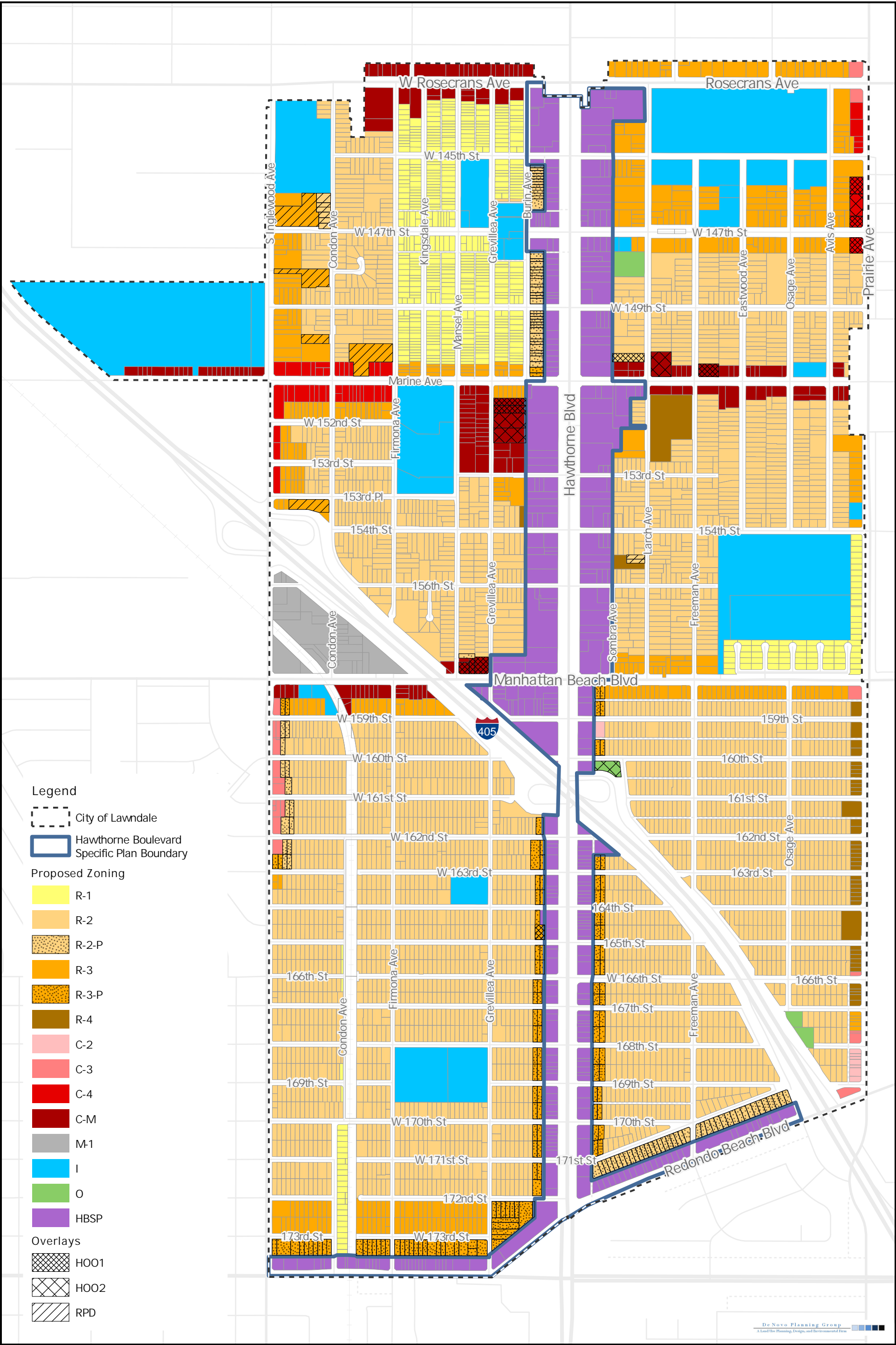
A. The community development director shall issue an adult-oriented business permit within fifteen days of receipt of a complete application if the director finds that:

19. The adult-oriented business shall not permit noise generated inside said premises to exceed 55 dBA ~~BbA~~Leq as measured at any point on the property line separating the property on which the adult business is located from adjacent properties.

### ***Chapter 17.96, Recycling Facilities, 17.96.040, Criteria and standards***

12. Small collection facilities shall not exceed noise levels of 55 dBA Leq as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed 60 dBA Leq at the nearest property line adjacent to the host site.



**ATTACHMENT C**  
**Draft Zoning Map Amendment**



Sources: Orange County GIS; City of Lawndale. Map date: April 3, 2024.

**ATTACHMENT D**  
**Environmental Analysis for CEQA Section 15183**





# ENVIRONMENTAL ANALYSIS FOR CEQA SECTION 15183

FOR THE

## HAWTHORNE BOULEVARD SPECIFIC PLAN AND ZONING CODE UPDATE

NOVEMBER 2024

*Prepared for:*

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Community Development Department  
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D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm





ENVIRONMENTAL ANALYSIS FOR  
CEQA SECTION 15183

FOR THE  
HAWTHORNE BOULEVARD SPECIFIC PLAN  
AND ZONING CODE UPDATE

NOVEMBER 2024

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## 1.0 INTRODUCTION AND OVERVIEW

The City of Lawndale (City) is the Lead Agency under the California Environmental Quality Act (CEQA). California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that additional environmental review shall not be required for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located; (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

### LAWDALE GENERAL PLAN AND EIR

In December 2023, the City of Lawndale adopted its comprehensive General Plan Update (Lawndale General Plan or General Plan). The Lawndale General Plan is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout the City of Lawndale and the Sphere of Influence (collectively referred to as the Planning Area). It is intended to be an expression of the community's vision for the City and Planning Area, and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City's 2021-2029 Housing Element was adopted on February 7, 2022 and was not part of the comprehensive General Plan Update.

The General Plan Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the City Limits and Planning Area (Figure LU-1 of the Land Use Element). Table 1, *Lawndale General Plan Land Use Development Potential Summary*, summarizes the expected development capacity within the Planning Area based on reasonable density assumptions for the City and Sphere of Influence (SOI), consistent with the General Plan Land Use Map.

The environmental impacts resulting from implementation of future development consistent with the land use densities and intensities established in the General Plan have been evaluated in the Lawndale General Plan Update Final Environmental Impact Report (General Plan FEIR) (State Clearinghouse No. 2022120088). The General Plan FEIR is a program EIR and was prepared in accordance with CEQA and the CEQA Guidelines. The program EIR comprehensively evaluated environmental impacts that would result from General Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.



## CEQA ASSESSMENT

An Environmental Review has been prepared pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether there are project-specific significant effects that are peculiar to the Hawthorne Boulevard Specific Plan and Zoning Code Update (Project) or the site and if the proposed Project meets the conditions for a streamlined environmental review process.

## SUMMARY OF FINDINGS

The Environmental Review provides an analysis of the proposed Project with respect to the Project's consistency with the Lawndale General Plan, the analysis contained in the General Plan FEIR, and any site-specific environmental impacts or cumulative impacts that may result from Project implementation.

As explained in the following pages, the proposed Project is consistent with the General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards. This evaluation concludes the proposed Project, a comprehensive update to the Hawthorne Boulevard Specific Plan and amendments to the City's Municipal Code and Zoning Map to provide consistency with the General Plan, is within the scope of the General Plan FEIR, and that no further CEQA documentation is required.

**Table 1: Lawndale General Plan Land Use Development Potential Summary**

Land Use Designation	Housing Units	Population	Non-Residential Square Footage	Jobs
<b>Low Density Residential (LDR)</b>	420	1,537	0	0
<b>Medium Density Residential (MDR)</b>	5,534	18,404	0	0
<b>High Density Residential (HDR)</b>	3,464	9,418	0	0
<b>Commercial (C)</b>	311	706	836,681	1,673
<b>Industrial (I)</b>	0	0	459,130	612
<b>Open Space (OS)</b>	27	62	0	0
<b>Public Facilities (PF)</b>	0	0	1,124,243	1,124
<b>Hawthorne Boulevard Specific Plan (HBSP)</b>	3,931	11,017	2,484,823	4,970
<b>City Total</b>	<b>13,688</b>	<b>41,144</b>	<b>4,904,877</b>	<b>8,379</b>
<b>Low Density Residential (LDR)</b>	1,717	6,286	0	0
<b>Commercial (C)</b>	0	0	382,651	765
<b>Public Facilities (PF)</b>	0	0	63,498	63
<b>SOI Total</b>	<b>1,717</b>	<b>6,286</b>	<b>446,149</b>	<b>829</b>
<b>Grand Total</b>	<b>15,405</b>	<b>47,430</b>	<b>5,351,026</b>	<b>9,208</b>
Notes: SOI: Sphere of Influence Numbers are rounded to the nearest whole number.				



## 2.0 PROJECT DESCRIPTION

### PROJECT LOCATION

The City of Lawndale is located in the South Bay area of Los Angeles County, approximately 10 miles southwest of downtown Los Angeles. The City is approximately 1.9 square miles (1,241 acres) and is bounded by the City of Hawthorne to the north and west, by unincorporated areas of Los Angeles County and the City of Gardena to the east, by the City of Torrance to the south, and by the City of Redondo Beach to the south and west. Regional access to the City is provided by Interstate 405, a major north-south highway which provides access to Lawndale and the greater Los Angeles region.

The Hawthorne Boulevard Specific Plan (Specific Plan or HBSP) area spans the length of Hawthorne Boulevard and the north sides of Artesia Boulevard and Redondo Beach Boulevard within the City Limits. The HBSP area consists of approximately 103.3 acres, excluding the public right-of-way. Figure 1, *City of Lawndale and HBSP Boundaries*, shows the HBSP area in relation to the City Limits. The proposed HBSP would apply to the HBSP area, while the proposed Zoning Code Update would apply citywide.

### ENVIRONMENTAL SETTING

The Lawndale General Plan is primarily implemented by the City's Zoning Ordinance (Title 17, *Zoning*, of the Lawndale Municipal Code). The stated purpose of the Zoning Ordinance is to designate, regulate, and restrict the location and use of buildings, structures, and land for residence, commerce, trade, industry, or other purposes; to regulate and limit the height, number of stories, and size of buildings and other structures hereafter erected or altered; to regulate and determine the size of yards and other open spaces; and to regulate and limit the density of population and, for said purposes, to divide the city into zones of such number, shape, and area as may be deemed best suited to carry out these regulations and to provide for their enforcement, in accordance with the comprehensive general plan.

State planning and zoning law (California Government Code Section 65000 et seq.) establishes that zoning ordinances are required to be consistent with the general plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the general plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]).

The Specific Plan oversees the development of the Hawthorne Boulevard corridor and the north side of both Artesia Boulevard and Redondo Beach Boulevard. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the area. The Specific Plan was originally adopted in June 1999 and has undergone various amendments since its adoption. The HBSP plays an important role for the City's development, placing emphasis on the revitalization of businesses and maintaining economic growth along Hawthorne Boulevard and other vital commercial thoroughfares in the City. In the 1999 HBSP, the HBSP area was divided into three main zoning designations: General Commercial (GC), Neighborhood Commercial (NC), and Office Commercial (OC). The General Commercial zoning district was intended to provide a broad range of commercial activities that includes general retail, restaurants, service commercial (including vehicle service), personal service, lodging, and office uses. The Neighborhood



Commercial zoning district was intended to provide a range of land uses and placed emphasis on smaller scale land uses to serve the local residential population and visitors. The Office Commercial zoning district was intended to provide for high intensity office uses adjacent to the freeway along with compatible commercial uses (e.g., restaurants, retail, service commercial, and lodging).

## PROPOSED PROJECT

In December 2023, the City of Lawndale adopted its comprehensive General Plan Update (Lawndale General Plan or General Plan), including an updated Land Use Map, which identifies land use designations for each parcel in the Planning Area. The General Plan set forth how land would be used in the future and the densities for residential (where applicable) and intensities for non-residential areas. The General Plan anticipated growth to occur primarily within the HBSP area. The General Plan also included a comprehensive set of goals, policies, and implementation actions to provide guidance to the City on how to direct change, manage growth, and manage resources over the 20-year life of the General Plan.

In order to implement and provide consistency with the Lawndale General Plan, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance, as described below.

### *Hawthorne Boulevard Specific Plan (HBSP) Updates*

The Project proposes a comprehensive update to the existing HBSP in order to provide consistency with the Lawndale General Plan and implement General Plan Land Use Element Action LU-1b. The HBSP oversees the development of the Hawthorne Boulevard corridor and the north sides of Artesia Boulevard and Redondo Beach Boulevard in the City. The HBSP area consists of approximately 103.3 acres, excluding the public right-of-way. The purpose of the HBSP is to provide a clear and comprehensive framework for the development and enhancement of the area. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the HBSP area. It includes development standards, design guidelines, and strategic objectives aligned with the broader goals of Lawndale's General Plan. Buildout under the HBSP would be consistent with the buildout assumptions of the General Plan, as analyzed in the General Plan FEIR and shown in [Table 1](#).

The HBSP updates include a new Land Use Plan to promote the development of the corridor as a hub for commercial, mixed-use, and residential uses supported by adequate open spaces and public facilities. New development standards and use regulations are proposed, as well as new design guidelines that promote high quality, well-designed developments throughout the HBSP area. Mobility and parking solutions are recommended to help make Hawthorne Boulevard a safe, efficient, and lively corridor for all, consistent with the City's mobility vision as described in the Lawndale General Plan. The HBSP includes a description of existing conditions, demands evaluation, and capacity evaluation for the water system, sewer system, and flood control and stormwater system within the HBSP area. In coordination with the vision of the General Plan, the HBSP also includes open space requirements for new development projects within the HBSP area, as well as recommendations to strengthen connections to parks and recreation spaces outside of the immediate HBSP area.



### *Zoning Code Amendments*

Title 17, *Zoning*, of the Lawndale Municipal Code contains the City’s Zoning Ordinance (Zoning Code). The Project proposes amendments to the Zoning Code to implement and maintain consistency with the recently-adopted Lawndale General Plan, including the City’s previously adopted 2021-2029 Housing Element. The Project proposes the following amendments to the Municipal Code:

- Two new Housing Opportunity Overlay zones, HOO1 and HOO2, would be added, consistent with the Housing Opportunity Overlay (HOO) General Plan Land Use Designation, General Plan Land Use Element Action LU-1a, and Program 9 of the 2021-2029 Housing Element. The Housing Opportunity Overlay zones provide opportunities for the development of high-density housing in single-use and mixed-use formats at a density of 20 to 100 dwelling units per acre.
- Amendments would be made to the City’s design review procedure, consistent with General Plan Land Use Element Action LU-3c.
- Amendments would be made to consider bicycle and pedestrian access as part of the site plan review for new development projects, consistent with General Plan Mobility Element Action M-6c.
- Amendments would be made to transportation demand management (TDM) program requirements to require developments that are approved based on TDM plans to incorporate monitoring and enforcement of TDM targets as part of plans.
- Amendments would be made to remove constraints to housing development and to ensure the City’s standards and permitting requirements are consistent with State law. These amendments would implement Program 16 of the 2021-2029 Housing Element.
- Amendments would be made to develop use and development standards tables based on existing use and development standards. These amendments are primarily intended to streamline and clarify existing use and development standards.
- A new chapter would be added to accommodate the HBSP Zoning District.
- An existing chapter related to the supplemental use zone civic center area (CCA) would be removed.

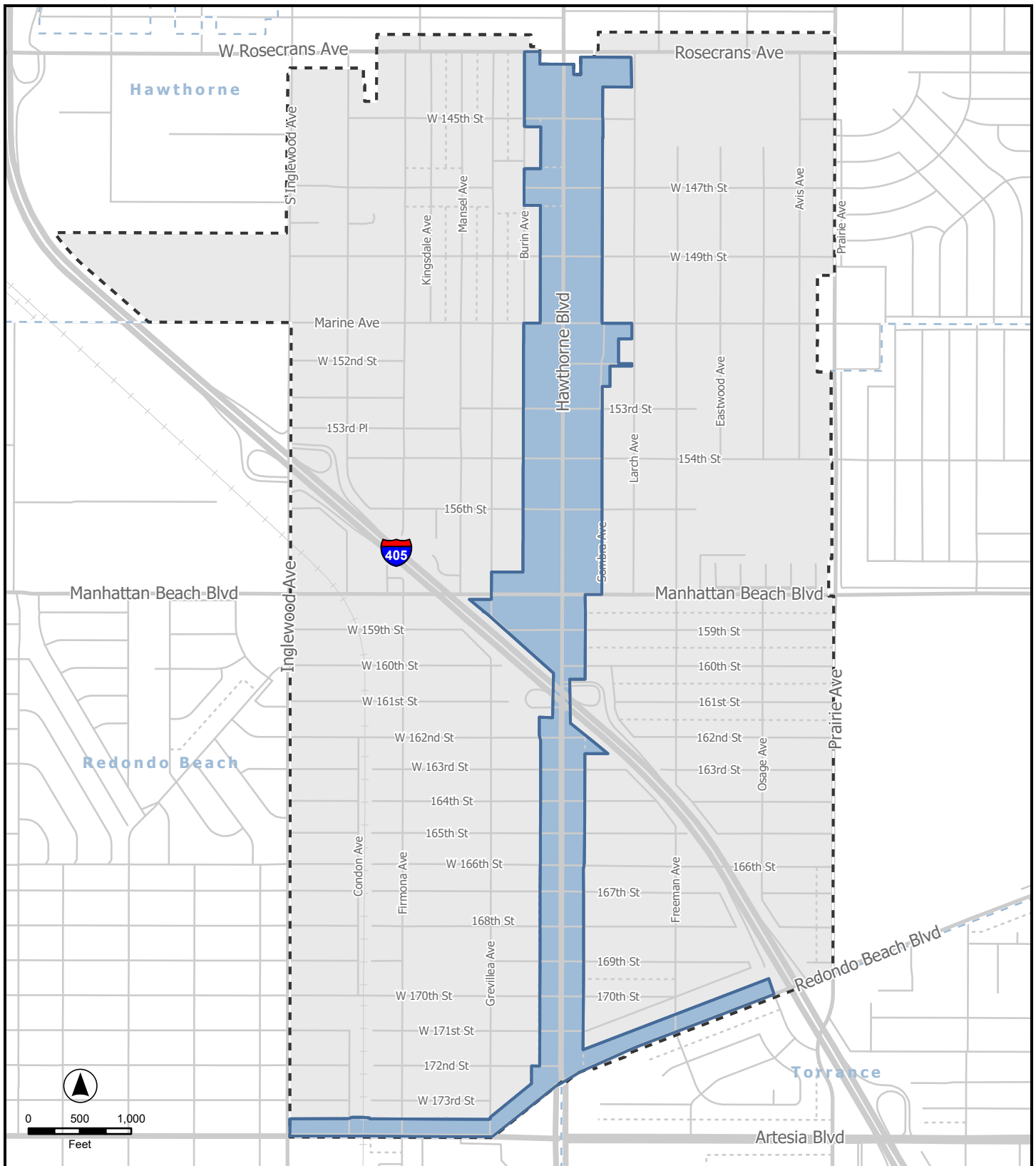
### *Zoning Map Amendments*

The Lawndale Zoning Map would be amended for consistency with the General Plan Land Use Map. Figure 2, *Proposed Zoning Map*, shows the zoning changes that would be adopted.

### *Noise Ordinance Amendments*

Chapter 8.20, *Noise Standards*, would be updated for consistency with the General Plan, including General Plan Public Safety Element Policy PS-6.14 and Actions PS-6b and PS-6d.





## Legend

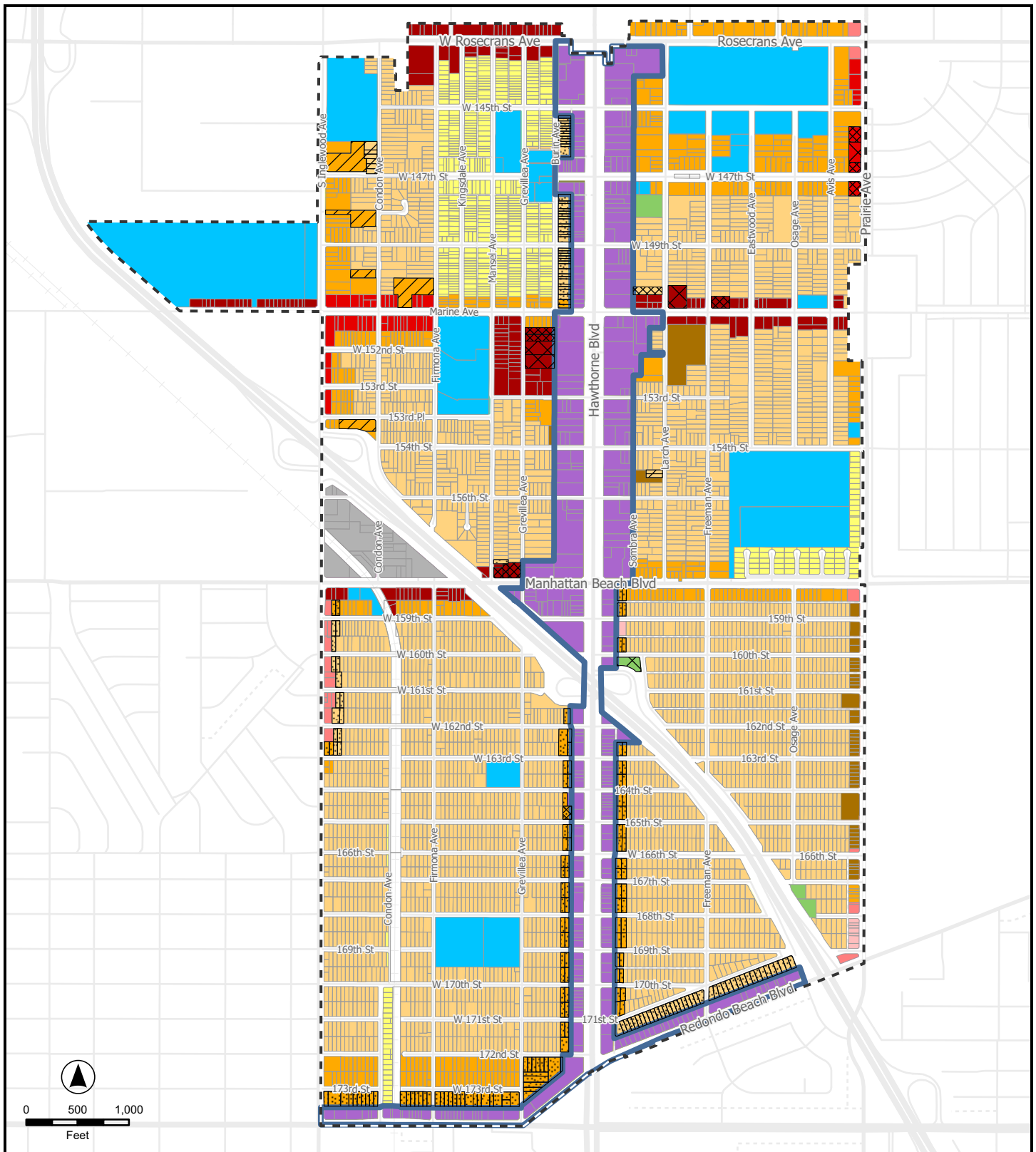
- City of Lawndale
- Hawthorne Boulevard Specific Plan (HBSP) Boundary
- Adjacent Incorporated Area

## CITY OF LAWDALE - HAWTHORNE BOULEVARD SPECIFIC PLAN AND ZONING CODE UPDATE - ENVIRONMENTAL ANALYSIS

Figure 1. City of Lawndale and HBSP Boundaries



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## Legend

- City of Lawndale
- Hawthorne Boulevard Specific Plan Boundary

## Overlays

- HOO1
- HOO2
- RPD

## Proposed Zoning

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow;"></span> R-1    | <span style="display: inline-block; width: 15px; height: 15px; background-color: red;"></span> C-3      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange;"></span> R-2    | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkred;"></span> C-4  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460;"></span> R-2-P | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000;"></span> C-M  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00;"></span> R-3   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #a9a9a9;"></span> M-1  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff4500;"></span> R-3-P | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00bfff;"></span> I    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513;"></span> R-4   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90;"></span> O    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1;"></span> C-2   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8a2be2;"></span> HBSP |

## CITY OF LAWNDALE - HAWTHORNE BOULEVARD SPECIFIC PLAN AND ZONING CODE UPDATE - ENVIRONMENTAL ANALYSIS

Figure 2. Proposed Zoning Map



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### 3.0 CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

In December 2023, the Lawndale City Council considered and certified the Lawndale General Plan FEIR. The General Plan FEIR evaluated the anticipated development that could occur within the Planning Area based upon land use densities and intensities proposed as part of the General Plan.

The proposed Project would be consistent with the development densities and intensities established by the Lawndale General Plan policies for which the General Plan FEIR was certified. The proposed Project would establish the Housing Opportunity Overlay zones and amend the Lawndale Zoning Map for consistency with the General Plan Land Use Map. The maximum intensities and densities for each zone are consistent with the maximum intensities and densities identified in the General Plan for the respective land use designation. Residential and non-residential development consistent with the General Plan, including cumulative impacts, were fully addressed in the General Plan FEIR.

A comprehensive environmental evaluation has been completed for the Project, as documented in the Environmental Checklist. This evaluation concludes that the Project qualifies for streamlined environmental review under CEQA Guidelines Section 15183.

#### PROJECT-SPECIFIC ENVIRONMENTAL REVIEW

CEQA Guidelines Section 15183(b) states that:

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The attached Environmental Review includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with the proposed Project.





## CONCLUSION

As described above, the proposed Project is consistent with the land use designations and development intensities and densities assigned by the Lawndale General Plan. Cumulative impacts associated with implementation of the Project, as proposed, were fully addressed in the General Plan FEIR (State Clearinghouse No. 2022120088). Since the proposed Project is consistent with the land use designations and development intensities and densities identified in the General Plan and analyzed in the General Plan FEIR, implementation of the proposed Project would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR. The proposed Project would not result in: a peculiar impact that was not identified as a significant impact under the General Plan FEIR; a more severe impact due to new information; or a potentially significant off-site impact or cumulative impact not discussed in the General Plan FEIR.

## CHARACTERISTICS OF PROPOSED PROJECT REVISIONS/ADDITIONS

The project analyzed herein involves a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The proposed update would not modify the General Plan Land Use Map, land use designations, or intensities/densities identified within the General Plan Land Use Element. No changes to the maximum development potential approved for the General Plan and analyzed in the General Plan FEIR would occur with the proposed Project.



## 4.0 ENVIRONMENTAL ANALYSIS

This section of the Environmental Analysis incorporates the most current “Appendix G” Environmental Checklist Form contained in the CEQA Guidelines. Impact questions and responses are included in narrative formats for each of the environmental topic areas.

### 4.1 AESTHETICS

#### **A. Summary of General Plan FEIR’s Analysis of General Plan’s Potential Impacts to Aesthetics**

The General Plan FEIR determined that impacts to aesthetic resources would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR concluded that although the potential for new residential development at higher densities could occur within the Planning Area under the General Plan, scenic vistas and resources do not readily occur within the Planning Area and long-range views are limited due to the existing topography and urbanized nature of the area. Thus, the General Plan FEIR determined that the General Plan would not have a substantial adverse effect on a scenic vista and impacts would be less than significant.

The General Plan FEIR concluded that as there are no officially designated or eligible scenic highways located within the viewshed of the Planning Area, implementation of the General Plan would not substantially damage scenic resources within a State scenic highway; no impact would occur in this regard.

The General Plan FEIR concluded that construction activities for future development accommodated through implementation of the General Plan could temporarily degrade the visual character and quality of the respective development site and/or its immediate surrounding. However, all construction activities related to the General Plan would be temporary in nature and all construction equipment would ultimately be removed from individual project sites following completion of construction activities. Therefore, the General Plan FEIR determined that changes to local visual character and quality associated with construction of future development would be temporary, and impacts would be less than significant.

The General Plan FEIR concluded that the General Plan could increase residential densities and non-residential land use intensities in specific areas and could impact the City’s visual character over the long-term. In general, the General Plan Land Use Element proposes an increase in building density and intensity areas along major corridors, including Hawthorne Boulevard. The HBSP would govern land uses within the HBSP area, including maximum densities and intensities of development, as well as development standards specific to the HBSP area. The General Plan Land Use Element also includes the Housing Opportunity Overlay, which allows for a maximum density of 100 dwelling units per acre on sites outside of the HBSP area, in accordance with 2021-2029 Housing Element. The General Plan Update is also expected to result in an increase of 808,864 square feet of new non-residential building square footage, the majority of which is anticipated to occur within the Commercial (C) land use designation and HBSP area. However, the General Plan incorporates consistent and compatible development intensities that would maintain and enhance the overall visual character/quality of the Planning Area. All future development would also be subject to conformance with applicable requirements in the Lawndale Municipal Code (or for future development within the SOI, the County’s entitlement requirements, regulations, and review processes). Additionally, applicable future land use and development review



applications would undergo environmental review on a project-by-project basis prior to consideration by the decision-making authority. If necessary, mitigation would be recommended to reduce potential impacts to a less than significant level. Therefore, the General Plan FEIR determined that implementation of policies and actions contained in the General Plan and compliance with the Lawndale Municipal Code would ensure that new development in the Planning Area would be designed to enhance the visual quality of the area and be visually compatible with existing development and open space resources; implementation of the General Plan would not substantially degrade the existing visual character or quality of public views or conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant.

The General Plan FEIR concluded that future development accommodated through implementation of the General Plan could introduce new sources of light or glare with the potential to adversely affect day or nighttime views. However, all lighting installed in future development projects as a result of the implementation of the General Plan would be subject to conformance with applicable Zoning Code requirements and guided by the General Plan Land Use Element, which includes policies and actions to reduce potential light and glare impacts. Therefore, the General Plan FEIR determined that implementation of the General Plan would not result in adverse light and glare impacts; impacts would be less than significant.

**B. No Further Environmental Review of Aesthetic Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future development, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to aesthetic resources and implement mitigation measures, as appropriate. The proposed regulations, development standards, and design standards are intended to ensure that future development is consistent with the development intensities and densities identified by the General Plan Land Use Map. Site-specific development within the HBSP area would be required to comply with the regulations, development standards, and design guidelines established by the proposed HBSP, as well as any other applicable City standards. Site-specific development within the City but outside of the HBSP area would be required to comply with citywide regulations, development standards, and design guidelines. These include, but are not limited to building site area, building height, open space requirements, lighting, landscaping requirements, and building design and articulation to ensure site-specific development is designed and developed in a manner that takes into consideration the aesthetics characteristics of the development and compatibility with the surrounding uses and area in which the mixed-use zoning district and development site is located.

Although the regulations and standards would be implemented on a project-by-project basis, parcels identified for rezoning by the proposed Zoning Map, particularly the parcels within the proposed HBSP Zoning District, are located within specific geographic areas of the City identified for increased development potential by the General Plan. Therefore, implementation of the regulations and standards



would ensure new development and buildout of these parcels occurs consistent with the vision and intent of the land use designations established for the City and HBSP area.

The comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map would not result in new aesthetic impacts beyond those identified in the General Plan FEIR; rather it would provide site-specific development regulations to implement the General Plan policies and further protect aesthetic and visual resources through implementation of development and design standards. The proposed amendments to the Noise Ordinance would not result in any aesthetic impacts. Further, any development would be required to comply with the General Plan policies and actions established to reduce potential aesthetic impacts associated with future development consistent with the General Plan. Implementation of the General Plan policies and actions and the regulations, development standards, and design guidelines established for the HBSP would ensure that potential aesthetic impacts associated with project and cumulative development would be less than significant.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no aesthetic impacts peculiar to the Project and associated properties that have not been fully addressed in the General Plan FEIR.

## 4.2 AGRICULTURE AND FORESTRY RESOURCES

### **A. Summary of General Plan FEIR's Analysis of General Plan's Impacts to Agriculture and Forestry Resources**

The General Plan FEIR determined that impacts to agriculture and forestry resources would be less than significant.

The Lawndale Planning Area is located within an urbanized area and is generally developed with a mix of residential and non-residential uses. The Lawndale Planning Area does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; there are no existing lands that are designated for agricultural use on the existing or proposed Lawndale Land Use Map; and the Lawndale Planning Area does not contain land under agricultural production. Additionally, there are no forest lands or timber lands within the Lawndale Planning Area and there no parcels that are currently zoned as forest land, timber, or timber production. As such, the General Plan FEIR concluded that General Plan implementation would result in no impacts to agriculture and forestry resources.

### **B. No Further Environmental Review of Potential Impacts to Agricultural and Forestry Resources Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. Implementation of the Project would not result in new agricultural and forestry resource impacts beyond those identified in the General Plan FEIR. The entire City of Lawndale is currently developed and urbanized; does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor any parcels under a Williamson Act contract; and does not contain land used for agricultural production. Thus, the Project would not



involve the conversion of farmland to a non-agricultural use or conflict with existing zoning for agricultural use or a Williamson Act contract. There are no forest lands or timber lands located within the Lawndale Planning Area and there are no parcels that are currently zoned as forest land, timber, or timber production. Thus, the Project would not result in the loss of forest land or conversion of forest land to non-forest use.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no agricultural and forestry resource impacts peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.3 AIR QUALITY

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Air Quality

The General Plan FEIR determined that impacts to air quality would be significant and unavoidable for the following areas:

- General Plan implementation would result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable Federal or State ambient air quality standard during construction and operational activities.
- General Plan implementation would expose sensitive receptors to substantial pollutant concentrations during construction and operational activities.
- General Plan implementation would result in a cumulatively considerable contribution to significant cumulative air quality impacts with the potential to expose sensitive receptors to substantial pollutant concentrations.

The General Plan FEIR determined that all other air quality impacts would be less than significant.

The General Plan FEIR concluded that the emissions of criteria pollutants associated with future developments under the General Plan could exceed the South Coast Air Quality Management District (SCAQMD) thresholds for criteria pollutants. However, future development of individual projects under the General Plan would be required to comply with California Air Resource Board (CARB) requirements and SCAQMD regulations. Compliance with these measures and requirements would be consistent with and meet or exceed the Air Quality Management Plan (AQMP) requirements for control strategies intended to reduce emissions from construction equipment and activities. In addition, while implementation of the General Plan would result in an increase in short-term employment compared to existing conditions, the construction jobs generated by future development accommodated by the General Plan would not conflict with the long-term employment or population projections upon which the AQMPs are based. As such, the construction anticipated by the General Plan would be consistent with the AQMP.

As discussed in the General Plan FEIR, future development under the General Plan would be required to comply with CARB motor vehicle standards, SCAQMD regulations for stationary sources and architectural coatings, Title 24 energy efficiency standards, and, to the extent applicable, the Southern California Association of Governments (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The General Plan FEIR concluded that because the land uses allowed under the General Plan





provide opportunities for cohesive new growth at infill locations primarily within the HBSP area, the availability of public transportation and the focus on increasing density relative to existing public transportation enables General Plan implementation to potentially reduce vehicle trips, vehicle miles traveled (VMT), and associated transportation-related emissions per capita, when compared to the existing conditions. While future development in the City that is consistent with the General Plan could increase vehicle trips and VMT that would result in emissions of ozone precursors and particulate matter, individual projects would be required to undergo subsequent environmental review pursuant to CEQA and would be required to demonstrate compliance with the AQMP. Individual projects would also be required to demonstrate compliance with SCAQMD rules and regulations governing air quality. Additionally, the General Plan includes goals, policies and actions to further minimize potential impacts to air quality in support of the AQMP. Therefore, the General Plan FEIR concluded that the operation of the General Plan would not conflict with or obstruct the implementation of the applicable air quality plan and impacts would be less than significant.

The General Plan FEIR concluded that construction of the growth anticipated by the General Plan has the potential to temporarily emit criteria air pollutant emissions, and construction-related daily emissions would exceed the SCAQMD significance thresholds for VOCs, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Future operations associated with growth anticipated by the General Plan would generate criteria air pollutant emissions from project-generated vehicle trips traveling within the City, energy sources such as natural gas combustion, and area sources such as landscaping equipment and consumer products usage. Operational emissions for future development accommodated by the General Plan would exceed regulatory thresholds for VOC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The exact level of construction emissions from the development anticipated by the General Plan cannot be quantified without full detail of the development projects to be implemented and the extent to which mitigation can be applied. Individual projects anticipated by the General Plan would be required to implement their own environmental review. The policies and actions of the General Plan would potentially reduce emissions, which could potentially address impacts related to exceeding air quality regulatory thresholds. With respect to operational emissions, future development under the General Plan would be required to comply with AQMP, State Implementation Plan (SIP), CARB, SCAQMD regulations, Title 24 energy efficiency standards, and the General Plan policies and actions. However, as there is no way to determine the effectiveness of such regulations, policies, and actions for individual projects, it is impossible to determine if potential impacts would be reduced to below regulatory thresholds. While implementation of the General Plan policies and actions would reduce criteria pollutant emissions, the extent to which the impacts would have to be determined on a project-by-project basis, as necessary. Therefore, the General Plan FEIR determined this impact would be significant and unavoidable.

As discussed in the General Plan FEIR, criteria air pollutant emissions have the potential to result in health impacts on sensitive receptors located near new development within the Lawndale Planning Area. With respect to local air quality emissions, toxic air contaminant emissions, and health impacts, future development under the General Plan would be required to comply with AQMP, SIP, CARB, SCAQMD regulations, Title 24 energy efficiency standards, and the General Plan policies and actions. Implementation of the General Plan policies and actions would mitigate and reduce such emissions. However, the exact location, type, nature, and size of future projects that may expose sensitive receptors to pollutant concentrations cannot be calculated at this time, as the details of potential future projects



are not currently known. As such, there is no way to determine the extent to which these regulations will be, or need to be, implemented, and it is impossible to determine if potential impacts would be reduced to below regulatory thresholds. Additionally, there are no feasible mitigation measures that can be identified beyond the policies and actions. Therefore, the General Plan FEIR determined localized operational impacts, construction and operational health, and toxic air impacts would remain significant and unavoidable.

The General Plan FEIR concluded that construction of future development would not be expected to generate nuisance odors at nearby air quality sensitive receptors; as such, impacts with respect to odors would be less than significant. Additionally, the policies included as part of the General Plan would reduce mobile and stationary source emissions and odors associated with diesel fuel by focusing on land use patterns that improve air quality, reduce air pollution from stationary sources, and encourage/enable increased transit behavior. Consequently, the General Plan FEIR concluded that implementation of the General Plan would not create operational-related objectionable odors affecting a substantial number of people within the City; impacts would be less than significant in this regard.

With respect to other emissions, future development under the General Plan would be required to comply with AQMP, SIP, CARB, SCAQMD regulations, Title 24 energy efficiency standards, and the General Plan policies and actions. The General Plan FEIR determined that as there is no way to determine the extent to which these regulations would be, or need to be, implemented, it is impossible to determine if potential impacts would be reduced to below regulatory thresholds. As project-specific information is not currently known, there are no known feasible mitigation measures that can be identified beyond the General Plan policies and actions. Therefore, the General Plan FEIR determined that the General Plan would contribute to a cumulative impact with regard to air quality in the region and within the air basin (i.e. the South Coast Air Basin) as a whole, resulting in a cumulatively considerable and significant and unavoidable impact.

**B. No Further Environmental Review of Air Quality Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future development, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to air quality and implement mitigation measures, as appropriate. The proposed regulations, development standards, and design standards are intended to ensure that future development is consistent with the General Plan, including the development intensities and densities identified by the General Plan Land Use Map.

The Lawndale General Plan identifies projected growth to occur as infill development primarily within the HBSP area. The land uses permitted under the Project, implementing the General Plan, provide opportunities for cohesive new growth at infill locations primarily within the HBSP area, the availability of public transportation and the focus on increasing density relative to existing public transportation which would potentially reduce vehicle trips, VMT, and associated transportation-related emissions per capita,



when compared to the existing conditions. New development and construction activities have the potential to result in project and cumulative air quality impacts. However, the Project does not propose site-specific development and the exact location, type, nature, size, and timing of future projects that may result in project and cumulative air quality impacts is unknown, as the details of potential future projects are not currently known. Project-specific air quality impacts, can be reduced upon compliance with regulatory requirements and implementation of project-specific mitigation measures. Future development consistent with the proposed Project would be required to comply with the AQMP, SIP, CARB, SCAQMD regulations, Title 24 energy efficiency standards and implement the General Plan policies and actions, which would reduce emissions. As there is no way to determine the extent to which these regulations will be, or need to be implemented, and it is impossible to determine if potential impacts would be reduced to below regulatory thresholds, localized operational impacts, construction and operational health and toxic air impacts would remain significant and unavoidable at the project and cumulative level. However, these impacts would not be peculiar to the Project or result in new or greater impacts that were not already analyzed in the General Plan FEIR.

The Project would not result in new air quality impacts beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Further, any development would be required to comply with the General Plan policies and actions established to reduce potential air quality impacts associated with future development consistent with the General Plan.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no air quality impacts peculiar to the Project that have not been fully addressed in the General Plan FEIR.

#### 4.4 BIOLOGICAL RESOURCES

##### **A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Biological Resources**

The General Plan FEIR determined that impacts to biological resources would be less than significant through the implementation of policies and actions in the General Plan.

As discussed in the General Plan FEIR, the Planning Area is located within an urbanized area and currently developed with residential and non-residential land uses. The General Plan FEIR concluded that the General Plan does not include any specific development proposals and would not result in significant direct impacts to existing biological resources; however, subsequent development projects under the General Plan could result in direct impacts to certain species found present on an individual project site. Future development projects would be required to adhere to applicable Federal, State, and local regulations that provide for sensitive species as part of the discretionary approval process for site-specific development projects. The General Plan FEIR determined that compliance with Federal, State, and local regulations, and implementation of General Plan policies and actions, would reduce potential impacts to sensitive species to a less than significant level.



The General Plan FEIR concluded that adoption of the General Plan would not directly impact the environment, but could have an indirect change on the physical environment through subsequently approved projects that are consistent with the buildout under the General Plan. Individual projects within the Planning Area would require a detailed and site-specific review of the site to determine the presence or absence of water features. If water features are present and disturbance is required, Federal and State laws require measures to reduce, avoid, or compensate for impacts to these resources. The General Plan FEIR determined that through compliance with Federal, State, and local regulations, and implementation of General Plan policies and actions, the General Plan would not have a substantial adverse effect on sensitive natural communities, including riparian habitat, or on State or Federally protected wetlands and impacts would be less than significant.

The General Plan FEIR concluded that due to the highly urbanized nature of the Planning Area and because General Plan does not propose site-specific development activities, the General Plan would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The General Plan FEIR determined that through compliance with Federal, State, and local regulations, and General Plan goals, policies, and actions, future development under the General Plan would have a less than significant impact associated with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites

The General Plan FEIR concluded that future development under the General Plan would be subject to all applicable Federal, State, regional, and local policies and regulations related to the protection of biological resources. Future development projects would be assessed for consistency with the Lawndale Municipal Code and General Plan goals, policies, and actions. Thus, the General Plan FEIR determined that the General Plan would not conflict with any local policies or ordinances protecting biological resources and impacts would be less than significant in this regard.

The General Plan FEIR concluded that because the Planning Area is urbanized and is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, the General Plan would not conflict with any of these plans and no impact would occur.

**B. No Further Environmental Review of Biological Resources Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future development, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to biological resources and implement mitigation measures, as appropriate. The proposed regulations, development standards, and design standards are intended to ensure that future development is consistent with the General Plan, including the development intensities and densities



identified by the General Plan Land Use Map. Potential development would be consistent with the adopted land use policy and would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

The Project would not result in new biological resource impacts beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Although the entire City is urbanized, future development within the City could involve the removal of trees, which may have the potential to impact nesting migratory birds. Proposed removal of any street trees or trees on public property within the City would be reviewed in accordance with Lawndale Municipal Code Chapter 12.28, *Street Trees*, and would be required to comply with the requirements for removal. Future development projects would be required to adhere to applicable Federal, State, and local regulations that provide for sensitive species as part of the discretionary approval process for site-specific development projects. The Project does not propose site-specific development. Future development projects consistent with the proposed Project would be required to assess potential project-specific impacts to biological resources, including impacts to candidate, sensitive, or special status species and their habitats, and to implement the General Plan policies and actions, which would reduce impacts to biological resources.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to biological resources peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.5 CULTURAL RESOURCES

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Cultural Resources

The General Plan FEIR determined that impacts to cultural and tribal cultural resources would be less than significant through the implementation of policies and actions in the General Plan.

While the General Plan does not directly propose any adverse changes to any historic or archaeological resources, the General Plan FEIR concluded that future development allowed under the General Plan could affect known historical and archaeological resources or unknown historical and archaeological resources which have not yet been identified. As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the City's General Plan, Municipal Code, and other applicable State and local regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA, pursuant to the City's entitlement review process. For structures that potentially have historical significance, the City would require preparation of a study by a qualified professional archaeologist or historian to determine the significance of the structure and potential impacts of the proposed development in compliance with CEQA. The General Plan includes policies and actions that would reduce impacts to cultural, historic, and archaeological resources, as well as policies and actions





for the conservation of cultural, historic, and archaeological resources, which the General Plan FEIR concluded would ensure that adverse effects on significant historic and archaeological resources are reduced to a less than significant level.

The General Plan FEIR concluded that future construction projects allowed under the General Plan could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the City's General Plan, Municipal Code, and other applicable State and local regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. Therefore, the General Plan FEIR determined compliance with the General Plan policies and actions and existing regulations would ensure that potential impacts associated with the inadvertent discovery of human remains would be reduced to less than significant.

**B. No Further Environmental Review of Cultural Resources Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to cultural resources beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The Project would not directly impact cultural resources, as site-specific development is not currently proposed. While future development and construction activities could impact previously unknown cultural resources, the potential for project and cumulative project impacts to cultural resources have been anticipated by the General Plan and analyzed in the General Plan FEIR. Future development projects, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to cultural resources and implement mitigation measures, as appropriate.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to cultural resources peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.6 ENERGY

**A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Energy**

The General Plan FEIR determined that impacts to energy would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR determined buildout of the General Plan would use energy resources for the operation of buildings (electricity and natural gas), for on-road vehicle trips (e.g., gasoline and diesel fuel), and from off-road construction activities (e.g. diesel fuel) associated with buildout of the General Plan. Developers of individual projects within the Planning Area would be responsible for conserving energy, to the extent feasible, and would rely heavily on reducing per capita energy consumption to achieve this



goal, including through Statewide and local measures. Buildout of the General Plan would be in compliance with all applicable Federal, State, and local regulations regulating energy usage. As a result, the General Plan FEIR concluded that the General Plan would not result in any significant adverse impacts related to project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for during General Plan buildout, including during construction, operations, maintenance, and/or removal. The City of Lawndale would comply with all existing energy standards, and would not result in significant adverse impacts on energy resources. Therefore, the General Plan FEIR determined that buildout of the General Plan would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor conflict with or obstruct a State or local plan for renewable energy or energy efficiency; impacts would be less than significant.

**B. No Further Environmental Review of Energy Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to energy resources beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOOs zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with all applicable Federal, State, and local regulations regulating energy usage, as well as the adopted land use policy, and would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The General Plan includes policies and programs to further reduce potential impacts to energy resources. Any future development would be required to comply with the General Plan policies and actions established to reduce potential energy impacts associated with future development consistent with the General Plan.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to energy resources peculiar to the Project that have not been fully addressed in the General Plan FEIR.



## 4.7 GEOLOGY AND SOILS

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Geology and Soils

The General Plan FEIR determined that impacts to geology and soils would be less than significant through the implementation of policies and actions in the General Plan.

There are no Alquist-Priolo Earthquake Fault Zones or major active faults; however, major active and potentially active faults exist in the vicinity. As a result, the General Plan FEIR concluded that development associated with the General Plan could expose people or structures to potential substantial adverse effects involving strong seismic ground shaking. There are no areas within the Planning Area designated as having the potential for liquefaction, nor are any earthquake-induced landslide seismic hazard zones mapped within the Planning Area. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the California Building Standards Commission (CBSC), General Plan, Municipal Code, and other regulations. In addition to the requirements associated with the CBSC and the Municipal Code, the General Plan includes policies and actions to address potential impacts associated with seismic activity. The General Plan FEIR determined that with the implementation of the policies and actions in the General Plan, as well as applicable State and City codes, potential impacts associated with strong seismic ground shaking would be less than significant.

The General Plan FEIR concluded that the General Plan would allow development and improvement projects that would involve some land clearing, mass grading, and other ground-disturbing activities that could temporarily increase soil erosion rates during and shortly after project construction. Construction-related erosion could result in the loss of a substantial amount of nonrenewable topsoil and could adversely affect water quality in nearby surface waters. As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the CBSC, General Plan, Municipal Code, and other regulations. In compliance with National Pollutant Discharge Elimination System (NPDES) Permit regulations, the State of California requires that any construction activity disturbing one acre or more of soil comply with the Construction General Permit. The permit requires development and implementation of a stormwater pollution prevention and monitoring plan (SWPPP), which would include project specific best management measures that are designed to control drainage and erosion. The General Plan includes a range of policies and actions related to BMPs, NPDES requirements, and minimizing discharge of materials (including eroded soils) into the storm drain system. The General Plan FEIR determined that with the implementation of the policies and actions in the General Plan, as well as applicable State and City requirements, potential impacts associated with erosion and loss of topsoil would be less than significant.

The General Plan FEIR concluded that development allowed under the General Plan could result in the exposure of people and structures to conditions that have the potential for adverse effects associated with ground instability or failure. The Planning Area is not susceptible to lateral spreading, subsidence, or liquefaction and potential for landslide is low. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the CBSC, the General Plan, Municipal Code, and other regulations. Subsequent development and infrastructure projects requiring discretionary review would also be analyzed for potential environmental impacts, consistent with the



requirements of CEQA. Future development and improvement projects would be required to prepare site-specific geotechnical studies to identify geologic and soil conditions specific to the site and provide design recommendations consistent with the requirements of State and City codes. In addition to the requirements associated with the CBSC and the Municipal Code, the General includes policies and actions to address geologic conditions within the Planning Area. The General Plan FEIR concluded that with implementation of the policies and actions in the General Plan, as well as applicable State and City codes, potential impacts associated with unstable geologic conditions would be reduced to less than significant.

The majority of the Planning Area has ‘Low to Medium’ expansive soils; the areas with ‘Low to High’ expansive soils are in proximity to Dominguez Channel. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the CBSC, General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects requiring discretionary review would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. Future development and improvement projects would be required to prepare site-specific geotechnical studies which would identify the potential for damage related to expansive soils and non-uniformly compacted fill and engineered fill. Design criteria and specifications set forth in the design-level geotechnical investigation would ensure impacts from problematic soils are minimized. Therefore, the General Plan FEIR determined that implementation of the CBSC and the Municipal Code requirements related to on-site soil conditions, and General Plan policies and actions, would ensure that this impact would be less than significant.

Future development within the Planning Area would be required to connect to the existing sewer system and would not involve the use of septic tanks or alternative wastewater disposal systems. Therefore, the General Plan FEIR concluded that implementation of the General Plan does not have the potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; this impact would be less than significant.

It is possible that undiscovered paleontological resources could be encountered during ground-disturbing activities. The General Plan FEIR concluded that this would be a potentially significant impact, which would be reduced to a less than significant level through the implementation of the policies and actions in the General Plan.

**B. No Further Environmental Review of Geology and Soils Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City’s Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to geology and soils beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any



changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Project would not result in any direct impacts related to geology and soils, as site-specific development is not currently proposed. Future development projects consistent with the proposed Project would be evaluated for conformance with the CBSC, Municipal Code, and other applicable regulations, including the General Plan. Future projects would be required to implement the General Plan policies and actions aimed to reduce potential impacts associated with geology and soils.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts geology and soils peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.8 GREENHOUSE GAS EMISSIONS

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Greenhouse Gas Emissions

The General Plan FEIR determined that impacts to greenhouse gas (GHG) emissions would be significant and unavoidable for the following areas:

- General Plan implementation would generate GHG emissions that would not satisfy the GHG reduction targets established by Federal and State law and may have a significant effect on the environment.
- General Plan implementation would contribute to global climate change through a cumulatively considerable contribution of GHG. The General Plan Update project would result in a cumulatively considerable and significant adverse GHG emissions impact.

The General Plan FEIR concluded that potential future development associated with implementation of the General Plan would generate GHGs during the construction and operational phases. Overall, development associated with the General Plan would be required to comply with regulations imposed by the State and the SCAQMD aimed at the reduction of air pollutant emissions. In order to further reduce GHG emissions associated with buildout of the General Plan, the City has included goals, policies, and actions in the General Plan aimed at reducing GHG emissions and promoting sustainability in the Planning Area. The General Plan provides for more residential, commercial, and mixed-use development in proximity to each other, as well as in proximity to transit. Further, General Plan implementation provides for a denser urban environment with improved amenities that support active (non-motorized) transportation opportunities within the City.

While compliance with relevant regulations and implementation of the General Plan goals, policies, and actions would reduce GHG emissions, the associated reductions of GHG emissions are not quantifiable. Therefore, the General Plan FEIR concluded that it cannot be guaranteed that implementation of the General Plan, as well as the individual development projects associated with General Plan implementation, would generate emissions consistent with the State's long-term goals for reducing GHG emissions. As such, the City cannot state with certainty whether implementation of the General Plan would meet the State's community emissions target. As such, the General Plan FEIR determined that the General Plan would have a cumulatively significant and unavoidable adverse impact in regards to greenhouse gas emissions.





**B. No Further Environmental Review of Greenhouse Gas Emissions Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City’s Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. Future development projects consistent with the proposed Project would be reviewed for consistency with General Plan policies and programs aimed to reduce potential impacts related to GHG and implement mitigation measures, as appropriate. The proposed regulations, development standards, and design standards are intended to ensure that future development is consistent with the General Plan, including the development intensities and densities identified by the General Plan Land Use Map. The land uses proposed as part of the HBSP and Zoning Code Update provide for more residential, commercial, and mixed-use development in proximity to each other, as well as in proximity to transit. Further, Project implementation provides for a denser urban environment with improved amenities that support active (non-motorized) transportation opportunities within the City.

Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Project would not result in new GHG impacts beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Further, any development would be required to comply with the General Plan policies and actions established to reduce potential air quality impacts associated with future development consistent with the General Plan.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no GHG impacts peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## **4.9 HAZARDS AND HAZARDOUS MATERIALS**

**A. Summary of General Plan FEIR’s Analysis of General Plan’s Potential Impacts to Hazards and Hazardous Materials**

The General Plan FEIR determined that impacts related to hazards and hazardous materials would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR concluded that implementation of the General Plan would accommodate the future development of both residential and non-residential uses within the Planning Area, and that increased development could result in an increase in the routine transport, use, and storage of hazardous materials in the City, potentially resulting in accidental releases. Exposure of persons to hazardous materials could also occur through the operations of future developments. All future projects allowed under the General Plan would be required to comply with the provisions of Federal, State, and local requirements related to hazardous materials. As future development and infrastructure projects are considered by the City, each project would be evaluated for potential impacts, specific to the project, associated with hazardous



materials as required under CEQA. In addition, the General Plan includes policies and actions to address potential impacts associated with hazardous materials among other issues. The General Plan FEIR determined that compliance with the requirements of Federal, State, and local laws and regulations regarding the use and storage of hazardous materials would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with implementation of the General Plan would be less than significant.

The General Plan FEIR concluded that construction activities associated with new development under the General Plan could result in upset and/or accident conditions involving the release of hazardous materials into the environment. Long-term operational activities associated with new development could also result in upset and/or accident conditions involving the release of hazardous materials into the environment. Further, the public could be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. The transport, storage, and handling of hazardous materials by developers, contractors, business owners, and others are required to comply with Federal, State, and local regulations during project construction and operation. Future development associated with implementation of the General Plan would be reviewed at the project-level to determine whether any development sites are listed on a hazardous materials site. Any development activities that may occur on documented hazardous materials sites would be required to undergo remediation and cleanup under the supervision of the appropriate regulatory agencies. In addition to the requirements associated with Federal, State, and local regulations, the General Plan includes policies and actions to address potential impacts associated with potentially contaminated sites and the potential accidental exposure of individuals as a consequence of unknown existing environmental contaminants. The General Plan FEIR determined that compliance with General Plan goals, policies, and actions, and existing regulations would reduce potential impacts involving the release of hazardous materials into the environment to a less than significant level.

The General Plan FEIR concluded that future development under the General Plan could utilize, transport, store, or dispose of hazardous materials during construction or operation, potentially within one-quarter mile of an existing or proposed school. The General Plan FEIR determined that implementation of the safety procedures and regulations mandated by applicable Federal, State, and local laws and the General Plan policies and actions would ensure that potential risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes in proximity to a school associated with implementation of the General Plan would be less than significant.

The General Plan FEIR concluded that there are no active hazardous waste facilities cleanup sites within the Planning Area listed; three open leaking underground storage tank sites undergoing remediation; and one active Limited Volume Transfer Operation that handles mixed municipal, construction/demolition, and green materials waste. Although site-specific development is not currently proposed, there is the potential that future development associated with implementation of the General Plan could occur on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 at that time. Future site-specific development would be reviewed at the project-level to determine whether any development sites are listed on a hazardous materials site. Any development activities occurring on documented hazardous materials sites would be required to undergo remediation and cleanup under the supervision of the Department of Toxic Substances Control (DTSC) and the Los Angeles Regional Water Quality Control Board (RWQCB) prior to construction. In addition, development



would be required to comply with the General Plan policies and actions to address potential impacts associated with hazardous materials sites. The General Plan FEIR determined that compliance with General Plan goals, policies, and actions, and existing regulations would reduce potential impacts involving the hazardous materials sites.

The General Plan FEIR concluded that there are no airports within the Planning Area. While the Planning Area is within two miles of a public use airport, it is not within the area identified in an airport land use plan as being adversely affected (i.e., within the Airport Influence Area). As such, the General Plan FEIR determined that impacts with regard to safety hazards to people residing or working in the Planning Area would be less than significant.

The General Plan FEIR concluded that while the General Plan does not include any site-specific development, General Plan implementation would allow for increased development in the City, resulting in an increase in population. Future development within the Planning Area is not anticipated to result in the substantial modification of roadways surrounding specific development sites or the placement of any permanent physical barriers on adjacent roadways. There is the potential that traffic lanes located immediately adjacent to a development site may be temporarily closed or controlled by construction personnel during construction activities; however, any temporary construction activity would be required to adhere to the Municipal Code, which requires sidewalks, public streets, and, alleys adjacent to construction sites to be kept free of debris or other materials that could interfere with circulation for the duration of construction activities, as well as sixty days following substantial completion of such construction. Additionally, the applicant of any proposed development would be required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes prior to the issuance of a building permit. The proposed development would be required to comply with all applicable Building and Fire Code requirements and would submit construction plans to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to issuance of any building permit. Approval by the Fire Department would ensure that construction and operation of future projects associated with implementation of the General Plan would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, as part of the site plan and design review process, future development projects would be reviewed for adequate infrastructure and access as well as consistency with adopted emergency and evacuation plans among many other environmental issues in order to ensure the safety of City residents and the physical environment. Therefore, the General Plan FEIR determined that impacts associated with adopted emergency response or evacuation plans would be less than significant.

The General Plan FEIR concluded that the Planning Area is not located within a fire hazard severity zone in a State or local responsibility area. The Planning Area is predominantly flat, built-out, and surrounded by highly urbanized development. Future development allowed under the General Plan would be required to comply with the provisions of Federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements. As future development and infrastructure projects are considered by the City, each project would be evaluated for potential impacts, specific to the project, associated with wildland fire hazards as required under CEQA. Therefore, the General Plan FEIR determined that through compliance with existing Federal, State, and local laws and regulations related to wildland fire hazards and implementation of the General Plan goals, policies, and actions, impacts



regarding the exposure of people or structures to significant loss, injury, or death involving wildland fires would be less than significant.

**B. No Further Environmental Review of Hazards and Hazardous Materials Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts related to hazards and hazardous materials beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR.

While the risk of exposure to hazardous materials cannot be eliminated, project-specific impacts due to hazards and hazardous materials can be reduced to acceptable levels upon compliance with regulatory requirements and implementation of project-specific mitigation measures. The Project would not result in any direct impacts related to hazards and hazardous materials, as site-specific development is not currently proposed. Future development consistent with the proposed Project would be required to comply with federal, State, and local regulations and implement the General Plan policies and actions, which would reduce risk of exposure to hazards and hazardous materials.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to hazards or hazardous materials peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.10 HYDROLOGY AND WATER QUALITY

**A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Hydrology and Water Quality**

The General Plan FEIR determined that impacts to hydrology and water quality would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR concluded that grading, excavation, removal of vegetation cover, and loading activities associated with future construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion impacts that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas. The General Plan sets policies and actions for build-out of the City, but it does not envision or authorize any specific development project. Because of this, the site-specific details of potential future development projects are currently unknown and analysis of potential impacts of such projects is not feasible and would



be speculative. However, each future project must include detailed project specific drainage plans that control storm water runoff and erosion, both during and after construction. The RWQCB would require a project specific SWPPP to be prepared for each future project that disturbs an area one acre or larger. The SWPPPs would include project-specific best management measures that are designed to control drainage and erosion. For projects disturbing less than one acre, the Lawndale Municipal Code would require compliance with minimum BMPs to reduce the discharge of pollutants. As such, the General Plan FEIR determined construction activities associated with the General Plan would not violate any water quality standards or waste discharge requirements, nor otherwise substantially degrade surface water or groundwater quality.

As discussed in the General Plan FEIR, the Lawndale Planning Area is primarily urbanized with limited pervious areas anticipated for development; however, future development and redevelopment activities associated with implementation of the General Plan have the potential to increase impervious areas resulting in increased runoff when compared to existing site conditions. Future development projects within the Planning Area would be required to be consistent with the regional NPDES Municipal Separate Sewer System (MS4) Permit, the Lawndale Municipal Code, and other existing regulatory requirements that manage water quality, including requirements to obtain approval from the RWQCB for NPDES permits, other discharge permits, SWPPPs, and implement BMPs. The General Plan FEIR concluded that through implementation of the General Plan policies and actions, implementation of the Lawndale Municipal Code requirements, compliance with mandatory Federal and State regulations, and compliance with the existing regulations for the Dominguez Channel Watershed, future development projects associated with implementation of the General Plan would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The City of Lawndale is underlain by the West Coast Basin of the Coastal Plain of the Los Angeles Groundwater Basin. Potable water in the Lawndale Planning Area is provided by the Golden State Water Company (GSWC) Southwest System. Water supply sources include local groundwater pumped from the Central subbasin (Central Basin) and West Coast subbasin (West Coast Basin) of the Coastal Plain of Los Angeles Groundwater Basin and imported water. The General Plan FEIR concluded that implementation of the General Plan would provide opportunities for residential and non-residential development and is expected to result in increased population growth in the Lawndale Planning Area, and a corresponding increase in the demand for additional water supplies. However, as both the West Coast Basin and Central Basin are adjudicated, the respective Watermasters monitor and report the basins' conditions in order to ensure groundwater overdraft and sea water intrusion do not occur. The General Plan FEIR concluded that implementation of the General Plan would not cause GSWC to pump additional groundwater supplies beyond its allocation or beyond the Allowed Pumping Allocation authorized through the adjudication of each basin; as such, the General Plan would not substantially decrease groundwater supplies that would impede sustainable groundwater management of the basin.

The General Plan FEIR concluded that although future development activities associated with the General Plan have the potential to increase impervious areas in the Lawndale Planning Area, these areas are limited and do not provide for substantial groundwater recharge. Additionally, development activities associated with implementation of the General Plan would consist of infill and redevelopment on currently urbanized sites. The General Plan FEIR concluded that given that future development associated with implementation of the General Plan would not appreciably add to the volume of impervious surfaces





in the Lawndale Planning Area, potential impacts to groundwater recharge such that the General Plan may impede sustainable groundwater management of the basin would be less than significant. In addition, the General Plan FEIR concluded that implementation of the General Plan policies, combined with continued management of the West Coast and Central Basins, would further ensure that future development anticipated by the General Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

The General Plan FEIR concluded that implementation under the General Plan would result in new development and redevelopment projects with the potential to increase the area of impervious surfaces and/or result in alteration of existing drainage patterns. The General Plan FEIR determined that through implementation of the General Plan policies and existing regulations, erosion/siltation impacts from changes to the existing drainage patterns and increasing impervious surfaces would be less than significant.

The General Plan FEIR concluded that although future development activities under the General Plan have the potential to slightly increase impervious areas within the Planning Area, the majority of development activities associated with implementation of the General Plan would consist of infill and redevelopment on currently urbanized sites. Federal, State, and local regulations would require individual projects to provide the on-site storm drain infrastructure and any off-site infrastructure improvements to ensure stormwater runoff associated with the proposed development would be adequately captured and conveyed into the City's storm drain system and Los Angeles County Flood Control District (LACFCD) facilities. The General Plan FEIR determined that through implementation of the General Plan policies and actions and existing Federal, State, and local regulations, runoff would not exceed the capacity of drainage systems, provide substantial additional sources of polluted runoff, or cause flooding impacts from changes to the existing drainage patterns and increased impervious surfaces; impacts would be less than significant in this regard.

As discussed in the General Plan FEIR, there are no mapped flood hazard zones located within the Lawndale Planning Area. Additionally, tsunamis and seiches do not pose hazards to the Lawndale Planning Area. Future development projects would be required to adhere to applicable Federal, State, and local flood-related regulations, including the California Building Code, which contains flood resistant construction requirements. Additionally, construction of storm drainage improvements would occur as part of an overall development or infrastructure project, and would be considered in the environmental review associated with the specific project being proposed. The General Plan FEIR concluded that with implementation of General Plan goals, policies, and implementation and compliance with existing regulations, the General Plan would not impede or redirect flood flows; impacts would be less than significant. Additionally, the General Plan FEIR concluded that with implementation of General Plan policies and actions, and implementation and compliance with existing regulations, impacts associated with the risk of pollutants from seiches and flooding that may result from adoption and implementation of the General Plan would be less than significant.

The General Plan FEIR concluded that when permittees and projects comply with the provisions of applicable NPDES permits and water quality permitting, they are consistent with the local water quality control plan (Basin Plan). The General Plan FEIR determine that through implementation of existing



regulations and the General Plan policies and actions, implementation of the General Plan would not conflict or obstruct a water quality control plan; impacts in this regard will be less than significant.

As discussed in the General Plan FEIR, the General Plan does not propose site-specific development. New development and redevelopment projects accommodated by the General Plan would be subject to the Central Basin Judgment and West Coast Basin Judgment, which provide for the legal and practical means of ensuring that the waters of each Basin are sustainably managed and put to maximum beneficial use. Subsequent development projects would be analyzed for potential environmental impacts, consistent with the requirements of CEQA. Therefore, the General Plan FEIR concluded that the General Plan would not conflict or obstruct a sustainable groundwater management plan and impacts would be less than significant.

**B. No Further Environmental Review of Hydrology and Water Quality Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan.

Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. As stated, the City of Lawndale is primarily urbanized with limited pervious areas anticipated for development; existing stormwater infrastructure is in place. The HBSP Update and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance would not result in any direct impacts related to hydrology and water quality, as site-specific development is not currently proposed. The proposed amendments to the Zoning Code and Noise Ordinance would not conflict with or alter existing local regulations designed to address hydrology and water quality, including stormwater, flooding, or groundwater supplies and quality. The HBSP includes a description of existing conditions, demands evaluation, and capacity evaluation for the water system, sewer system, and flood control and stormwater system within the HBSP area, but would similarly not conflict with or alter existing regulations related to hydrology and water quality. Given that the area within the HBSP will undergo densification rather than new development on vacant land in coming years, it is reasonable to assume there will be little to no impact on the total impervious area. Accordingly, significant changes in the design storm peak runoff flows and time of concentration (i.e., time to peak runoff flows) are not anticipated.

New development projects in the City would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate new development, and would be required to comply with existing regulations, including the regional NPDES MS4 Permit and Lawndale Municipal Code. Future site-specific development may require on- and off-site stormwater infrastructure improvements to serve the development being proposed. However, the proposed Project does not propose site-specific development and the extent of potential improvements is not currently known. Project-specific hydrology and water quality impacts can be reduced with compliance with regulatory requirements and implementation of project-specific mitigation measures. Future development, consistent with the General Plan, would be required to comply with NPDES programs and stormwater requirements and implement the General Plan policies and actions, which would reduce impacts related to hydrology and water quality.



The General Plan includes policies and programs to reduce potential project and cumulative project impacts to hydrology and water quality, increase water supply, decrease pollutants, and increase groundwater quality to reduce potential impacts. Future development, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts associated with hydrology and drainage.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to hydrology and water quality peculiar to the Project and associated properties that have not been fully addressed in the General Plan FEIR.

#### 4.11 LAND USE AND PLANNING

##### **A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Land Use and Planning**

The General Plan FEIR determined that impacts to land use and planning would be less than significant through the implementation of policies and actions in the General Plan.

As stated in the General Plan FEIR, the General Plan establishes the City's vision for future growth and development. The land uses allowed under the General Plan provide opportunities for cohesive new growth at infill locations primarily within the HBSP area, but would not create physical division within the community. The General Plan does not introduce new roadways or new or significantly expanded infrastructure that would divide an established community. The General Plan Land Use Element includes policies and actions that would ensure that future development is compatible with adjacent communities and land issues. Thus, the General Plan FEIR determined that the General Plan would have a less than significant impact associated with the physical division of an established community.

The General Plan FEIR concluded that the General Plan would not conflict with State land use plans, policies, and regulations adopted to avoid or mitigate environmental effects; and would be consistent with SCAG's regional planning efforts. As part of the implementation of the General Plan Update and 2021-2029 Housing Element, the HBSP would be updated. Given the future land use changes expected to be proposed to the HBSP, the General Plan 2045 Buildout analyzes the HBSP as developing with an additional 3,540 dwelling units and 310,376 square feet of non-residential development.

The General Plan would require modifications to the City's Zoning Code to provide consistency between the General Plan and zoning; however, these modifications will not remove or adversely alter portions of the Lawndale Municipal Code that were adopted to mitigate an environmental effect. Subsequent development and infrastructure projects would be required to be consistent with all applicable policies, standards, and regulations, including those land use plans, policies, and regulations adopted to mitigate environmental effects by the City as well as those adopted by agencies with jurisdiction over components of future development projects. The General Plan FEIR determined that the General Plan policies would ensure the General Plan would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.



**B. No Further Environmental Review of Land Use and Planning Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project proposes a comprehensive update to the HBSP and amendments to the City’s Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts related to land use and planning beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The City’s 2021-2029 Housing Element introduced two new mechanisms to allow for residential development to be created to implement the Housing Element on sites considered viable for housing development. The first is “Housing Overlay 100”, which will be applied to 16 nonresidential sites outside of the Hawthorne Boulevard Specific Plan area and allow for residential densities of up to 100 dwelling units per acre. The second is “Housing Overlay 150”, which will be applied to 68 nonresidential sites inside the HBSP area, and will allow for residential densities up to 150 dwelling units per acre.

The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR.

As previously stated, the Project does not propose site-specific development. Under the Project, site-specific development within the HBSP area would be required to comply with the regulations, development standards, and design guidelines established by the proposed HBSP, as well as any other applicable City standards. Site-specific development within the City but outside of the HBSP area would be required to comply with citywide regulations, development standards, and design guidelines. The proposed Project would provide consistency between the General Plan, Zoning Ordinance, and HBSP, and would not conflict with City plans, policies, or regulations adopted for environmental protection. Future development consistent with the proposed Project would be reviewed for consistency with policies and programs adopted for the purposes of avoiding or mitigated an environmental effect and implement mitigation measures, as appropriate.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to land use and planning peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## **4.12 MINERAL RESOURCES**

**A. Summary of General Plan FEIR’s Analysis of General Plan’s Potential Impacts to Mineral Resources**

The General Plan FEIR determined that impacts to mineral resources would be less than significant.

The General Plan FEIR notes that there are no known mineral deposits or resources in the Planning Area that are of significant value to the region or the State. The Planning Area does not contain a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land



use plan. Therefore, the General Plan FEIR determined that implementation of the General Plan would have a less than significant impact on this environmental topic.

**B. No Further Environmental Review of Mineral Resources Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. As stated in the General Plan FEIR, Lawndale does not contain a locally-important mineral resource recovery site and does not contain known mineral deposits or resources. The Project would not result in impacts to mineral resources beyond those identified in the General Plan FEIR.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to mineral resources peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.13 NOISE

**A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Noise**

The General Plan FEIR determined that impacts to noise would be less than significant through the implementation of policies and actions in the General Plan.

Transportation noise includes noise from aircraft, railways, and roadways. The General Plan FEIR concluded that because the Planning Area is outside of any airport 65 dBA CNEL contours, there is no aircraft impact. Additionally, while the General Plan would not increase railway operations within the Planning Area, there is the potential for sensitive uses to be exposed to railway noise. The General Plan FEIR concluded that compared to existing traffic noise levels, 2045 traffic volumes under the General Plan are expected to be up to 0.9 dBA CNEL louder than existing ambient noise levels at existing land uses and would result in inaudible increases in ambient noise. An impact would occur if the Project increased the roadway segment level by 3 dB or more (an audible difference) and resulting in a future level above 65 dBA CNEL. Therefore, the General Plan FEIR concluded that implementation of the General Plan would result in a less than significant impact to roadway noise levels.

Where future development projects under the General Plan may be exposed to noise levels that exceed the land use compatibility criteria, such as residential developments within the Hawthorne Boulevard Specific Plan area or sensitive land uses developed adjacent to the existing rail line, impacts could be mitigated to a level that is less than significant with the implementation of noise control measures, such as relocating residential outdoor recreational areas away from 60 dBA CNEL or greater areas or shielding outdoor areas using noise barriers. Additionally, the General Plan Public Safety Element includes policies and actions intended to minimize exposure to excessive noise, including noise associated with traffic. The General Plan FEIR determined that with conformance with the existing regulatory framework, including the General Plan and Lawndale Municipal Code, impacts would be less than significant in this regard.

The General Plan FEIR concluded that while the General Plan does not explicitly propose any new noise-generating uses, the Land Use Map would allow for the development of mixed-uses, increased residential





development at higher densities, and new commercial development, which may result in new noise sources along major corridors, including Hawthorne Boulevard, and generate noise levels in excess of applicable City noise standards for non-transportation noise sources. Changes in land use may allow for more intensive noise-generating uses in closer proximity to noise-sensitive uses; however, detailed noise studies would be required to ensure that noise control measures are implemented into the project design. In addition, the General Plan Public Safety Element includes policies and actions that are intended to reduce noise associated with stationary sources. The General Plan FEIR determined that implementation of the policies and actions of the General Plan would reduce noise impacts from stationary noise sources to a less than significant level.

The General Plan FEIR concluded that individual projects associated with implementation of the General Plan would result in short-term noise impacts associated with construction activities. The City's Municipal Code includes provisions related to noise control, including permitted construction hours. The General Plan FEIR determined that short-term construction-related impacts associated with worker commute and equipment transport on local streets leading to a project site would result in a less than significant impact on noise-sensitive receptors along the access routes. As noted in the General Plan FEIR, potential impacts related to noise during construction would be site-specific, depending on the equipment used and distances to sensitive receptors. The General Plan Public Safety Element includes policies and actions intended to reduce exposure to excessive noise, including construction noise. The General Plan FEIR determined that with implementation of the General Plan policies and actions, and compliance with the Lawndale Municipal Code, impacts would be less than significant in this regard.

As noted in the General Plan FEIR, the main sources of vibration in the Planning Area are related to vehicles, railways and construction. The General Plan FEIR determined that with implementation of General Plan policies and actions, potential impacts related to vibration would be reduced to a level that is less than significant.

**B. No Further Environmental Review of Noise Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts related to noise beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR.

The Project would provide site-specific development regulations to implement the General Plan policies, including amendments to the City's Noise Ordinance (Chapter 8.20, *Noise Control*, of the Lawndale Municipal Code). New development and construction activities consistent with the proposed Project could occur simultaneously with the potential to result in project and cumulative noise impacts. However, the



Project does not propose site-specific development. Future project-specific noise impacts would be required to comply with regulatory requirements, including the General Plan and Municipal Code. Applicable projects would be subject to CEQA review and would implement project-specific mitigation measures, as applicable. Further, the General Plan includes policies and programs to reduce potential impacts to ambient noise levels as a result of groundborne vibration or exposure to excessive noise levels. Future development consistent with the Project would be required to comply with the City's established noise standards and implement the General Plan policies and actions, which would reduce noise and groundborne vibrations. However, these impacts would not be peculiar to the Project or result in new or greater impacts that were not already analyzed in the General Plan FEIR.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to noise peculiar to the Project that have not been fully addressed in the General Plan FEIR.

#### 4.14 POPULATION AND HOUSING

##### **A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Population and Housing**

The General Plan FEIR determined that impacts to population and housing would be less than significant through the implementation of policies and actions in the General Plan.

As noted in the General Plan FEIR, the General Plan accommodates future growth in Lawndale that may increase the City's population by approximately 9,482 residents and 2,738 jobs compared to the existing condition. The General Plan provides opportunities for cohesive new growth at infill locations primarily within the HBSP area. Overall, the General Plan provides new development opportunities to support the vision for development consistent with the General Plan and the State's Housing Element Law, including accommodating the City's Regional Housing Need Allocation (RHNA). This is primarily accommodated through the implementation of the "Housing Opportunity Overlay" on sites currently identified for non-residential development and through the HBSP. With implementation of General Plan policies and actions intended to guide growth to appropriate areas and provide services necessary to accommodate growth, the land uses allowed under the proposed General Plan, the infrastructure anticipated to accommodate proposed land uses, and the goal and policy framework would not induce growth that would exceed adopted thresholds beyond those disclosed and analyzed throughout the General Plan FEIR. Additionally, the General Plan includes policies and actions that mitigate environmental impacts associated with growth, such as air quality, noise, traffic, water supply, and water quality effects. Therefore, the General Plan FEIR concluded that population and housing growth associated with the General Plan would result in a less than significant impact, as there are no additional potential environmental impacts that would result from growth accommodated by the General Plan.

As noted in the General Plan FEIR, while no specific development projects are proposed as part of the General Plan, the General Plan will accommodate future growth in Lawndale. New growth is anticipated to occur primarily within the HBSP area. As the General Plan does not propose any site-specific development, no existing residents would be displaced. Development and redevelopment of the parcels identified in the General Plan Land Use Element would occur gradually over time. The General Plan establishes goals, policies, and actions to ensure the compatibility of new and existing development,



including housing. Therefore, the General Plan FEIR concluded impacts of the General Plan on the displacement of people or housing are considered less than significant.

**B. No Further Environmental Review of Population and Housing Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts related to population and housing beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The Project provides new development opportunities to support the vision for development consistent with the General Plan and the State's Housing Element Law, including accommodating the City's RHNA. This is primarily accommodated through the implementation of the "Housing Opportunity Overlay" on sites currently identified for non-residential development and through the HBSP.

The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Therefore, implementation of the Project would not induce growth that would exceed adopted thresholds, beyond those disclosed and analyzed throughout the General Plan FEIR. Further, the majority of new growth is anticipated to occur within the HBSP area, which is primarily developed with non-residential uses. Implementation of the Project would not displace substantial numbers of existing people or housing; rather, the comprehensive update to the HBSP would provide additional housing opportunities.

As previously stated, the Project does not propose site-specific development and would therefore not displace existing residents. Future development consistent with the proposed Project would be reviewed for consistency with General Plan policies and programs aimed to reduce potential impacts to population and housing. The proposed Project is intended to ensure that future development is consistent with the development intensities and densities identified by the General Plan, which account for population, housing, and employment growth through buildout of the General Plan. Project implementation would not result in cumulative impacts associated with population and housing, as the proposed Project would be consistent with the development intensities and densities established by the General Plan.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to population and housing peculiar to the Project that have not been fully addressed in the General Plan FEIR.



## 4.15 PUBLIC SERVICES

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Public Services

The General Plan FEIR determined that impacts to public services would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR determined that development accommodated under the General Plan would result in additional residents and businesses in the City. Based on the anticipated growth, 2045 buildout under the General Plan Update could yield a net change over existing conditions of an additional 3,942 housing units, an additional population of 9,482 people, an additional 808,864 square feet of non-residential building square footage, and an additional 2,738 jobs within the Planning Area. Development and growth facilitated by the General Plan would result in increased demand for public services, including fire protection and emergency services, police protection services, schools, and other public services, including libraries. Future development is assumed to occur over time through 2045; thus, any increase in demand for public services would occur gradually as additional development and associated population growth is added to the City.

The General Plan FEIR notes that the General Plan does not propose or authorize development, nor does it designate specific sites for new or expanded public facilities. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations. Such development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA, as appropriate. Any future expansion of public facilities required by growth in the City would be required to be reviewed for site-specific impacts. The General Plan includes a range of policies and actions to ensure that public services are provided in a timely fashion, are adequately funded, are coordinated between the City and appropriate service agency, and that new development funds its fair share of services. As indicated in the General Plan FEIR, the specific impacts of providing new and expanded facilities cannot be determined at this time, as the General Plan does not propose or authorize development nor does it designate specific sites for new or expanded public facilities. However, the facilities would be primarily provided on sites with land use designations that allow such uses and the environmental impacts of constructing and operating the governmental facilities would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the General Plan. Therefore, the General Plan FEIR determined that impacts related to the provisions and need for public facilities are less than significant.

### B. No Further Environmental Review of Public Services Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to public services beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments



to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Therefore, demand for public services on a project and cumulative project level would not exceed what has been anticipated by the General Plan. Future site-specific development may require on- and off-site infrastructure improvements to serve the development being proposed. However, the proposed Project does not propose site-specific development and the extent of potential improvements is not currently known. The General Plan includes policies and programs to reduce potential impacts to public services as a result of new development and intensification of land uses. Any development would be required to comply with the General Plan policies and actions established to reduce potential impacts to public services.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to public services peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.16 PARKS AND RECREATION

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Recreation

The General Plan FEIR determined that impacts to parks recreation would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR concluded that development accommodated under the General Plan is expected to result in increased population and employment growth within the Planning Area, and thus, an overall increase in the demand for parks and recreational facilities. The additional demand on existing parks and recreational facilities would increase the need for maintenance and improvements that could have environmental impacts, although the exact impacts cannot be determined since the potential improvements are currently unknown. Although implementation of the General Plan would cause an incremental increase in demand for parks in the future, this increase could be reduced to a less than significant level by the provision of public parkland and private on-site recreational amenities and through the payment of park fees, as established in the Lawndale Municipal Code. Compliance with and the implementation of applicable General Plan policies and actions and compliance with the City Municipal Code would ensure parks and recreational facilities would not be overused to the point of substantial deterioration. In addition, the General Plan does not propose or approve the construction or expansion of parks or recreational facilities. Any future development under the General Plan would be required to comply with regulations, policies, and standards included in the General Plan, and would be subject to CEQA review as appropriate. Therefore, the General Plan FEIR concluded that impacts to parks and recreational facilities associated with implementation of the General Plan would be less than significant.

The General Plan FEIR concluded that construction of future parks could result in environmental impacts. At the time future parks are proposed, they would require a separate environmental review and compliance with regulations in existence at that time, which would address potential environmental impacts related to the construction and operation of new parks. Furthermore, these future parks would be subject to General Plan policies and actions intended to protect the environment and the





programmatic mitigation framework established in the General Plan FEIR. Therefore, the General Plan FEIR determined that upon compliance with environmental regulations established at the time future park and recreational projects are proposed, and adherence to General Plan policies and actions, the environmental impacts associated with the construction or expansion of recreational facilities would be less than significant.

**B. No Further Environmental Review of Recreation Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to parks and recreation beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Therefore, increased use and demand for recreational facilities on a project and cumulative project level would not exceed what has been anticipated by the General Plan. Future site-specific development may include the development of recreational facilities to serve the development being proposed. However, the proposed Project does not propose site-specific development and the extent of potential improvements is not currently known. The General Plan includes policies and programs to reduce potential impacts to recreational facilities as a result of new development and intensification of land uses. Any development would be required to comply with the General Plan policies and actions established to reduce potential impacts to public services.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to recreation peculiar to the Project that have not been fully addressed in the General Plan FEIR.

## 4.17 TRANSPORTATION

**A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Transportation**

The General Plan FEIR determined that impacts to transportation would be less than significant through the implementation of policies and actions in the General Plan.

As discussed in the General Plan FEIR, no specific development projects are proposed as part of the Lawndale General Plan; however, the General Plan would accommodate future growth in the City. The Mobility Element developed as part of the General Plan contains goals, policies, and actions that support access to and the performance of the circulation system, including public transit, bicycle, and pedestrian facilities. The General Plan FEIR determined that implementation of the General Plan would not conflict with applicable plans, policies, or ordinances related to vehicle circulation, public transit, or bicycle facilities, and its impact on the City's circulation system is considered less than significant.



The General Plan FEIR concluded that future 2045 conditions with the General Plan would result in decreased VMT per employee and VMT per capita in comparison to existing conditions; thus, the General Plan would not exceed 15 percent below the existing Los Angeles countywide average VMT per capita or VMT per employee and would result in a less than significant VMT impact.

The General Plan FEIR concluded that implementation of the General Plan would increase the local and regional housing supply to meet regional housing needs and locate housing in a transit-rich area. Additionally, the General Plan helps further the goals of SCAG's 2020 RTP/SCS. Future development under the General Plan, in particular the proposed mixed-use development within the HBSP area, would provide more opportunities for Lawndale residents and employees to access jobs and services within shorter distances. The shorter trip distances reduce VMT by vehicles, and also increase the likelihood that trips would be made by non-auto modes such as bicycling and walking. Improved transit service and accessibility to transit also help to reduce VMT even as travel activity increases. The General Plan FEIR determined that the General Plan does not exceed the VMT threshold and is consistent with the relevant SCAG's 2020 RTP/SCS goals. Therefore, the General Plan's cumulative impacts related to VMT would be less than significant. With respect to consistency with CEQA Guidelines Section 15064.3, subdivision (b), the impact of the General Plan would be less than significant and no mitigation would be required.

The General Plan FEIR concluded that the General Plan does not propose changes to the citywide roadway network and configuration. Site-specific developments would be reviewed by the City to ensure adequate ingress and egress would be provided and site distance standards would be implemented. As individual projects would undergo review by the City for approval and construction and would have to meet design guidelines, potential safety design hazards associated with land development projects would be addressed and result in less than significant impacts. The General Plan FEIR concluded that the types of uses included as part of the General Plan are generally similar to existing and surrounding uses and thereby are compatible with the existing uses in the Planning Area and in the surrounding area. In addition, the Mobility Element developed as part of the General Plan contains policies in support of roadway network safety and reducing design hazards. The General Plan FEIR concluded that the implementation of goals, policies and actions contained in the General Plan and compliance with the Lawndale Municipal Code would ensure that new development in the Planning Area would not substantially increase hazards due to geometric design features or incompatible uses. Therefore, the impact of the General Plan with respect to design and incompatible use hazards would be considered less than significant.

As noted in the General Plan FEIR, the General Plan does not propose site-specific development. Future development within the Planning Area is not anticipated to result in the substantial modification of roadways surrounding specific development sites or the placement of any permanent physical barriers on adjacent roadway. Additionally, the applicant of any proposed development would be required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes prior to the issuance of a building permit. Approval by the Fire Department would ensure that construction and operation of future projects associated with implementation of the General Plan would not result in inadequate emergency access. In addition, the Public Safety and Mobility Elements developed as part of the General Plan contains policies in support of emergency access along local roads. The General Plan FEIR determined that implementation of goals, policies and actions contained in the General Plan and compliance with the Lawndale Municipal Code would ensure that new development in the Planning Area



would not result in inadequate emergency access; therefore, the impact of the General Plan with respect to emergency access would be considered less than significant.

**B. No Further Environmental Review of Transportation Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to transportation beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. The proposed mixed-use development within the HBSP area, would provide more opportunities for Lawndale residents and employees to access jobs and services within shorter distances. The shorter trip distances reduce VMT by vehicles, and also increase the likelihood that trips would be made by non-auto modes such as bicycling and walking. Improved transit service and accessibility to transit also help to reduce VMT even as travel activity increases. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Therefore, increased VMT on a project and cumulative project level would not exceed what has been anticipated by the General Plan.

Future site-specific development may include the development of new or improvement of existing roadways or provision of new or improved bicycle or pedestrian facilities to serve the development being proposed. The Project would implement policies and actions of the General Plan that support access to and the performance of the circulation system, including public transit, bicycle, and pedestrian facilities. the proposed Project does not propose site-specific development and the extent of potential improvements is not currently known. Further, future development would be required to ensure that any new roadways or transportation facilities or modifications to existing facilities would not introduce or increase hazards due to a geometric design feature or result in inadequate emergency access. Individual development projects would be required to comply with the General Plan, Municipal Code, and applicable State and local regulations, including transportation design standards and emergency access and evacuation procedures. The General Plan includes policies and programs to reduce potential transportation impacts as a result of new development and intensification of land uses. Any development would be required to comply with the General Plan policies and actions established to reduce potential transportation impacts.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to transportation peculiar to the Project that have not been fully addressed in the General Plan FEIR.



## 4.18 TRIBAL CULTURAL RESOURCES

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Tribal Cultural Resources

The General Plan FEIR determined that impacts to tribal cultural resources would be less than significant through the implementation of policies and actions in the General Plan.

As discussed in the General Plan FEIR, while no archeological or tribal cultural resources have been identified within the City, future development allowed under the General Plan could cause a substantial adverse change in the significance of previously undiscovered tribal cultural resources. Potential impacts to tribal cultural resources associated with future development would be reduced through implementation of General Plan policies and actions. Subsequent development and infrastructure projects would be analyzed for potential environmental impacts, consistent with the requirements of CEQA, pursuant to the City's entitlement review process. Subsequent discretionary projects implemented in accordance with the General Plan would be subject to the provisions of Assembly Bill (AB) 52 and may require tribal consultation with California Native American tribes that are traditionally and culturally affiliated with the Planning Area and who have previously requested AB 52 consultations with the City. Future AB 52 consultation may identify tribal cultural resources not yet found and formally recorded that could be impacted by subsequent projects. Therefore, the General Plan FEIR determined that compliance with the General Plan policies and actions and existing regulations would not cause a substantial adverse change in the significance of a tribal cultural resource and impacts would be less than significant.

### B. No Further Environmental Review of Tribal Cultural Resources Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to tribal cultural resources beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The Project would not directly impact tribal cultural resources, as site-specific development is not currently proposed. While future development and construction activities could impact previously unknown cultural resources, the potential for project and cumulative project impacts to tribal cultural resources have been anticipated by the General Plan and analyzed in the General Plan FEIR. The General Plan includes policies and programs to reduce potential impacts to historic and archeological resources and human remains, including Native American (tribal) artifacts. Future development projects, consistent with the General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to cultural resources and implement mitigation measures, as appropriate.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to tribal cultural resources peculiar to the Project that have not been fully addressed in the General Plan FEIR.



## 4.19 UTILITIES AND SERVICE SYSTEMS

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Utilities and Service Systems

The General Plan FEIR determined that impacts to utilities and service systems would be less than significant through the implementation of policies and actions in the General Plan.

The General Plan FEIR concluded that implementation of the General Plan would result in increased population and employment growth within the Planning Area, and a corresponding increase in the demand for additional water supplies. Since no specific development projects are proposed as part of the General Plan, the environmental effects from constructing or expanding facilities are unknown at this time. All water infrastructure construction activities associated with future development would be subject to compliance with existing local, State, and Federal laws, ordinances, and regulations, which would ensure impacts are reduced to less than significant levels. The City would continue to coordinate with GSWC to ensure adequate water distribution facilities are available to serve future development. The Lawndale Municipal Code imposes a tax on water users in the City and would help fund necessary infrastructure improvements. Furthermore, future water facilities would be subject to General Plan policies and actions intended to ensure the provision of water and that potential environmental impacts associated with the implementation of new or expanded infrastructure would be reduced. Therefore, the General Plan FEIR determined that the implementation of existing regulations and General Plan policies and actions would reduce impacts associated with the relocation or construction of new or expanded water facilities to a level that is less than significant. Additionally, the Lawndale Municipal Code includes several provisions related to water conservation, and the General Plan includes goals, policies, and actions directed towards water conservation to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of future development without negatively impacting the existing community. These actions would result in reduced water consumption on a per capita basis that would help offset the increased demand from additional development within the Planning Area. As such, the General Plan FEIR determined that through implementation of existing Federal, State, and local regulations and the General Plan goals, policies, and actions, the environmental impacts to water supplies would be less than significant.

The General Plan FEIR concluded that implementation of the General Plan would result in increased population and employment growth within the Planning Area, and a corresponding increase in demand on the existing sewer system associated with increased sewage flows. The Planning Area is urbanized and contains existing wastewater infrastructure. As discussed in the General Plan FEIR, the City's local sewers discharge into the Los Angeles County Sanitation Districts (LACSD) facilities and are conveyed for treatment at LACSD's Joint Water Pollution Control Plant (JWPCP). The General Plan does not include specific development proposals; therefore, the environmental effects of future wastewater collection systems are unknown at this time. At the time future projects are proposed, they would be required to ensure sufficient local and trunk sewer capacity exists to serve the specific development. Pursuant to the Lawndale Municipal Code, a building permit would not be issued if the anticipated sewage from a proposed project is found by the City Engineer to exceed the capacity available in the public sewer. Additionally, both the City and LACSD charge a fee in order to maintain and expand wastewater services. The General Plan includes policies and actions to ensure adequate wastewater services and facilities are





available, and that potential environmental impacts associated with the implementation of new or expanded infrastructure would be reduced. Therefore, the General Plan FEIR determined that the implementation of existing regulations and General Plan policies and actions would reduce impacts associated with the relocation or construction of new or expanded wastewater facilities to a level that is less than significant. Additionally, the General Plan FEIR determined that the implementation of existing Federal, State, and local regulations and the General Plan policies and actions would ensure adequate wastewater treatment capacity and impacts would be less than significant.

As described in the General Plan FEIR, the Planning Area is generally developed and served by existing stormwater drainage and conveyance facilities that are jointly owned and operated by the City and the Los Angeles County Flood Control District (LACFCD). The General Plan includes policies and actions to ensure that there is adequate stormwater drainage and flood control infrastructure to serve future development under the General Plan, and would ensure that future drainage and flood control infrastructure projects do not result in adverse environmental impacts. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. As such, the General Plan FEIR determined that the implementation of existing regulations and General Plan policies and actions would reduce impacts associated with the relocation or construction of new or expanded stormwater facilities to a level that is less than significant.

As described in the General Plan FEIR, new growth anticipated by the General Plan would require increased electrical, natural gas, and telecommunications services, potentially resulting in the new construction or relocation of facilities. The environmental effects of future expansions of electrical, natural gas, and telecommunication facilities would be evaluated with each development proposal and would require a separate environmental review related to the construction and operation of new electrical, natural gas, and telecommunications infrastructure. Future implementing projects under the General Plan would have to coordinate with each utility provider to establish service, provide any necessary extensions of facilities, and comply with regulations in existence at that time. As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations. Furthermore, these future facilities would be subject to General Plan policies and actions intended to ensure adequate provision of services and facilities and that potential environmental impacts associated with the implementation of new or expanded electrical, natural gas, and telecommunications infrastructure would be reduced. The General Plan FEIR determined that the implementation of existing regulations and General Plan policies and actions would reduce impacts associated with the relocation or construction of new or expanded electrical, natural gas, and telecommunications facilities to a level that is less than significant.

As described in the General Plan FEIR, future development of projects as contemplated under the General Plan may increase the population within the Planning Area, resulting in an increase in solid waste generation. The General Plan FEIR concluded that the increase in solid waste generation associated with the General Plan is within the permitted capacity of regional landfills serving the City. In addition, all future development would be required to comply with mandatory solid waste and recycling collection requirements, including AB 939 and AB 341, consistent with provisions established in the Lawndale



Municipal Code. Furthermore, the General Plan includes policies and actions to responsibly manage and reduce solid waste. As such, the General Plan FEIR determined that through the implementation of existing regulations and the General Plan policies and actions, this is a less than significant impact. Additionally, the General Plan FEIR determined that through the implementation of existing regulations and the General Plan policies and actions, future development implemented by the General Plan would continue to comply with management and reduction statutes and regulations related to solid waste and impacts would be less than significant.

**B. No Further Environmental Review of Utilities and Service Systems Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183**

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to utilities and service systems beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Therefore, demand for utilities and service systems on a project and cumulative project level would not exceed what has been anticipated by the General Plan.

The HBSP includes a description of existing conditions, demands evaluation, and capacity evaluation for the water system, sewer system, and flood control and stormwater system within the HBSP area. Future site-specific development may require on- and off-site utility infrastructure improvements to serve the development being proposed. However, the Project does not propose site-specific development and the extent of potential improvements is not currently known. As development on specific parcels is identified, further evaluation will need to be performed to identify the capacity-related improvements that will be required. The General Plan includes policies and programs to reduce potential impacts to utilities as a result of new development and intensification of land uses. Any development would be required to comply with the General Plan policies and actions established to reduce potential impacts to utilities and service systems.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to utilities and service systems peculiar to the Project that have not been fully addressed in the General Plan FEIR.



## 4.20 WILDFIRE

### A. Summary of General Plan FEIR's Analysis of General Plan's Potential Impacts to Wildfire

The General Plan FEIR determined that impacts to wildfire would be less than significant through the implementation of policies and actions in the General Plan.

As indicated in the General Plan FEIR, the Planning Area does not contain lands classified as fire hazard severity zones, nor is the Planning Area located within a State Responsibility Area. The Planning Area is predominantly flat, built-out, and surrounded by highly urbanized development. The General Plan would allow for a variety of new development within the Planning Area, but does not propose any site-specific development. Any future development would be required to comply with all City and Los Angeles County Fire Department requirements for fire prevention and safety measures, including site access. Additionally, implementation of the General Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan. As such, the General Plan FEIR determined that with adherence to Municipal Code regulations and General Plan policies, implementation of the General Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan and no impact would occur.

The General Plan FEIR determined that implementation of the General Plan would not substantially alter the slope, prevailing winds, or other factors that would increase exposure Lawndale residents, employees or visitors to increased pollutant concentrations from wildfire or result in the uncontrollable spread of a wildfire. Future development is not anticipated to exacerbate wildfire risks. Additionally, the General Plan includes policies and actions to address public safety and emergency services, including fire protection services. As such, the General Plan FEIR determined that with implementation of the applicable General Plan goals, policies and actions, and compliance with fire codes, the General Plan would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire and no impact would occur.

The General Plan FEIR determined that with implementation of the General Plan policies and actions, combined with local and State requirements, potential wildland fire hazards would not be exacerbated by the installation or maintenance of local infrastructure, and no impact would occur.

The General Plan FEIR determined that compliance with local, State, and Federal regulations, and General Plan goals, policies, and actions would reduce potential exposure of people or structures to significant risks resulting from runoff, post-fire slope instability, or drainage changes; no impact would occur in this regard.

### B. No Further Environmental Review of Wildfire Impacts Is Necessary for the Project Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183

The Project does not propose site-specific development; rather, the Project proposes a comprehensive update to the HBSP and amendments to the City's Zoning Code, Zoning Map, and Noise Ordinance to implement and maintain consistency with the Lawndale General Plan. The Project would not result in new impacts to wildfire beyond those identified in the General Plan FEIR; rather it would maintain consistency with the Lawndale General Plan and provide for site-specific development regulations to implement the



General Plan policies. The proposed comprehensive update to the HBSP and amendments to the Zoning Code and Zoning Map, including the addition and application of the HOO1 and HOO2 zones, would be consistent with the development densities and intensities anticipated by the General Plan FEIR. Potential development would be consistent with the adopted land use policy and would not increase the risk to people or structures beyond the extent identified in the General Plan FEIR. Therefore, potential project and cumulative project impacts associated with wildfires would not exceed what has been anticipated by the General Plan

Lawndale is predominantly flat, built-out, and surrounded by highly urbanized development. Additionally, the City does not contain lands classified as fire hazard severity zones. Future site-specific development may include the development of new or improvement of existing roadways or require the installation or maintenance of infrastructure to serve the proposed development. However, the proposed Project does not propose site-specific development and the extent of potential improvements is not currently known. Future development would be required to ensure that any new roadways or infrastructure or modifications to existing facilities would not exacerbate fire risk or interfere with an emergency evacuation plan. Individual development projects would be required to comply with the General Plan, Municipal Code, and applicable State and local regulations, including transportation design standards and emergency access and evacuation procedures. Any development would be required to comply with the General Plan policies and actions and the Lawndale Municipal Code requirements established to reduce potential impacts associated with wildfires.

The proposed Project has been prepared to be consistent with the General Plan, and as such, there are no impacts to wildfire peculiar to the Project that have not been fully addressed in the General Plan FEIR.