



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

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

**\*\* Revised \*\***

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**

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**B. ROLL CALL**

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**C. PLEDGE OF ALLEGIANCE**

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**D. CONSENT CALENDAR**

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**1. Minutes of the Lawndale Planning Commission Regular Meeting - March 12, 2025**

— Recommendation: that the Planning Commission approve the minutes.

**E. PUBLIC COMMENTS**

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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**

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None

**G. REGULAR AGENDA**

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**CITY OF LAWDALE  
PLANNING COMMISSION**

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

DATE: March 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 - March 12, 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 - 3/12/2025](#)

**Attachment A**

Minutes of the Lawndale Planning Commission Regular Meeting – 3/12/2025



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

**A. CALL TO ORDER**

Chairperson Price called the regular meeting to order at 6:32 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 Dr. Daniel Urrutia, Commissioner Ignatius Lin

**Other Participants:** Community Development Director Peter Kann, City Clerk Erica Harbison, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Commissioner Sitka led the flag salute.

**D. CONSENT CALENDAR**

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

A motion was carried by Commissioner Urrutia and seconded by Vice Chairperson Martinez to approve the minutes. The motion passed 4-0 with Commissioner Lin 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 that the project be withdrawn and re-noticed to provide staff with additional time to review and amend the proposed Hawthorne Boulevard Specific Plan Update.

A motion was carried by Vice Chairperson Martinez and seconded by Commissioner Urrutia to approve the withdrawal of the item and re-notice the project. The motion passed 4-0 with Commissioner Lin abstaining.

**G. REGULAR AGENDA ITEMS**

**1. Oath of Office and Swearing in of Commission Members**

City Clerk Harbison administered the oath of office and swore in the Commissioners.

**2. Annual Reorganization of the Chairperson and Vice Chairperson Positions**

Commissioner Sitka nominated Commissioner Urrutia to the position of Chairperson with a second from Vice Chairperson Martinez. The motion passed 5-0.

Chairperson Price nominated Commissioner Sitka to the position of Vice Chairperson with a second from Vice Chairperson Martinez. The motion passed 5-0.

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

Director Kann welcomed Commissioner Lin to the Planning Commission. He also mentioned that there will be several upcoming items for the Commission’s consideration.

**I. ITEMS FROM THE COMMISSION**

Commissioner Lin thanked the Commission and staff for welcoming him to the Planning Commission.

Each Commissioner welcomed Commissioner Lin to the Planning Commission.

**J. ADJOURNMENT**

Chairperson Price adjourned the meeting at 6:47 p.m. to the next regularly scheduled meeting to be held on Wednesday, March 26, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

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Dr. Daniel Urrutia, Chairperson

ATTEST:

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Peter Kann, Community Development Director



## CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: March 26, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **Case No. 25-03: 2024 Annual Progress Report on the Status of the General Plan and Housing Element**

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### BACKGROUND

The General Plan Annual Progress Report (APR) summarizes the progress the City of Lawndale has made towards implementing the goals, policies, and programs of the City's General Plan. It covers the period from January 1, 2024 through December 31, 2024. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to the Governor's Office of Planning and Research (OPR) an Annual Report on the status and implementation of the General Plan.

The General Plan Update includes the elements mandated by State law, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the Planning Area.

At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The City may also address other topics of interest. This General Plan Update includes two optional topics: Economic Development and Community Facilities. The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2)(B)(i). The California Department of Community and Housing Development (HCD) requires specific information related to the development of housing in the city. This detailed information is summarized in the tables attached to this staff report.

## ANALYSIS

The Annual Progress Report summarizes General Plan-related actions undertaken during the reporting period. The following is a summary of major activities undertaken to implement the General Plan during the reporting period:

- There were approximately 3,534 recorded counter visits to the Community Development Department; 112 site plan reviews were performed; 94 residential property reports; 852 residential building permits and approximately 83 commercial building permits were issued.
- Adopting new residential developments standards (SB 9) and updating existing ordinances, including the accessory dwelling unit regulations reflecting AB (Assembly Bill) 2533 and SB (Senate Bill) 1211 updates.
- The city has not updated the Building Permit fees.
- The consistency with the City's Housing Element by finalizing the City's Housing Opportunity Overlay Zone.
- Through the reporting period many new major businesses opened within City boundaries, reducing the number of vacancies for commercial spaces, as well as meeting the General Plan and Specific Plan goals and objectives. Some of the businesses that opened and approved in 2024 were; Made Burgers, Bricks & Minifigs, Starbucks, and La Hacienda El Amigo.

In the past, the Planning Commission has requested that staff make recommendations for ways to further implement the General Plan. The items listed below would all qualify as ways of implementing the General Plan:

### 1. Complete Revision and Modernization of the Zoning Code

Efforts are ongoing. The most recent revision includes the Density Bonus regulations and Accessory Dwelling Unit regulations considered by the City Council. The City of Lawndale is up to date with new zoning regulations and updates the City Zoning Code regularly. Staff is also currently working with a consultant to update the list of permitted and conditionally permitted uses in each of the City's existing zones.

### 2. Update The General Plan

The City's General Plan is being updated to include Housing Opportunity Overlay Zone citywide.

### 3. Update The Hawthorne Boulevard Specific Plan

The Hawthorne Boulevard Specific Plan is currently being updated and its completion is expected to be in the early 2025.



4. Increase Incentives for Commercial and Residential Lot Mergers

Applications are handled case by case.

5. Provide Adequate Housing Sites Through Appropriate Land Use, Zoning, and Specific Plan Designations to Accommodate the City's Share of the Regional Housing Needs

The City is working on promoting housing and mixed-use development within the Hawthorne Boulevard Specific Plan corridor. The new updated Housing Element includes policies that will encourage building of more housing on the Hawthorne Boulevard. Staff is working on updating the Zoning Code to increase density and adopt regulations to create housing overlay zones throughout the city that encourage housing, including affordable housing. The City has been working with developers on 3 proposed mixed-use projects in different areas. Two of those 3 proposed projects will be on Hawthorne Boulevard and one on Manhattan Beach Boulevard.

6. Comprehensive Plan to Reduce Urban Runoff in Lawndale

The City's is enforcing the Model Water Efficient Landscape Ordinance (MWELo) for all projects within the city. MWELo is a statewide water efficiency law for new and renovated landscapes in California. It sets limits on high water use plants and irrigation equipment and incentivizes a holistic approach to landscaping that incorporates alternative water supplies like gray water, harvested rainwater, and recycled water. The purpose of water efficient landscape ordinances is to not only increase water efficiency but to improve environmental conditions in the built environment.

7. Update CEQA Guidelines for Development

Recently completed. The CEQA Guidelines were prepared and adopted in 2018, and no recent updates have been incorporated.

ENVIRONMENTAL REVIEW

Staff is requesting that the Planning Commission recommend that the City Council determine that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This General Plan Annual Progress Report is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed General Plan Annual Progress Report is consistent with state law.

PUBLIC REVIEW

Public Noticing is not required however, the General Plan Annual Progress report was publicly noticed in the Daily Breeze on March 14, 2025.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff's General Plan Annual Progress report recommendation.

## RECOMMENDATION

It is recommended that the Planning Commission:

1. Review the Draft Annual Report;
2. Adopt Resolution No. 25-02, directing staff to forward the report to the City Council and then to the State Department of Housing and Community Development and the Governor's Office of Planning and Research; and
3. Find that the project is categorically exempt under the Public Resources Code Section 21080.17, Government Code Section 65852.1 and 65852.2, and sections 15282(h) and 15061(b)(3) of the CEQA Guidelines.

## **Attachments**

[Attachment A - Notice of Exemption](#)

[Attachment B - General Plan Annual Progress Report 2024](#)

[Attachment C - Housing Element Annual Progress Report 2024](#)

[Attachment D - Resolution 25-02](#)

**Attachment A**  
Notice of Exemption



# Notice of Exemption

- To:  Los Angeles County Clerk's Office  
Environmental Filing  
12400 E. Imperial Highway, Room 1101  
Norwalk, California 90650
- Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

Project Title: Case No. 25-03 and PC Resolution 25- 02

1. City of Lawndale Community Development Department
2. Project Location – Specific: City wide
3. (a) Project Location - City: City of Lawndale  
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 25-03: General Plan Annual Progress Report 2024
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, Associate Planner
7. Exempt status: (Check one)
  - (a) \_\_\_\_\_ Ministerial project.
  - (b) \_\_\_\_\_ Not a project.
  - (c) \_\_\_\_\_ Emergency Project.
  - (d) X Categorical Exemption. State type and class number: Section 15061(b)(3) of the CEQA guidelines.
  - (e) \_\_\_\_\_ Declared Emergency.
  - (f) \_\_\_\_\_ Statutory Exemption. State Code section number: \_\_\_\_\_
  - (g) \_\_\_\_\_ Other. Explanation: \_\_\_\_\_
8. Reason why project is exempt: mandated General Plan annual report that does not include a project and thus will not result in direct and/or indirect physical change in the environment.
9. Contact Person: Jose Hernandez, Associate Planner  
Telephone: (310) 973-3206
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: \_\_\_\_\_

*(Clerk Stamp Here)*

\_\_\_\_\_  
Signature (Lead Agency Representative)

Jose Hernandez, Associate Planner

Title

**Attachment B**

General Plan Annual Progress Report 2024

# **City of Lawndale General Plan Annual Progress Report Calendar Year 2024**

**March 2025**



**City of Lawndale  
Community Development Department  
Jose Hernandez, Associate Planner  
14717 Burin Avenue  
Lawndale, California 90260**

**Prepared by:  
Jose Hernandez  
Associate Planner  
Community Development Department  
(310) 973-3206  
JHernandez@cityoflawndale.org**

## 1. Introduction

The General Plan Annual Progress Report summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. The report covers the period from January 1, 2024 through December 31, 2024. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to their legislative body, Governor's Office of Planning and Research and Department of Housing Community Development ("HCD") an Annual Report on the status and implementation of the General Plan.

The General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2). The report includes, (1) the status of the General Plan 2045 and progress in its implementation; (2) the



progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement of housing; (3) the number of housing development applications received; (4) the number of units included in all development applications; (5) the number of units approved and disapproved; (6) the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; (7) a listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the City's inventory; (8) the number of applications submitted pursuant to Government Code Section 65913.4(a) (i.e. streamline approval for affordable housing), and the location and the total number of developments approved, the total number of building permits

issued, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided in Government Code Section 65913.4(b) (i.e. ministerial streamline approval process for affordable housing); (9) if the City has received funding pursuant to the Local Government Planning Support Grants Program, the information required pursuant to Health and Safety Code Section 50515.04(a); (10) the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus; and (11) information related to density bonuses granted pursuant to Density Bonus Law (Gov. Code Section 65915), including the number of density bonus applications received, number of density bonus applications approved, and data from a sample of projects, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project. In addition, the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund has been prepared pursuant to California Health and Safety Code Section 34176.1(f), which reports the activities of the Lawndale Housing Authority during the fiscal year.

### Lawndale Background



Figure 1. Location Map

Incorporated in 1959, the City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 3 miles east of the Pacific Ocean. Although Lawndale only encompasses approximately two square miles, the community is home to nearly 33,500 residents with very few parcels of remaining vacant land. Surrounding communities include the cities of Hawthorne to the north,



Redondo Beach to the west, and Torrance to the south. The City is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway), which both pass through the community and provide access to major employment centers in Los Angeles County.

The City of Lawndale has grown from its predominately agricultural roots to a built-out City that is centrally located in the South Bay area, evolving into a bedroom community primarily consisting mostly of medium-density residential development.

## 2. Community Development Department

The Community Development Department is responsible for the review of development and building activity to ensure compliance with zoning and building codes, General Plan policies, the California Environmental Quality Act, and community values. The Department provides information to the general public on zoning, building, housing, redevelopment and economic development related matters; assists the community in establishing land use plans; ensures the quality of new projects through the development review process; and provides staff support to the Planning Commission, City Council, and the general public.

Counter activity is the number of counter visits recorded in the Department, which are kept and tracked on a monthly basis. Total *recorded* counter visits for 2023 were **3,534 visits**, which was much higher in comparison to the previous year which had **3,190 visits**. The counter visits were similar to the prior year’s activity due to accessory dwelling unit construction.

### Planning Division

The Planning Division is responsible for two key functions: current planning and advanced planning. It is the Division’s goal to provide timely and effective management of these two functions. Current planning involves the processing and review of various development applications for conformance with the City’s Zoning Ordinance, General Plan, Specific Plan, and other land use policies. The Planning Division is responsible for reviewing applications and issuing permits pertaining to:

- Residential, commercial, and industrial design reviews
- Special Use Permits
- Subdivisions
- General proposed development

In 2023, the Planning Division processed **112** site plan review applications and **74** residential property reports, and brought **27** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.



Figure 1. Site Plan Reviews

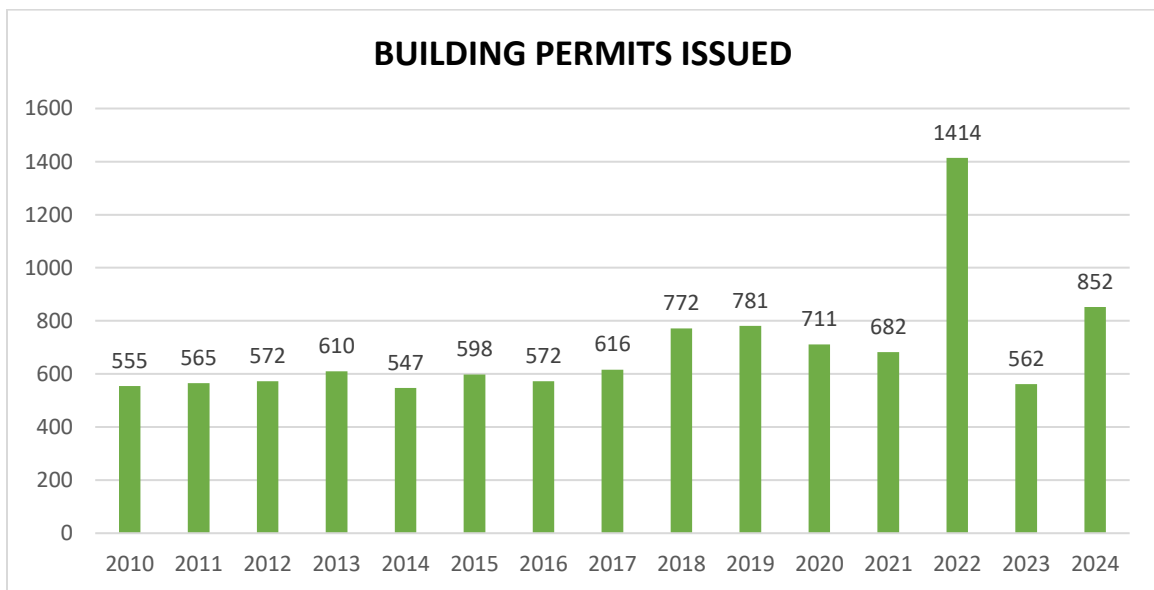
Advanced planning involves the City’s long-range planning activities, which include updating and preparing various planning documents such as Specific Plans, the City’s General Plan, and implementation of text amendments. Planning staff also assembles and maintains community data and demographics and coordinates the reporting of this data to outside agencies.

### Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, the Planning Division, the Fire Department, and the Engineering Division.

In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects (residential, commercial, and industrial), grading, roofing, installation of mechanical and utility equipment, etc. **The total number of permits issued in 2024 was 852**, which increased from the 562 permits issued in 2023.

Figure 2. Building Permit Activity



**Housing Division**

Activity in the Housing Division slowed dramatically following the dissolution of the Redevelopment Agency which helped fund all of the City's housing programs. Although these programs were effectively on hold during the reporting period, the City is hoping in the near future to reintroduce the Great Neighborhoods Program with the injection of new housing funds provided from the Housing Division. Additionally, the City has received some set aside funds from the CA Department of Finance for the development of affordable housing projects. The City intends on using set aside funds in developing affordable housing incentives for developers.

### 3. General Plan Implementation Status

The City of Lawndale approved General Plan 2045 in December of 2023. The Housing Element was adopted by the City Council in February of 2022.

#### Structure of the General Plan

Element	Type	Year Adopted
<b>Community Development</b>		
Land Use	Mandated	2023
Circulation	Mandated	2023
Housing	Mandated	2022
Environmental Justice	Mandated	N/A
Economic Development	Optional	2023
* HE updated in 2021; adopted 2/7/2022		
<b>Resource Management</b>		
Open Space	Mandated	2023
Conservation	Mandated	2023
Air Quality Management	Optional	2023
<b>Hazard Management</b>		
Safety	Mandated	2023
Noise	Mandated	2023

Table 1: City of Lawndale General Plan Elements

#### General Plan Amendments and Implementation Activities

The following represents the progress the City of Lawndale made towards implementing the goals and guiding policies of the General Plan during the reporting period.

#### Land Use Element

The Land Use Element establishes the policies for determining where certain land uses, such as residential, commercial, and industrial, are most desirable. The Land Use Element defines the physical areas in the City serving the needs of residents, businesses, and visitors.

**LU-1.3 Diversity of Residential Options.** Strive to maintain a reasonable balance between rental and ownership housing opportunities across all residential types, including single family detached homes and senior housing, by maintaining a range of allowable land use densities.

In 2023 the City continued to implement the accessory dwelling unit ordinance that allows accessory dwelling units on properties that are already developed with a single family residence. The City updated the accessory dwelling unit ordinance to reflect the State’s 2023

accessory dwelling unit updates. The intent of the accessory dwelling unit ordinance is to allow additional housing alternatives in which property owners could rent out accessory dwelling units, and provide opportunity to increase homeowner income, while helping to ease the high cost of living within the City. The City also updated and adopted the Housing Element which encourages low and moderate income level development.

**Implementation Program 13. Zoning Ordinance Monitoring.** In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints. The key objectives and main components of the ordinance involve the following:

- *Result/Evaluation:* The City continues to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. The City amends its Zoning Ordinance yearly, sometimes even several times per year, to quickly address issues as they are identified and to ensure consistency with State regulations. When constraints are identified, the City will work to mitigate or eliminate such constraints.
- *Continued Appropriateness:* It is important for the City to regularly review its land use controls to minimize governmental constraints that could limit affordable housing development. Multiple programs are included in the 2021- 2029 Housing Element to monitor and mitigate potential governmental constraints, including Programs 11, 14, 16, and 18.

### **Development Activity**

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, 11 residential units were finalized and completed and a total of 43 ADU projects were submitted for Building and Safety plan check review. Nonetheless, most of the development activity within the reporting period came from property owners that were active with additions and remodeling projects. No new affordable units or student housing were built in the reporting period.

Provided in the following chart is a list of all new residential projects that were submitted for the 2023 calendar year.

	ADDRESS	DEVELOPMENT TYPE	PROJECT NO.	PLANNING APPROVAL DATE
1	4618 W 153rd Place	ADU	SPR 24-04	2/20/2024
2	4548 W 156th Street	ADU	SPR 24-06	5/7/2024
3	15203 Osage Avenue	SFR	SPR 24-07	8/22/2024
4	<b>15634 Sombra Avenue</b>	SFR	SPR 24-10	7/24/2024
5	<b>14802 Firmona Avenue</b>	ADU	SPR 24-11	pending
6	14801 Avis Avenue	ADU	SPR 24-12	pending
7	4064 W 149th Street	ADU	SPR 24-15	7/15/2024
8	14409 Burin Avenue	ADU	SPR 24-18	4/11/2024
9	4621 W 167th Street	ADU	SPR 24-20	4/15/2024
10	4058 W 164th Street	ADU	SPR 24-22	8/7/2024
11	4754 W 170th Street	ADU	SPR 24-26	6/11/2024
12	15217 Eastwood Avenue	ADU	SPR 24-29	7/31/2024
13	4128 W 163rd Street	ADU	SPR 24-37	9/11/2024
14	4425 W 154th Street	ADU	SPR 24-42	7/15/2024
15	4156 W 169th Street	ADU	SPR 24-46	7/22/2024
16	4340 W 170th Street	ADU	SPR 24-47	11/6/2024
17	4744 W 160th Street	ADU	SPR 24-49	12/11/2024
18	<b>4030 W 159th Street</b>	SFR and ADU	SPR 24-52	1/22/2025
19	14501 Kingsdale Avenue	ADU	SPR 24-55	10/2/2024
20	4512 W 153rd Street	ADU	SPR 24-56	7/31/2024
21	<b>15118 Avis Avenue</b>	SFR	SPR 24-58	pending
22	4058 W 164th Street	ADU	SPR 24-59	7/22/2024
23	4341 W 170th Street	ADU	SPR 24-61	pending
24	15133 Osage Avenue	ADU	SPR 24-63	7/26/2024
25	4721 W 172nd Street	ADU	SPR 24-69	8/8/2024
26	15012 Firmona Avenue	ADU	SPR 24-70	8/26/2024
27	<b>14631 Condon Avenue</b>	SFR	SPR 24-72	9/3/2024
28	4436 1/2 W 168th Street	ADU	SPR 24-75	3/6/2025
29	4546 W 153rd Place	ADU	SPR 24-77	pending
30	15317 Hawthorne Boulevard	ADU	SPR 24-78	2/3/2025
31	4166 W 170th Street	ADU	SPR 24-88	2/27/2025
32	4042 W 162nd Street	ADU	SPR 24-89	11/20/2024
33	14723 Firmona Avenue	ADU	SPR 24-90	pending
34	4438 W 168th Street	ADU	SPR 24-92	11/7/2024
35	15620 Sombra Avenue	ADU	SPR 24-94	2/3/2025
36	15323 Mansel Avenue	ADU	SPR 24-102	1/14/2025
37	4025 W 169th Street	ADU	SPR 24-103	pending
38	4119 W 165th Street	ADU	SPR 24-106	pending
39	4620 W 149th Street	ADU	SPR 14-112	2/10/2025

## **Circulation Element**

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to bikeways to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. The growth also impacts the infrastructure required to provide utilities and other services needed for those who live, work, and visit the City.

**Goal M-1 Local Circulation System.** The circulation system includes a hierarchy of roadways, railways, and off-street paths and trails that serve mobility and local access needs for those who live in, work in, or visit the City. The circulation system allows individuals to travel safely and conveniently to, from, and through the City by vehicle, transit, bicycles, foot, and other methods.

### **M-1 Actions**

- M-1a Periodically review and assess the vehicular level of service along City facilities to determine, what, if any, improvements are warranted to maintain a safe and efficient flow of traffic throughout the City of Lawndale. Based on a thorough review of facility operations and funding availability, improvements should be included in the City's Capital Improvement Plan and/or required as part of project approval through the development review process.
- M-1b Continue to update and implement projects in the City's Capital Improvement Plan to maintain and repair roadways; construct and improve roadways to build out the roadway network to ensure adequate levels of service.
- M-1c As part of the development review process, require new developments to conduct traffic impact studies and construct, as a condition of approval, all feasible roadway and intersection improvements warranted by the new development. These studies shall be reviewed by the City Engineer or his designated representative. For development that will increase the traffic demand along State Route 107 (Hawthorne Boulevard), State Route 91 (Artesia Boulevard), and Interstate 405 (San Diego Freeway), traffic studies shall be submitted to Caltrans District 7 for approval.
- M-1d Monitor the development of new mobility technologies and the potential local effects on vehicular, bicycle, pedestrian and transit facilities and operations and seek funding to invest in associated infrastructure and technologies such as Traffic System Management (TSM) and traffic signal synchronization.
- M-1e Monitor cut-through traffic on local streets, especially along residential areas and schools, and where appropriate evaluate the applicability of traffic calming tools and implement improvements as necessary.



### **Housing Element**

The Housing Element establishes the City’s housing policies and programs. It serves as a guide for City officials in decision-making and sets forth an action plan to implement the City’s housing goals. The Housing Element is intended to direct residential development and preservation in a manner consistent with the General Plan and the requirements of State Housing Element law. The current Housing Element covers the period from July 1, 2021 – June 30, 2029.

The Housing Element has been updated and it was adopted by the City Council on February 7, 2022. The Housing Element has been approved by the California Department of Community and Housing Development (HCD) for certification.

Housing Element implementation is further discussed in **Section 4. Housing Element Activity**.

### **Economic Development Element**

Throughout the reporting period the City made efforts to decrease the vacancy rate within the City’s commercial zones. New businesses such as AC Pro, Ocean Urgent Care, Dollar Tree, and Sprouts Farmers Market were opened or getting ready for business during the reporting period. The department is making ongoing efforts to facilitate the approval process for new businesses while complying with all local, state and federal regulations.

### **Open Space Element**

Typical of most communities located within mature urbanized settings, Lawndale has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents, but also as a visual break from the built environment.

**Goal RM-1. Parks, Recreation, and Open Space.** Parks, recreation, and open space facilities provide innumerable benefits that enrich a community. 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. The City operates the Harold E. Hofmann Community Center and the Dan McKenzie Community Garden. The City strives to provide well-planned, welcoming, and safe opportunities for recreation to all members of the community.

**Goal RM-6 Water Conservation.** Water is an indispensable resource that is integral to Lawndale’s prosperity and growth. The City embraces an integrated water management approach in order to preserve these precious resources for years to come

**Goal RM-5. Energy Resources.** Future development within the City will result in increased energy demands for the operation of businesses, homes, and transportation facilities. To reduce greenhouse gas emissions, pollutants, and ensure that there are

adequate energy resources for future generations, safe management and conservation methods need to be implemented

During the 2024 reporting period the City with coordination with the South Bay Cities of Governments continued to follow the adopted Climate Action Plan (“CAP”). The CAP serves as a roadmap and guidance document for reducing GHG emissions within City operations and the community at large. The CAP includes a list of non-binding goals, measures, and sub-strategies for the possible emission reductions by sector to reach the City’s GHG target for 2024. The forecast continues to describe the impacts of these strategies on the City’s target for the year 2035.

### **Air Quality Management Plan**

Due to the nature of the guiding and implementing policies of the Air Quality Management Plan, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse air quality impacts to the environment and sensitive receptors.

### **Safety Element**

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The City aims to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

In 2012, the City applied for grant funding through the State of California 2008 Disaster Recovery Initiative Program, which is under the Community Development Block Grant Program. This application was made to update the Safety Element and the City’s Local Hazard Mitigation Plan. In January 2013, the City received notice that funding had been awarded in the amount of \$250,000. Accordingly, the Safety Element and the local hazard Mitigation Plan were updated and adopted in August of 2016. During the reporting period, efforts have been undertaken to initiate the further update of the Safety Element and the Local Hazard Mitigation Plan.

Due to the nature of the guiding and implementing policies of the Safety Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis. Additionally, staff receive training in emergency preparedness and local hazard mitigations on an annual basis.

### **Noise Element**

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors, and the City continues to enforce its noise ordinances.

#### **4. Housing Element Activity**

The 2021-2029 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2021-2029 Housing Element in February 2022. The Housing Element was approved by the HCD for certification on October 13, 2022.

During the reporting period the Community Development Department continued implementing the Housing Element's Housing Plan. This included the ongoing implementation of programs for housing conservation, production of housing, provision of adequate housing sites, removal of governmental constraints, and promotion of equal housing opportunity.

##### **Regional Housing Needs Assessment ("RHNA")**

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2020. Under the RHNA Plan, each of the SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate the construction of during the 2021-2029 assessment period. There are many ways to "facilitate" construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law.

The City of Lawndale received a RHNA allocation of 2,497 units for the 2021-2029 RHNA period. After credits for projected accessory dwelling units are taken into consideration, the City of Lawndale has a remaining 2021-2029 RHNA of 2,463 units, including 724 extremely/very low-income, 296 low-income, 370 moderate-income units, and 1,073 above moderate-income units.

Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2024 – December 31, 2024, categorized by income level.

##### **Affordable Housing Categories and Income Limits**

Affordable housing is broken down into four categories. Each category is based upon a percentage of median income for Los Angeles County, adjusted for household size. The income limits are updated annually by the U.S. Department of Housing and Urban Development and form the income eligibility limits used by the HCD. These household income limits, as defined by California Housing Element law, are:

- Acutely Low: Households earning a low income limit to equal 15% of the medium income.
- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income

- Moderate: Households earning 81% to 120% of median family income
- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2024 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	10350	11800	13300	14750	15950	17100	18300	19450
Extremely Low	26500	30300	34100	37850	40900	43950	46950	50560
Very Low	44150	50450	56750	63050	68100	73150	78200	83250
Low	70650	80750	90850	100900	10900	117050	125150	133200
Median	68750	78550	88400	98200	106050	113900	121750	129600
Moderate	82500	94300	106050	117850	127300	136700	146150	155550

Table 2: Household Income Limits

**Housing Production in Context with City Housing Policy**

Production of affordable housing is facilitated by means of several specific City policies and housing programs. Primary City housing programs include the Rental Rehabilitation Program, Acquisition and Rehabilitation Program, Condominium Conversion Ordinance, Affordable Housing Development Program, Accessory Dwelling Unit Ordinance, and Density Bonus Ordinance. However, many of these programs have been severely impacted by the loss of Redevelopment Agency Housing Set-Aside funds and are effectively on hold until new funding sources can be secured.

**20142021 RHNA Production Summary**

For the current RHNA cycle, 120 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, zero (0) fall within the affordable categories. During the reporting period, twenty-three (5) new units were constructed.

**Housing Production Expectations**

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2021-2029 Housing Element update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction, development

of accessory dwelling units and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

**Attachment C**

Housing Element Annual Progress Report 2024

Jurisdiction	Lawndale		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+;ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes <sup>+</sup>
Summary Row: Start Data Entry Below								0	0	0	0	0	0	42	42	42	0						
4079-012-010		4618 W 153rd Place		SPR 24-04	ADU	O	1/18/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	A REQUEST TO CONVERT AN EXISTI
4079-028-023		4548 W 156th Street		SPR 24-06	ADU	O	1/23/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	CONSTRUCT A DETACHED ACCESS
4076-005-020		15203 Osage Avenue		SPR 24-07	SFD	O	2/8/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	DEMO THE EXISTING FRONT UNIT A
4076-016-016		15634 Sombra Avenue		SPR 24-10	SFD	O	2/12/2024							2	2	2		NONE	No	N/A	Approved	Ministerial	A PROPOSAL TO CONSTRUCT TWO
4078-020-009		14802 Firmona Avenue		SPR 24-11	ADU	O	2/13/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	DEMO EXISTING 368 SF NON-COMI
4077-017-023		14801 Avis Avenue		SPR 24-12	ADU	O	2/14/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	CONVERT AN EXISTING GARAGE IN
4077-026-004		4064 W 149th Street		SPR 24-15	ADU	O	2/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	CONVERT AN EXISTING 508 SQUAR
4078-033-038		14409 Burin Avenue		SPR 24-18	ADU	O	3/14/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSED ADU AT REAR OF PROPI
4081-017-011		4621 W 167th Street		SPR 24-20	ADU	O	3/19/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	LEGALIZE UNPERMITTED ADU IN G/
4074-020-003		4058 W 164th Street		SPR 24-22	ADU	O	4/2/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	GARAGE CONVERSION INTO ADU A
4081-005-002		4754 W 170th Street		SPR 24-26	ADU	O	4/18/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	CONVERSION OF 3 CAR GARAGE I
4076-007-032		15217 Eastwood Avenue		SPR 24-29	ADU	O	4/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT TWO EXIS
4074-013-013		4128 W 163rd Street		SPR 24-37	ADU	O	5/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONSTRUCT A NEW
4079-017-011		4425 W 154th Street		SPR 24-42	ADU	O	6/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT AN EXISTI
4076-004-024		4156 W 169th Street		SPR 24-46	ADU	O	6/11/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	CONVERT AN EXISTING GARAGE IN
4076-014-008		4340 W 170th Street		SPR 24-47	ADU	O	6/13/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONSTRUCT A DETA
4080-005-004		4744 W 160th Street		SPR 24-49	ADU	O	6/24/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONSTRUCT A 333 S
4074-025-009		4030 W 159th Street		SPR 24-52	SFD	O	6/25/2024							3	3	3		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONSTRUCT TWO A
4078-025-016		14501 Kingsdale Avenue		SPR 24-55	ADU	O	7/2/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT AN EXISTI
4079-015-005		4512 W 153rd Street		SPR 24-56	ADU	O	7/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	CONVERT EXISTING EXERCISE RO
4076-001-003		15118 Avis Avenue		SPR 24-58	SFD	O	7/9/2024							2	2	2		NONE	No	N/A	Pending	Ministerial	PROPOSAL TO BUILD A TRIPLEX AN
4074-020-003		4058 W 164th Street		SPR 24-59	ADU	O	7/9/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSED GARAGE CONVERSION
4076-012-009		4341 W 170th Street		SPR 24-61	ADU	O	7/7/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	PROPOSAL TO CONVERT AN EXISTI
4076-005-021		15133 Osage Avenue		SPR 24-63	ADU	O	7/17/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT AND EXIS
4081-006-025		4721 W 172nd Street		SPR 24-69	ADU	O	8/5/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSED SECOND STORY ADU A
4078-015-004		15012 Firmona Avenue		SPR 24-70	ADU	O	8/8/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	A PROPOSAL CONVERT AN EXISTIN
4078-001-028		14631 Condon Avenue		SPR 24-72	SFD	O	8/12/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	demo existing SFR and propose a ne
4081-031-006		4436 1/2 W 168th Street		SPR 24-75	ADU	O	8/21/2025							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT A RECREA
4079-014-018		4546 W 153rd Place		SPR 24-77	ADU	O	9/11/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	A PROPOSAL FOR A NEW ACCESSO
4079-017-008		15317 Hawthorne Boulevard		SPR 24-78	ADU	O	9/11/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO BUILD AN ATTACHE
4076-017-005		4166 W 170th Street		SPR 24-88	ADU	O	10/9/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL FOR THE CONVERSION
4074-022-006		4042 W 162nd Street		SPR 24-89	ADU	O	10/9/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT AN EXISTI
4078-009-033		14723 Firmona Avenue		SPR 24-90	ADU	O	10/9/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	PROPOSAL TO DEMOLISH AN UNPE
4081-031-005		4438 W 168th Street		SPR 24-92	ADU	O	10/16/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL
4076-016-010		15620 Sombra Avenue		SPR 24-94	ADU	O	10/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL FOR A NEW ACCESSOR
4079-014-014		15323 Mansel Avenue		SPR 24-102	ADU	O	11/27/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	A PROPOSAL TO LEGALIZE AN ADU
4074-016-016		4025 W 169th Street		SPR 24-103	ADU	O	12/2/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	2 ADU'S WITHIN NEW 9-UNIT APAR
4074-014-018		4119 W 165th Street		SPR 24-106	ADU	O	12/10/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	new 1000 sq ft adu
4078-013-017		4620 W 149th Street		SPR 14-112	ADU	O	12/23/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	PROPOSAL TO CONVERT AN EXISTI

Jurisdiction	Lawndale
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										
1				2	3	4							5	6		
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	25	25	
4079-012-010		4618 W 153rd Place	SPR 24-04	SPR 24-04	ADU	O								1	2/20/2024	1
4079-028-023		4548 W 156th Stree	SPR 24-06	SPR 24-06	ADU	O								1	5/7/2024	1
4076-005-020		15203 Osage Avenu	SPR 24-07	SPR 24-07	SFD	O								1	8/22/2024	1
4076-016-016		<b>15634 Sombra Aven</b>	SPR 24-10	SPR 24-10	SFD	O								2	7/24/2024	2
4078-020-009		14802 Firmona Aver	SPR 24-11	SPR 24-11	ADU	O								1		1
4077-017-023		14801 Avis Avenue	SPR 24-12	SPR 24-12	ADU	O								1		1
4077-026-004		4064 W 149th Stree	SPR 24-15	SPR 24-15	ADU	O								1	7/15/2024	1
4078-033-038		14409 Burin Avenue	SPR 24-18	SPR 24-18	ADU	O								1	4/11/2024	1
4081-017-011		4621 W 167th Stree	SPR 24-20	SPR 24-20	ADU	O								1	4/15/2024	1
4074-020-003		4058 W 164th Stree	SPR 24-22	SPR 24-22	ADU	O								1	8/7/2024	1
4081-005-002		4754 W 170th Stree	SPR 24-26	SPR 24-26	ADU	O								1	6/11/2024	1
4076-007-032		15217 Eastwood Avi	SPR 24-29	SPR 24-29	ADU	O								1	7/31/2024	1
4074-013-013		4128 W 163rd Stree	SPR 24-37	SPR 24-37	ADU	O								1	9/11/2024	1
4079-017-011		4425 W 154th Stree	SPR 24-42	SPR 24-42	ADU	O								1	7/15/2024	1
4075-004-024		4156 W 169th Stree	SPR 24-46	SPR 24-46	ADU	O								1	7/22/2024	1
4075-014-008		4340 W 170th Stree	SPR 24-47	SPR 24-47	ADU	O								1	11/6/2024	1
4080-005-004		4744 W 160th Stree	SPR 24-49	SPR 24-49	ADU	O								1	12/11/2024	1
4074-025-009		<b>4030 W 159th Stree</b>	SPR 24-52	SPR 24-52	SFD	O								3		3
4078-025-016		14501 Kingsdale Av	SPR 24-55	SPR 24-55	ADU	O								1	10/2/2024	1
1	4079-015-005	4512 W 153rd Stree	SPR 24-56	SPR 24-56	ADU	O								1	7/31/2024	1
	4076-001-003	<b>15118 Avis Avenue</b>	SPR 24-58	SPR 24-58	SFD	O								2		2
	4074-020-003	4058 W 164th Stree	SPR 24-59	SPR 24-59	ADU	O								1	7/22/2024	1
	4075-012-009	4341 W 170th Stree	SPR 24-61	SPR 24-61	ADU	O								1		1
	4076-005-021	15133 Osage Avenu	SPR 24-63	SPR 24-63	ADU	O								1	7/26/2024	1
	4081-006-025	4721 W 172nd Stree	SPR 24-69	SPR 24-69	ADU	O								1	8/8/2024	1
	4078-015-004	15012 Firmona Aver	SPR 24-70	SPR 24-70	ADU	O								1	8/26/2024	1
	4078-001-028	14631 Condon Aven	SPR 24-72	SPR 24-72	SFD	O								1	9/3/2024	1
	4081-031-006	4436 1/2 W 168th St	SPR 24-75	SPR 24-75	ADU	O								1		1
	4079-014-018	4546 W 153rd Place	SPR 24-77	SPR 24-77	ADU	O								1		1
	4079-017-008	15317 Hawthorne B	SPR 24-78	SPR 24-78	ADU	O								1		1
	4075-017-005	4166 W 170th Stree	SPR 24-88	SPR 24-88	ADU	O								1		1
	4074-022-006	4042 W 162nd Stree	SPR 24-89	SPR 24-89	ADU	O								1	11/20/2024	1
	4078-009-033	14723 Firmona Aver	SPR 24-90	SPR 24-90	ADU	O								1		1
	4081-031-005	4438 W 168th Stree	SPR 24-92	SPR 24-92	ADU	O								1	11/7/2024	1
	4076-016-010	15620 Sombra Aven	SPR 24-94	SPR 24-94	ADU	O								1		1
	4079-014-014	15323 Mansel Aveni	SPR 24-102	SPR 24-102	ADU	O								1		1
	4074-016-016	4025 W 169th Stree	SPR 24-103	SPR 24-103	ADU	O								1		1
	4074-014-018	4119 W 165th Stree	SPR 24-106	SPR 24-106	ADU	O								1		1
	4078-013-017	4620 W 149th Stree	SPR 14-112	SPR 14-112	ADU	O								1		1







<b>Jurisdiction</b>	Lawndale
<b>Reporting Year</b>	2024 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2										3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)			Total Remaining RHNA by Income Level
Very Low	Deed Restricted	732	-	-	-	-	-	-	-	-	-	-	-	-	732
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	311	-	-	-	-	-	-	-	-	-	-	-	-	311
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	371	-	-	-	-	-	-	-	-	-	-	-	-	371
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		1,083	-	-	-	-	1	-	-	-	-	-	-	-	1,082
Total RHNA		2,497													
Total Units			-	-	-	-	1	-	-	-	-	-	-	1	2,496
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-Income Need	Projection Period - 06/30/2021-10/14/2021	2										6	7	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date			Total Units Remaining
Extremely Low-Income Units*		366	-	-	-	-	-	-	-	-	-	-	-	-	366

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

**Attachment D**  
Resolution 25-02

**RESOLUTION NO. 25-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA RECOMMENDING THE CITY COUNCIL ADOPT THE 2024 GENERAL PLAN ANNUAL PROGRESS REPORT**

**WHEREAS**, the City of Lawndale (“City”) has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014, 2022, and 2023; and

**WHEREAS**, in February 2022, the City Council adopted a Housing Element covering the period of 2021-2029, which was approved by the California Department of Housing and Community Development (“HCD”) on October 13, 2022; and

**WHEREAS**, in December 2023, the City Council adopted the City of Lawndale General Plan 2045 along with the Environmental Impact Report; and

**WHEREAS**, pursuant to Cal. Government Code section 65400, the City is required to prepare a General Plan Annual Progress Report (“APR”) for submittal to the City Council, Governor’s Office of Planning and Research (“OPR”), and HCD by April 1<sup>st</sup> of each year; and

**WHEREAS**, the General Plan Annual Progress report for calendar year 2024 considered by the Planning Commission on March 26, 2025 is intended to satisfy the requirements of Government Code section 65400; and

**WHEREAS**, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2024, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2024 and

**WHEREAS**, this Resolution and its findings are made based upon the entire administrative record, including the testimony and evidence presented to the Commission at its February 28, 2024, hearing including, without limitation, the staff report submitted by the Community Development Manager.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA DOES HEREBY RESOLVE, DETERMINE AND RECOMMEND AS FOLLOWS:**

Section 1. The Planning Commission finds and determines that the recitals above are true and correct.

Section 2. The General Plan APR for calendar year 2024 appropriately and accurately summarizes the City’s progress during 2024 in implementing the action policies in its adopted General Plan.

Section 3. The Planning Commission directs the Community Development Manager, or designee, to forward the General Plan APR 2024 to City Council for its review and consideration.

Section 4. The Planning Commission further recommends the City Council find that the General Plan APR for 2023 is exempt from the requirements of the California Environmental Quality Act (“CEQA”) under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the APR may have a significant negative physical impact on the environment.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF MARCH, 2025**

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Dr. Daniel Urrutia, Chairperson  
Lawndale Planning Commission

ATTEST:

State of California            )  
County of Los Angeles        )     SS  
City of Lawndale             )

I, Jose Hernandez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-02** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **26<sup>th</sup> day of March 2025** by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Peter Kann,  
Community Development Director