



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, March 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. 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 26, 2025

— Recommendation: that the Planning Commission approve the minutes.

E. PUBLIC COMMENTS

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

F. PUBLIC HEARINGS

1. Case No. 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 (Request to Withdraw Item)

— Recommendation: that the Planning Commission: 1.) approve the request to withdraw Case No. 24-22; and 2.) publish a new public hearing notice in the upcoming weeks.

G. REGULAR AGENDA

1. Oath of Office and Swearing In of Commission Members

— Recommendation: that the Planning Commission: 1.) allow the Assistant City Clerk to administer the oath of office; and 2.) swear in the newly appointed and re-appointed commissioners.

2. Annual Reorganization of the Chairperson and Vice Chairperson Positions

— Recommendation: that the Planning Commission nominate and elect a Chairperson and Vice Chairperson for the period beginning March 12, 2025, through February 28, 2026.

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 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: March 6, 2025



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: March 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 - February 26, 2025**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting – 2/26/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 2/26/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
FEBRUARY 26, 2025**

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:31 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: Community Development Director Peter Kann, 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 – February 12, 2025

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

E. PUBLIC COMMENTS

None

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.

Director Kann requested to open the public hearing and continue the item to the next regularly scheduled meeting on Wednesday, March 12, 2025.

Chairperson Price opened the public hearing at 6:34 p.m.

A motion was carried by Commissioner Urrutia to continue Case No. 24-22 until the March 12, 2025, regular meeting and seconded by Commissioner Smith. The motion passed 5-0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann recognized Commissioner Smith for his service on the Planning Commission.

I. ITEMS FROM THE COMMISSION

The Commission thanked Commissioner Smith for his service and wished him well.

Commissioner Smith spoke about his time on the Commission.

Vice Chairperson Martinez spoke about the Lawndale Little League Grand Opening Day, which is to be held on Saturday, March 8, 2025, at 9:00 a.m. at Jane Addams Park.

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 6:40 p.m. to the next regularly scheduled meeting to be held on Wednesday, March 12, 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: March 12, 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 (Request to Withdraw Item)**

PROJECT DESCRIPTION

Staff is requesting the Planning Commission's consideration to withdraw Case No. 24-22. Staff is making minor revisions to the draft/proposed amendments to the Hawthorne Boulevard Specific Plan, Municipal Code, and Zoning Map. A new public hearing notice and public outreach will be published when the revisions are completed in the coming weeks.

RECOMMENDATION

It's recommended that the Planning Commission:

1. Approve the request to withdraw Case No. 24-22; and
2. Publish a new public hearing notice in the upcoming weeks.



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: March 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: **Oath of Office and Swearing In of Commission Members**

RECOMMENDATION

It is recommended that the Planning Commission:

1. Allow the Assistant City Clerk to administer the oath of office; and
2. Swear in the newly appointed and re-appointed commissioners.



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: March 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: **Annual Reorganization of the Chairperson and Vice Chairperson Positions**

RECOMMENDATION

Recommendation: that the Planning Commission nominate and elect a Chairperson and Vice Chairperson for the period beginning March 12, 2025, through February 28, 2026.