



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, February 26, 2025, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

Members of the public may provide their comments when the public comment sections of the meeting are opened. Anyone unable to attend the meeting may submit their public comment by email to agutierrez@lawndalecity.org. Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](#). Interested parties may contact the Community Development Department at (310) 973-3230 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting - February 12, 2025
— Recommendation: that the Planning Commission approve the minutes.

E. PUBLIC COMMENTS

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, but not required, state your name and city of residence, and make your presentation. The maximum time for the presentation is 3 minutes.

F. PUBLIC HEARINGS

1. Case No. 24-22: A Specific Plan Amendment to the Hawthorne Boulevard Specific Plan (HBSP); a Zoning Ordinance Amendments to Numerous Sections of Title 17 of the Lawndale Municipal Code; and a Zoning Map Amendment Establishing a Housing Opportunity Overlay Zones within Areas of the City and HBSP.
— Recommendation: that the Planning Commission approve the continuance until the next regularly scheduled meeting to be held on Wednesday, March 12, 2025.

G. REGULAR AGENDA

No items

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, March 12, 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 20, 2025



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: February 26, 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 - February 12, 2025**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting - 2/12/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 2/12/2025



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

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:34 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Ni Kal S. Price, Vice Chairperson John Martinez, Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

Commissioners Absent: Commissioner Madonna Sitka

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

C. PLEDGE OF ALLEGIANCE

Chairperson Price led the flag salute.

D. CONSENT CALENDAR

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

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

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

None

G. REGULAR AGENDA ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

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

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

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

Ni Kal S. Price, Chairperson

ATTEST:

Peter Kann, Community Development Director



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: February 26, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

SUBJECT: **Case No. 24-22: A Specific Plan Amendment to the Hawthorne Boulevard Specific Plan (HBSP); a Zoning Ordinance Amendments to Numerous Sections of Title 17 of the Lawndale Municipal Code; and a Zoning Map Amendment Establishing a Housing Opportunity Overlay Zones within Areas of the City and HBSP.**

RECOMMENDATION

Staff is requesting that the Planning Commission consider a continuance for Case No. 24-22 to the next available Planning Commission meeting scheduled at 6:30 pm on March 12, 2025.