CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260
Phone (310) 973-3200 – www.lawndalecity.org

AGENDA
LAWNDALE CITY COUNCIL REGULAR MEETING
Tuesday, February 22, 2022 - 6:30 p.m.
Lawndale City Hall Council Chamber
14717 Burin Avenue

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that speakers' names are correctly recorded in the meeting minutes and, where appropriate, to provide contact information for later staff follow-up. You are still eligible to submit comment via the Temporary eComment Policy for Public Meetings, the comments will be read verbatim into the record.

How to observe the Meeting:
To maximize public safety while still maintaining transparency and public access, members of the public can now observe the meeting in person, with limited capacity, while strictly adhering to the **City Facilities Entry Protocols**. Members of the public are still be able to view the meeting on YouTube "Lawndale CityTV", the City Website, or Lawndale Community Cable Television on Spectrum & Frontier Channel 3.

Copies of this Agenda packet may be obtained prior to the meeting outside of the Lawndale City Hall foyer or on the **City Website**. Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

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

A. CALL TO ORDER AND ROLL CALL

B. CEREMONIALS (Flag Salute and Inspiration)

C. PUBLIC SAFETY REPORT

D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

E. COMMENTS FROM COUNCIL

F. CONSENT CALENDAR

Items 1 through 3, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

1. Conditional Approval of 2022 Fireworks Permits
Recommendation: that the City Council award seven (7) conditional 2022 Fireworks permits to Christian Heritage Church, Foursquare Church of Lawndale, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, Lawndale Parks, Recreation and Social Services Commission, and Wesleyan Church of Lawndale.

2. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2202-010, authorizing the payment of certain claims and demands in the amount of $1,225,955.68

3. Minutes of the Lawndale City Council Regular Meeting – February 7, 2022
Recommendation: that the City Council approve.

G. PUBLIC HEARING

4. Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard
Recommendation: that the City Council (a) direct staff to return with a resolution approving the project as-is; or (b) direct staff to return with a resolution denying the project; or (c) direct staff and the appellant to perform needed studies and negotiations and bring a resolution of approval (with conditions) back for adoption.

H. CITY MANAGER'S REPORT

I. ITEMS FROM CITY COUNCILMEMBERS

5. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

J. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, March 7, 2022 in the Lawndale City Hall 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 will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 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 accommodations 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 the Agenda for the regular meeting of the City Council to be held on February 22, 2022 was posted not less than 72 hours prior to the meeting.

_____
Cynthia Rodriguez, Administrative Assistant

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CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200, FAX (310) 644-4556
www.lawndalecity.org

DATE: February 22, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: John Downs, CPA, Interim Director of Finance

SUBJECT: 2022 Fireworks Permits – Conditional Approval

BACKGROUND

In accordance with the Lawndale Municipal Code ("LMC") Chapter 8.12, up to eight sales permits are conditionally approved annually by City Council to sell fireworks within the incorporated City limits between June 28th and July 4th. Permits are issued to non-profit community and youth-based organizations subject to specific application, permit, license, review, inspection, insurance and record-keeping requirements. In addition, the Parks and Recreation Social Services Commission (PRSSC) is allowed to participate in fireworks sales, but is not counted in the eight permit limit and is exempt from the application requirements per LMC Chapter 8.12.060.

STAFF REVIEW

Seven organizations, including PRSSC, met the February 15, 2022 application deadline. Six of the seven non-profit community and youth-based organizations have previously participated in the Lawndale Fireworks Sales program. Lawndale Foursquare Church is applying for the first time. All are classified with the California Secretary of State as Domestic Nonprofit organizations, are in good standing and are being recommended for condition approval. Following are the recommended applicants:

1. Christian Heritage Church
2. Lawndale Chamber of Commerce
3. Lawndale Little League
4. Lawndale Rotary Club
5. PRSSC
6. Wesleyan Church of Lawndale
7. Lawndale Foursquare Church

COMMISSION REVIEW

Not applicable.

LEGAL REVIEW

Not applicable.

FUNDING

Not applicable.

RECOMMENDATION

Staff recommends City Council award seven conditional permits to Christian Heritage Church, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, PRSSC, Wesleyan Church of Lawndale and Lawndale Foursquare Church.

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RESOLUTION NO. CC-2202-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,225,955.68

THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Interim Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 202298 through 202349 for the aggregate total of $1,225,955.68 are hereby authorized.

Effective Date: February 22nd, 2022

Certified by:

John Downs, Interim Director of Finance

Approved by:

Raylette Felton, Acting City Manager

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2022.

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2202-010 at a regular meeting of said Council held on the 22nd day of February, 2022, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Rhonda H. Gorman, Mayor Pro Tem					
Pat Kearney					
Sirley Cuevas					
Bernadette Suarez					

_____

Erica Harbison, City Clerk

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

Check Date	Check Number Beginning	Ending	Aggregate Total
2/3/2022	202298	202322	1,083,788.23
2/10/2022	202323	202349	142,167.45
Total Checks			**1,225,955.68**

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
	Total ACH Payments		**0.00**

Total Audited Claims and Demands Paid	**1,225,955.68**

Check Register Report

Date: 02/10/2022
Time: 8:17 am
Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202323	02/10/2022	Printed		0112	ALL CITY MANAGEMENT SVCS, INC	SCHOOL CROSSING GUARD SERVICES	12,981.32
202324	02/10/2022	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	MONTHLY PEST CONTROL SERVICES	125.00
202325	02/10/2022	Printed		0115	AT & T	LONG DISTANCE SERVICES	14.77
202326	02/10/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	TRAFFIC SIGNAL MAINTENANCE -	4,826.95
202327	02/10/2022	Printed		1635	DELL MARKETING L.P.	DELL LAPTOP FOR CITY COUNCIL	998.96
202328	02/10/2022	Printed		0217	DEPT OF ANIMAL CARE & CONTROL	ANINAL CONTROL SERVICES -	194.11
202329	02/10/2022	Printed		0236	EMPLOYMENT DEVELOPMENT DEPT	SUI REIMB PE 12/31/2021	8,734.00
202330	02/10/2022	Printed		7767	ERICK ESCAMILLA	PLANNING COMMISSION STIPEND	50.00
202331	02/10/2022	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION PARTS	299.56
202332	02/10/2022	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGES	118.90
202333	02/10/2022	Printed		6231	GREENLAND SUPPLY INC.	IRRIGATION SUPPLIES	218.35
202334	02/10/2022	Printed		6134	JOHN MARTINEZ	PLANNING COMMISSION STIPEND	50.00
202335	02/10/2022	Printed		1140	PACIFIC TIRE SERVICE	TIRE REPAIR #468	20.00
202336	02/10/2022	Printed		7764	NI KAL S. PRICE	PLANNING COMMISSION STIPEND	50.00
202337	02/10/2022	Printed		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY OVERALL CHARGES	294.75
202338	02/10/2022	Printed		7829	PUBLIC SECTOR PERSONNEL	CLASSIFICATION AND	20,000.00
202339	02/10/2022	Printed		7762	SONIA PULLIAM	FENCE PERMIT REFUND	420.00
202340	02/10/2022	Printed		2051	MADONNA SITKA	PLANNING COMMISSION STIPEND	50.00
202341	02/10/2022	Printed		6680	SCOTT SMITH	PLANNING COMMISSION STIPEND	50.00
202342	02/10/2022	Printed		4533	SOUTH BAY LANDSCAPING INC	ANNUAL TREE TRIMMING SERVICES	71,945.00
202343	02/10/2022	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	12,505.95
202344	02/10/2022	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	1,384.29
202345	02/10/2022	Printed		3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	2,689.60
202346	02/10/2022	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	2,547.22
202347	02/10/2022	Printed		2883	UNDERGROUND SERVICE ALERT SC	DIG ALERT TICKETS& MAINT. FEE	72.70
202348	02/10/2022	Printed		7768	UNITED SITE SERVICES	PORTABLE RESTROOM RENTAL	116.02
202349	02/10/2022	Printed		7147	WEST COAST FIRE SERVICES INC	FIRE EXTINGUISHER - CITY HALL	1,410.00
			Total Checks: 27			**Checks Total (excluding void checks):**	**142,167.45**
			Total Payments: 27			**Bank Total (excluding void checks):**	**142,167.45**
			Total Payments: 27			**Grand Total (excluding void checks):**	**142,167.45**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 02/03/2022
Time: 11:37 am
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202298	02/03/2022	Printed		7470	ARAMARK REFRESHMENT SVCS LLC	COFFEE FOR PWD	46.52
202299	02/03/2022	Printed		7194	BAVCO BACKFLOW & APPARATUS	BACKFLOW INSPECTION	545.00
202300	02/03/2022	Printed		7785	BERICOM DESIGN	NETWORK MAINTENANCE & SUPPORT	11,900.00
202301	02/03/2022	Printed		0163	CAPITAL OF SOUTH BAY INC.	ELECTRICAL BALLASTS FOR CITY	24.70
202302	02/03/2022	Printed		6459	CASC ENGINEERING & CONSULTING	NPDES PERMIT COMPLIANCE SVCS -	1,087.50
202303	02/03/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE THRU	45,934.76
202304	02/03/2022	Printed		3886	SIRLEY CUEVAS	TRANSPORATION, MEALS,& PARKING	215.15
202305	02/03/2022	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	239.62
202306	02/03/2022	Printed		3377	HF & H CONSULTANTS, LLC	SOLID WASTE CONSULTING SERVICE	13,952.75
202307	02/03/2022	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES -	501,442.78
202308	02/03/2022	Printed		7861	LOS ANGELES RUGBY CLUB	SECURITY REFUND	50.00
202309	02/03/2022	Printed		5560	MITSUBISHI ELECTRIC US, INC	ELEVATOR MAINTENANCE SERVICES	616.46
202310	02/03/2022	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	626.63
202311	02/03/2022	Printed		1140	PACIFIC TIRE SERVICE	NEW TIRE FOR PW VEH #501	490.00
202312	02/03/2022	Printed		7827	SA ASSOCIATES	CONSTRUCTION INSPECTION	34,537.15
202313	02/03/2022	Printed		6896	SEQUEL CONTRACTORS INC	ST IMPROV PROJ 2021-7 & 2021-8	458,078.59
202314	02/03/2022	Printed		4533	SOUTH BAY LANDSCAPING INC	MAIN LINE REPAIR AT ANDERSON	7,594.00
202315	02/03/2022	Printed		6349	STEAMX, LLC	PRESSURE WASHER REPAIR	389.89
202316	02/03/2022	Printed		6251	BERNADETTE SUAREZ	MILEAGE & HOTEL REIMB.	616.72
202317	02/03/2022	Printed		4142	TIME WARNER CABLE	INTERNET SERVICES	1,672.20
202318	02/03/2022	Printed		0462	TODD PIPE & SUPPLY-HAWTHORNE	TOILET SEAT FOR CITY HALL	20.01
202319	02/03/2022	Printed		3672-FLEET	U.S. BANK VOYAGER FLEET SYS	FLEET SERVICES-FUEL	1,881.82
202320	02/03/2022	Printed		3672-CDD	U.S. BANK	CREDIT CARD PAYMENT	27.93
202321	02/03/2022	Printed		3672-FIN	U.S. BANK	CREDIT CARD PAYMENT	77.19
202322	02/03/2022	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	1,720.86
			Total Checks: 25			**Checks Total (excluding void checks):**	**1,083,788.23**
			Total Payments: 25			**Bank Total (excluding void checks):**	**1,083,788.23**
			Total Payments: 25			**Grand Total (excluding void checks):**	**1,083,788.23**

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MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
February 7, 2022

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Rhonda Hofmann Gorman, Councilmember Bernadette Suarez, Councilmember Pat Kearney, Councilmember Sirley Cuevas

Other Participants: City Clerk Erica Harbison, City Attorney Gregory M. Murphy, Los Angeles County Sheriff's Department Sergeant Ricky Osburn, Interim City Manager Raylette Felton, Interim Finance Director John Downs, Community Services Director Mike Estes, Municipal Services Director Michael Reyes, Acting Director of Community Development Jared Chavez, Public Works Director Julian Lee, Administrative Assistant Cynthia Rodriguez

B. CEREMONIALS

Councilmember Sirley Cuevas led the flag salute and Pastor Jimmy Orellana, Calvary Chapel South Bay, provided the inspiration.

C. PRESENTATIONS

1. LA County Assessor Jeff Prang

Los Angeles County Assessor Jeff Prang provided the 2021 Assessment Roll, an update on property values in Lawndale, and information on the Los Angeles County Homeowner's Property Tax Exemption program.

Councilmember Bernadette Suarez inquired if the Homeowner's Property Tax Exemption form can be submitted online.

Los Angeles County Assessor Jeff Prang responded, a mailed original signature is currently required and the office is working on accepting electronic signatures in the near future.

Councilmember Pat Kearney inquired if the homeowner's exemption program impacted properties under Proposition 13 and added if the Assessor's office is open to the public.

Los Angeles County Assessor Jeff Prang responded. ?

Councilmember Sirley Cuevas requested online material to have available on the city's website and social media platforms for the Lawndale homeowners and inquired how long the Homeowner's Property Tax Exemption has been available.

DRAFT

Los Angeles County Assessor Jeff Prang responded his office can provide anything to promote the information to the residents. Mr. Prang added the Homeowner's Property Tax Exemption benefit has been in place since the early years of 1970.

D. PUBLIC SAFETY REPORT

Los Angeles County Sheriff's Department Sergeant Ricky Osburn summarized the recent law enforcement activities.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Michelle Pino, new Lawndale Library Manager, spoke about upcoming library programs and events.

Randal Abram, Resident, spoke about fireworks in the City.

Pam London, former Lawndale Resident, spoke about the upcoming City Council office vacancies.

F. COMMENTS FROM COUNCIL

The City Council responded generally to the public comments. The council reached a consensus to hear from the community and voters for a decision on fireworks in the City through a ballot or survey.

CONSENT CALENDAR

2. Motion to read by title only and waive further reading of all ordinances listed on the agenda
Recommendation: that City Council approve.

3. Adoption of a Resolution to Allow City Council Meetings to be held remotely, consistent with Assembly Bill 361
Recommendation: that the City Council (a) Adopt attached Resolution No. CC-2202-005 to authorize the use of such technology for meetings for a period of 30 days or take no action.

4. Consideration of Claims Against the City
Recommendation: that the City Council reject the claims filed by Nahoma Dianne Rangel and by Derrik and Sonia Pulliam, and instruct staff to process the appropriate correspondence to the claimant.

5. Approval of Final Parcel Map No. 82653
Recommendation: that the City Council approve the final Parcel Map 82653.

6. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2202-003, authorizing the payment of certain claims and demands in the amount of $749,138.19

7. Minutes of the Lawndale City Council Regular Meeting – January 18, 2022
Recommendation: that the City Council approve.

8. Minutes of the Lawndale City Council Special Meeting – January 14, 2022
Recommendation: that the City Council approve.

9. Project Specifications and Authorization to Bid the Fiscal Year 2021-22 Annual Street Improvements Project
Recommendation: that the City Council adopt the Fiscal Year 2021-22 Annual Street Improvements Project plans and specifications (PS&E), and approve the project scope of work, and authorize staff to advertise the project to solicit bids.

Councilmember Pat Kearney inquired on item number 3, if the City Council will continue to meet in person. Councilmember Pat Kearney inquired on the graffiti removal supplies in item number 6.

Mayor Robert Pullen-Miles responded the Resolution on item 3 allows City Council to make the decision on the Council meetings on a case by case basis.

Public Works Director Julian Lee responded the increase in graffiti removal material is due to rise of graffiti in the City.

Councilmember Cuevas inquired if homeowners are providing a reimbursement for the removal of graffiti.

Public Works Director Julian Lee responded homeowners have not but at times provide the matching paint and the graffiti removals have been mostly for commercial buildings which also from time to time provide the matching paint.

A motion by Councilmember Kearney to approve the consent calendar was seconded by Councilmember Cuevas and carried by a vote of 5-0.

G. PUBLIC HEARINGS

10. Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard
Recommendation: that the City Council continue this public hearing to its regular City Council meeting, of February 22, 2022, at which time the matter will be heard in person in the City Council chambers.

A motion by Councilmember Kearney to continue the Public Hearing to the February 22, 2022 meeting was seconded by Councilmember Suarez and carried by a vote of 5-0.

11. 2021-2029 General Plan Housing Element Sixth Update and CEQA exemption

Recommendation: that the City Council (a) conduct a Public Hearing, (b) find and determine that the proposed project is exempt from CEQA pursuant to 15060(c)(2) Guidelines-Preliminary review and 15061(b)(3) General Rule Exemption of the Guidelines and (c) approve Resolution No. CC-2022-004 adopting the Sixth Cycle General Plan Housing Element Update.

Acting Community Development Director Jared Chavez provided the report on the 2021-2029 General Plan Housing Element Update and CEQA Exemption.

Councilmember Suarez inquired why SB-9 and SB-10 were not included in the update.

Acting Community Development Director Jared Chavez responded she will inquire with the consultant and follow up and added the SB-9 Ordinance will be provided for City Council's review separately.

Mayor Robert Pullen-Miles inquired about the City's responsibility for the sphere of influence.

Acting Community Development Director Jared Chavez responded she will inquire with the consultant.

City Attorney Gregory M. Murphy added the sphere of influence is already developed.

The public hearing opened at 7:48 p.m.

No public hearing comments were provided.

The public hearing closed at 7:49 p.m.

A dialogue ensued between Councilmember Suarez and Acting Community Development Director Jared Chavez regarding Affordable Housing.

A motion by Councilmember Kearney to approve Resolution No. CC-2022-004 adopting the Sixth Cycle General Plan Housing Element Update, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

12. Selection of Projects for the Fiscal Year 2022-2023 (48th) Program Year of the Community Development Block Grant Program

Recommendation: that the City Council (a) conduct a Public Hearing to receive testimony regarding the Community Development Block Grant Program (CDBG); (b) adopt the Fiscal Year 2022-2023 budget for the CDBG Program; and (c) adopt Resolution No. CC-2202-009, approving the City's participation in the Fiscal Year 2022-2023 CDBG Program.

CDBG Consultant with Michael Baker International, Michael Neal, provided the report on the Selection of Project for Fiscal Year 2022-2023 CDBG program.

Mayor Pullen-Miles opened and closed the public hearing at 8:02 p.m.

No public hearing comments were provided.

Councilmember Kearney inquired if the city staff time with Meals on Wheels delivery is funded by the program.

CDBG Consultant with Michael Baker International Michael Neal responded staff time is a part of the leverage fund.

A motion by Councilmember Suarez to adopt the Fiscal Year 2022-2023 budget for the CDBG Program; and adopt Resolution No. CC-2202-009, approving the City's participation in the Fiscal Year 2022-2023 CDBG Program, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

H. ADMINISTRATION

13. Memorandum of Understanding between the City and the American Federation Of the State, County and Municipal Employees (AFSCME), Local 1895, Council 36, and the Citywide Pay Schedule for Fiscal Year 2021-2022

Recommendation: that the City Council (a) adopt Resolution No. CC-2202-006 approving the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State, County and Municipal Employees, Local 1895, Council 36; and (b) adopt Resolution No. CC-2202-007, approving the Fiscal Year 2021-2022 Citywide Salary and Pay Schedule.

Interim City Manager Raylette Felton reported on the Memorandum of Understanding between the City and the American Federation of the State, County and Municipal Employees (AFSCME), Local 1895, Council 36, and the Citywide Pay Schedule for Fiscal Year 2021-2022

Councilmember Kearney requested to table the above item after a discussion on Mid-Management benefits in the closed session.

A dialogue ensued between staff and City Council on returning to this item.

Without objection, City Council tabled Item No. 13 to be heard after Item No. 18.

14. Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program and Resolution No. CC-2202-008 Supporting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy

Recommendation: that the City Council (a) approve the Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program, (b) adopt City Council Resolution No. CC-2202-008 adopting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy and Support the Complete Streets and (c) authorize the Interim City Manager and Director of Public Works/City Engineer to execute Metro Active Transport funded program, other documents, certifications and related approvals for Metro administered projects.

Public Works Director Julian Lee reported on the Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program and Resolution No. CC-2202-008 Supporting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy.

A motion by Councilmember Kearney to approve the Metro Measure M Cooperative Agreement Project No. D1104 for Metro Active Transport (MAT) Program, adopt City Council Resolution No. CC-2202-008 adopting the Los Angeles County Metropolitan Transportation Authority Complete Streets Policy and Support the Complete Streets and authorize the Interim City Manager and Director of Public Works/City Engineer to execute Metro Active Transport funded program, other documents, certifications and related approvals for Metro administered projects, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

15. Southern California Association of Governments Annual General Assembly Appointment of Voting Delegate and Alternate- May 5, 2022

Recommendation: that the City Council determine (a) who will attend the Southern California Association of Governments (SCAG) annual business meeting (b) designate the City's voting delegate (c) designate the City's voting alternate (if desired) (d) allocate funding from account number 100-110-510.620, City Council Travel/Meetings for the City Delegate, and City Alternate (if desired) at $850 each and (e) direct the City Clerk's Office to formally confirm the delegate and alternate selection and forward that information to SCAG and the City Manager's Department.

A motion by Councilmember Cuevas to designate Councilmember Suarez as the City's voting delegate and designate Councilmember Kearney as City's voting alternate, allocate funding from account number 100-110-510.620, City Council Travel/Meetings for the City Delegate, and City Alternate (if desired) at $850 each and direct the City Clerk's Office to formally confirm the delegate and alternate selection and forward that information to SCAG and the City Manager's Department, was seconded by Mayor Pro Tem Hofmann Gorman.

16. 2022 City-Wide Special Events Calendar

Recommendation: that the City Council receive and file the report.

Community Services Director Mike Estes reported on the 2022 City-Wide Special Events Calendar.

Councilmember Cuevas inquired if the bike ride event will be cancelled.

Community Services Director Mike Estes responded the bike ride is a part of the Youth Day Parade which will be canceled.

Councilmember Kearney opposed the cancellation of the Youth Day Parade and would like to see it this year.

A dialogue ensued between staff and City Council on the safety of the youth participation in the Youth Day Parade.

The City Council reached a unanimous consensus to further discuss Item No. 16 at a subsequent meeting.

I. ITEMS FROM CITY COUNCILMEMBERS

17. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

Councilmember Kearney attended the Sherriff's Liability Trust and Oversight Committee.

Councilmember Hofmann Gorman attended a meeting with METRO and commended Public Works Director Julian Lee and all staff for the consistent work through the unavailability of a full staff body.

Councilmember Suarez attended a panel for California Rooftop Solar, the South Bay Cities Council of Governments Board of Directors meeting, South Bay Cities Legislative Committee meeting and Housing Trust fund Committee meeting.

Councilmember Sirley Cuevas requested a reopening date for the Hofmann Community Center for the youth and senior adult residents.

Interim City Manager Raylette Felton responded staff will have a report during a City Council meeting in March.

Mayor Pullen-Miles attended the Sanitation District of Los Angeles County meeting and METRO meeting.

J. CLOSED SESSION

At 8:56 p.m. the City Council entered into Closed Session.

18. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager, the city attorney and the City's negotiators, regarding labor negotiations with Local 1895, Council 36, American Federation of State, County and Municipal Employees, AFL-CIO, representing the City's mid-management and classified employees.

19. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager, city attorney and the City's negotiators, regarding labor negotiations with unrepresented employees, the central management team.

20. Public Employee Appointment

The City Council will conduct a closed session, pursuant to Government Code section 54957(b), regarding the appointment of a City Manager.

At 9:16 p.m. the City Council entered back into open session.

City Attorney Gregory M. Murphy reported that the City Council met in Closed Session to discuss the 3 items listed on the Closed Session agenda. The City Council was updated on items 18 and 20 and there was no reportable action taken.

Item No. I13 was brought back for Council discussion.

I. ADMINISTRATION (CONTINUED)

13. Memorandum of Understanding between the City and the American Federation Of the State, County and Municipal Employees (AFSCME), Local 1895, Council 36, and the Citywide Pay Schedule for Fiscal Year 2021-2022

Recommendation: that the City Council (a) adopt Resolution No. CC-2202-006 approving the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State, County and Municipal Employees, Local 1895, Council 36; and (b) adopt Resolution No. CC-2202-007, approving the Fiscal Year 2021-2022 Citywide Salary and Pay Schedule.

A motion by Councilmember Kearney to adopt Resolution No. CC-2202-006 approving the 2020-2023 Memorandum of Understanding between the City of Lawndale and American Federation of State, County and Municipal Employees, Local 1895, Council 36; and adopt Resolution No. CC-2202-007, approving the Fiscal Year 2021-2022 Citywide Salary and Pay Schedule, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

K. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 9:22 p.m.

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Erica Harbison, City Clerk

Approved: 2/22/2022

CITY OF LAWNDALE

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

DATE: February 22, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

REVIEWED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Continuance of Public Hearing for an appeal request (Case No. 21-25) appealing the Planning Commission's decision to deny Case No. 20-17 for the development of a new 7,779 square foot express carwash facility on a GC (General Commercial) zoned property located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, took in public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. At its meeting on November 1, 2021, the City Council received additional information from City staff, the applicant, and the public. The City Manager then requested a continuance to provide the City Council with additional information about the economic impacts of the project, not just to the project site but to the Hawthorne Boulevard Specific Plan area and in particular to the block on which the project site is found. Subsequently, due to the separation of the City Manager from the City, additional time was required to complete the analysis and so at its meeting of December 6 the City Council further continued the matter to this meeting with direction to City staff to bring the matter to a conclusion. At its meetings of January 18 and February 7, 2022, the City Council determined that the matter should be heard in person rather than via remote access. Therefore, the public hearing was continued to this meeting to allow for in-person participation by the applicant and the public and a final decision by the City Council.

At this time, City staff is providing such information as has been able to be gathered so that the information can be fully assessed and presented to the City Council for its final determination on this matter. The project applicant shall provide its final summation of the project, and the public shall have a chance to be heard one final time on the matter.

This report contains two sections: one, a staff analysis regarding the City Council's options for concluding this matter; two, an analysis of the economic impacts of the proposed project. For additional information on the project please review the previous staff reports and other documents included as attachments to this report.

STAFF ANALYSIS

Staff previously provided an analysis for City Council to consider the potential range of alternatives, including approval of the project, denial of the project, and revision of the project to include conditions

of approval to mitigate impacts and potentially eliminate the negative findings previously made by the Planning Commission. Tonight, the Council is asked to make its final decision on the project and to either direct City staff to return with a resolution formalizing that decision or direct the applicant to modify the project in a manner that will resolve consistency issues. If a resolution is directed, it will be brought back to the first City Council meeting that is feasible, given the nature of the direction to staff.

To provide a bit more clarity and specificity as to the City Council's options to conclude this matter at this hearing, the alternatives include:

Approve the Project:

The City Council may approve the project as proposed by the appellant. The approval will be for the Special Use Permit and the Development Permit and will allow the appellant to move forward with submitting to Building and Safety for plan check. The design and paint color design will have to be consistent with the plans/concept drawings that were presented to staff for review, in that, the design/color scheme that was presented by the appellant is inconsistent with the requirements of the Hawthorne Boulevard Specific Plan. A motion to support this action would be framed thusly:

"*Move to approve the project and direct staff and the applicant to finalize design and paint color issue, and negotiate a development agreement related to economic impacts. When those issues are resolved, direct staff to finalize conditions of approval and bring back to the City Council for approval a resolution adopting CEQA findings and approving the project as conditioned, along with the development agreement.*"

Deny the Project:

The City Council may affirm the Planning Commission's decision to deny the project. The decision of the City Council upon an appeal is final and conclusion. Chapter 6, Section C, Subsection 6d of the HBSP "Development Review and Approval" outlines the criteria a project must meet for the approval of a development permit. The City Council may find that the Project does not meet all of the criteria for a development permit because the Project would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity, for the reasons outlined as part of the resolution. In this case, the City Council can affirm the Planning Commission's findings relating to housing, can add findings relating to economic impacts, or can add such other findings as the Council deems appropriate. A motion to support this action would be framed thusly:

"*Move to affirm the Planning Commission's decision and deny the project based on the grounds discussed in tonight's meeting, and to direct staff to return with a resolution of denial memorializing those grounds in formal findings of denial.*"

Revise the Project for Reconsideration:

The City Council may direct the appellant to modify the project and bring the request back before the City Council at a future date. The revision may include conducting all of the studies that were originally requested including providing an economic/fiscal impact and land uses analysis, traffic study and performing a peer review for the noise study that was submitted for review. This would provide City Council with additional information prior to making any action. A motion to support this action would be framed thusly:

"*Move to allow the applicant to make those modifications discussed at tonight's meeting and to continue to work with City staff on design issues, and to direct staff to perform or have performed those studies needed to satisfy the City's CEQA obligations, to negotiate a development agreement with the applicant, and to finalize conditions of approval and bring back to the City Council for approval a resolution adopting CEQA findings and approving the project as conditioned, along with the development agreement.*"

ECONOMIC IMPACTS ANALYSIS

Following the introduction of economic considerations into the record by the former Community Development Director and the applicant's team, the former City Manager asked that this matter be continued so that the City could obtain a qualified analysis of the project's potential impacts. While delayed by myriad factors, the City retained Willdan and Associates to provide a summary analysis of the economic impacts of the project. That analysis is attached. The key points from the analysis are:

- The proposed car wash use would generate approximately 24% of the property tax and approximately 11% of the sales tax revenues of the potential mixed-use development considered by the Housing Element as a superior use for the site. (Willdan, pg 2-3)
- While the foregoing percentages represent a significant gap, the estimated annual difference between the two is less than $20,000. The applicant has agreed that it would enter into a development agreement with the City to close this financial gap.
- Industry leaders in planning and urban development have published extensive case study research showing that walkable, mixed-use designs will catalyze nearby real estate investment and development activity. (Willdan pg 4)
- Looking comprehensively, rather than just at the subject side, the car wash project lands in a weaker economic position than a higher-opportunity mixed-use alternative (Willdan pg 5)
- The project as proposed imposes an opportunity cost on the City's "sense of place" in the surrounding area, which with the other factors noted above contributes to a negative positioning for the City in competing within the sub-regional market for future tenants and in attracting ancillary investment, jobs, and visitors.

The analysis supports a conclusion that the project as proposed will hamper development in the nearby area and place the City in a weaker overall position with respect to the goals of the specific plan such that it is not in compliance with the general plan.

Conversely, if viewed strictly on the basis of impacts to the site at issue, the developer's willingness to enter into a development agreement to cover the gap in tax revenues can be combined with an acceptance of the site ownership's testimony regarding the constraints on site development to reach a finding that *as to the site alone* the project is in compliance with the general plan.

Therefore, the City Council is asked to take into account these considerations when determining whether the project can comply with the General Plan's Economic Development element and to decide whether that element requires a broad view with respect to this project or whether a site-specific view is appropriate.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented, the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment "D"). This resolution focused on housing-related matters and compliance with the General Plan's Housing element.

LEGAL REVIEW

The City Attorney has reviewed this report and the range of alternatives below.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council:

1) Conduct a public hearing; hold a final discussion regarding the project; and either approve, deny, or revise the project based on the proposed motions on page 2 of this report.

Attachments:

A. Architectural Plans
B. Photographs of Site
C. Department and Agency Comments
D. Planning Commission Resolution No. 20-15
E. Appeal Application
F. Housing Element - Sites Inventory
G. City Council Previous Staff Reports
H. Public Hearing Notice
I. Willdan Memorandum of January 11, 2022

Attachment "A"

Architectural Plans

Project Narrative

LAWNDALE EXPRESS CAR WASH HAS BEEN DESIGNED TO ADDRESS AND ELIMINATE THE PROBLEMS FOUND AT SIMILAR CAR WASHES. OUR CURRENT DESIGN INCORPORATES THE EXPERIENCE AND RESEARCH FROM OVER (30) CAR WASHES.

WHILE MOST OTHER EXPRESS CAR WASHES HAVE 18-22 VACUUM STALLS, OUR SITE DESIGN INCLUDES (32) VACUUM SPACES, APPROX. 50% MORE THAN MOST OTHERS. WE BELIEVE HAVING 50% MORE VACUUMS ESSENTIALLY ELIMINATES ANY WAITING AND/OR CONGESTION WHILE EXITING THE CAR WASH TUNNEL OR IN THE SELF VACUUMING AREAS.

OUR VACUUM HAS A ONE-WAY TRAFFIC WHICH ENHANCES THE TRAFFIC FLOW THROUGH THE VACUUM AREA. TO FURTHER AID THE CUSTOMER EXPERIENCE, WE WILL INCORPORATE SMALL GREEN/RED LIGHTS ALONG THE VACUUM CANOPIES ABOVE EACH VACUUM STALL. EACH LIGHT WILL SHOW GREEN FOR AVAILABLE OR RED IF THE VACUUM SPACE IS OCCUPIED. THIS WILL FURTHER HELP CUSTOMERS QUICKLY LOCATE AVAILABLE VACUUM STALLS AS THEY ENTER THE VACUUMING AREA.

WE PROPOSE A COMPLETELY AUTOMATED SERVICE WITH MINIMUM GUIDANCE FROM EMPLOYEES. THERE WILL BE ONE PERSON WATCHING THE SELF-PAYMENT AREA AND ONE PERSON AIDING THE CUSTOMER GUIDE THEIR OWN VEHICLE INTO THE TUNNEL FOR WASHING. DURING BUSY TIMES, THERE WILL ALSO BE A THIRD PERSON MONITORING THE SELF-VACUUMING AREA TO ANSWER QUESTIONS OR OFFER CUSTOMER SUPORT. THE SITE HAS BEEN DESIGNED WITH THREE REGULAR EMPLOYEE PARKING SPACES ALONG WITH (32) VACUUM SPACES THAT MEET THE REQUIREMENTS OF A STANDARD PARKING SPACE.

EACH VACUUM STALL SHALL BE STRIPED AT NINE FEET WIDE JUST LIKE A NORMAL PARKING STALL. IN ADDITION TO THIS NINE FEET, WE HAVE ALLOWED FOR (36) INCHES BETWEEN FOR ADDITIONAL SPACE FOR NEIGHBORING VEHICLE DOORS TO SWING OPEN.

WE ARE PROPOSING TO USE TOP OF THE LINE CENTRAL VACUUM EQUIPMENT FOR THIS SITE WHICH IS OVER 15 dB QUIETER COMPARED TO THE INDUSTRY STANDARD VACUUM EQUIPMENT. IN ADDITION, THE VEHICLE DRYING IS DONE AT THE END OF THE TUNNEL TOWARDS THE STREET AND AWAY FROM ANY NEIGHBORING PROPERTIES. THE ACTUAL VACUUM MOTORS WHERE NORMAL NOISE COMES FROM ARE TUCKED AWAY INSIDE THE BUILDING WITHIN THE EQUIPMENT ROOM AND NOT OUT IN THE OPEN LIKE OTHER CAR WASHES. THE VACUUMS AT THE PARKING SPACES ARE JUST THE SOUND OF WHISPING AIR SIMILAR TO A CENTRAL VACUUM SYSTEM INSIDE A HOME. UNLIKE OTHER CAR WASHES ALL EQUIPMENT IS LOCATED WITHIN THE WALLS OF THE BUILDING TO REDUCE NOISE AS MUCH AS POSSIBLE.

SECTION 5.3 OF THE ACOUSTIC REPORT DETAILS THE PROJECT DESIGN FEATURES:
1. TUNNEL IS 180 FEET LONG
2. EXIT OPENING IS 9 FEET TALL BY 19 FEET WIDE
3. BLOWERS ASSUME A 12 BLOWER IDG STEALTH SYSTEM OR EQUIVALENT
4. 8FT CMU 4-SIDED WALL ENCLOSURE

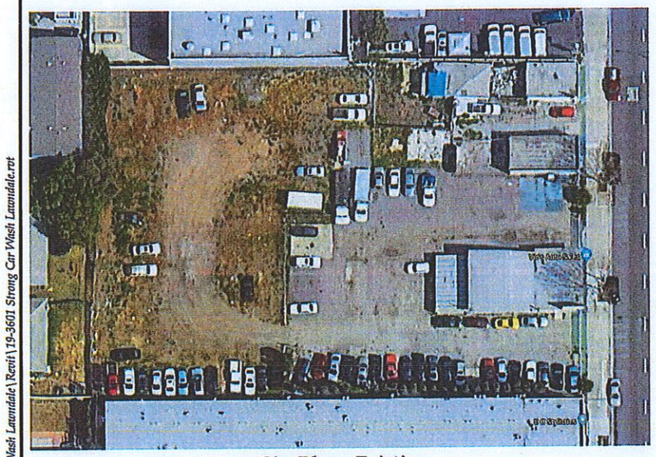
I/O ACOUSTICS, LLC QUALIFICATIONS:
- I/O HAS AN ACOUSTIC LAB IN GILBERT ARIZONA WHERE WE TEST AND DESIGN THESE SYSTEMS FOR MANUFACTURERS AS IT RELATES TO ACOUSTICS
- I/O CONDUCTS OVER 100 CAR WASH NOISE STUDIES ACROSS THE UNITED STATES ANNUALLY.
- THEY CURRENTLY ARE UNDER CONTRACT TO WORK WITH INTERNATIONAL DRYING CORPORATION TO TEST THEIR BLOWER SYSTEMS AND HAVE WORKED WITH MANY CAR WASH EQUIPMENT COMPANIES INCLUDING MACNEIL, PROTOVEST, AERODRY, SONNY'S, ETC.
- THEY HAVE WORKED WITH THE DEPARTMENT OF DEFENSE ON OTHER ACOUSTIC PROJECTS AS WELL AS WORK WITH OTHER GOVERNING MUNICIPALITIES IN DEVELOPING THEIR NOISE ELEMENTS AS IT RELATES TO THE GENERAL PLANS. I/O IS CURRENTLY PROVIDING ACOUSTIC SERVICES DIRECTLY FOR THE CITIES OF SAN JACINTO, SAN MARCOS, GLENDALE, AND FRESNO.

Proposed Car Wash For:

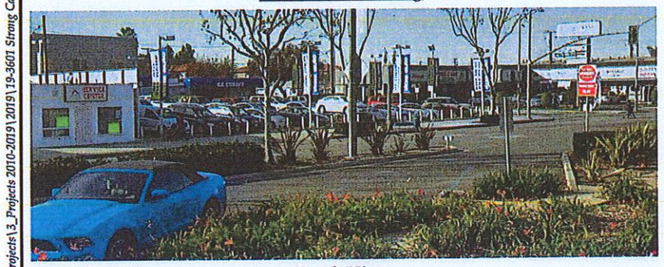
Lawndale Express Car Wash

15413 Hawthorne Blvd., Lawndale, CA 90260

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Site Plan - Existing



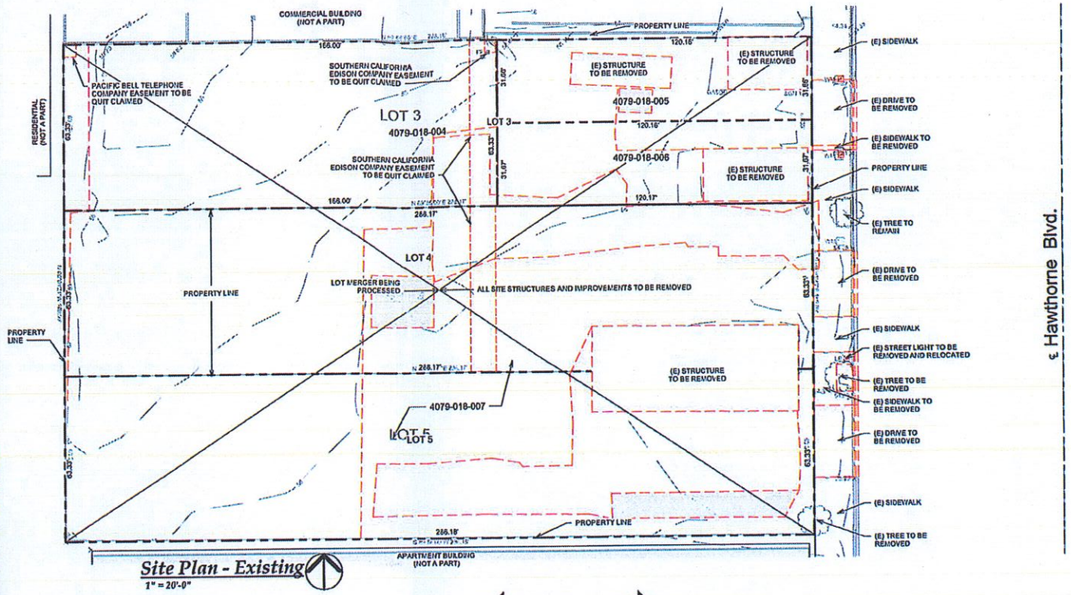
North View



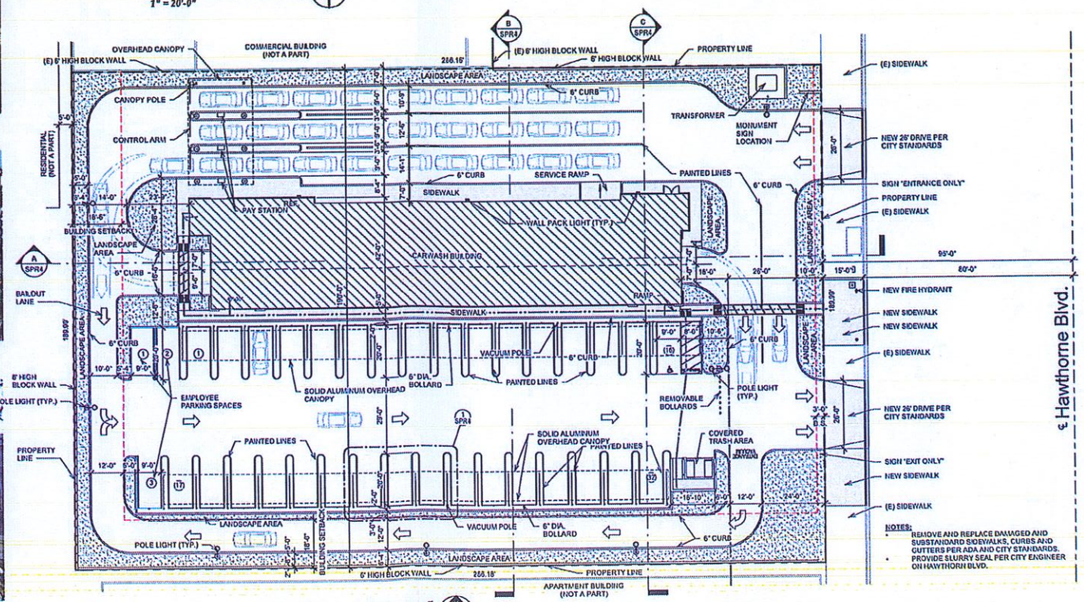
Site View



South View



Site Plan - Existing
1" = 20'-0"



Site Plan - Proposed
1" = 20'-0"

NOTES:
- REMOVE AND REPLACE DAMAGED AND SUBSTANDARD SIDEWALKS, CURBS AND GUTTERS PER ADA AND CITY STANDARDS.
- PROVIDE SLURRY SEAL PER CITY ENGINEER ON HAWTHORN BLVD.

℄ Hawthorne Blvd.

Project Information

OWNER:	LUX AIR JET CENTERS 1698 S. LITCHFIELD ROAD GOODYEAR, AZ 85338 (623) 932-1200
CONTACT:	TIMOTHY E. BERGER, MANAGING PARTNER (480) 203-4023 tberger@luxairjetcenters.com
PROJECT ADDRESS:	15413 HAWTHORNE BLVD. LAWNDALE, CA 90260
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 doug.andresen@aaifirm.com
APN:	4079-018-004, 005, 006 & 007
ZONING:	GC - HAWTHORNE BLVD. SPECIFIC PLAN
OCCUPANCY:	GROUP S-1 / B
CONSTRUCTION:	TYPE B-B
FIRE SPRINKLERS:	REQUIRED. PROVIDE A NFPA 13 SPRINKLER SYSTEM. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATION TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION.
PROJECT DESCRIPTION:	REMOVABLE OF EXISTING SITE IMPROVEMENTS. NEW EXPRESS CARWASH WITH 180' TUNNEL AND SITE IMPROVEMENTS.
LEGAL DESCRIPTION:	LOTS 3, 4 AND 5 IN BLOCK 65 OF LAWNDALE ACRES, IN THE CITY OF LAWNDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT AREA:	54,310 SF
BUILDING FOOTPRINT:	7,719 SF
NET LOT AREA:	46,591 SF
LANDSCAPE AREA:	7,125 SF (15.5% > 14% MIN.)
HARDSCAPE AREA:	39,466 SF
LOT COVERAGE: (INCLUDING CANOPIES 5,410 SF):	7,719 SF = 14.3% < 50% MAX. 13,129 SF = 24.2%
BUILDING HEIGHT:	30'-0" < 50'-0" MAX.
EMPLOYEES:	3 MAX. PER SHIFT

PARKING:	REQUIRED	PROPOSED
EMPLOYEE (NON-VACUUM)	3	3
(W/VACUUMS)(7,719 / 250)	32	32
	(INCLUDING 1 ACCESSIBLE SPACE)	

UTILITIES	
WATER:	GOLDEN STATE WATER COMPANY (800) 365-4033
SEWER:	LA COUNTY DEPT. OF PUBLIC WORKS (888) 253-2652
GAS:	SOUTHERN CALIFORNIA GAS CO. (800) 427-2200
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON (800) 684-8123
TRASH:	REPUBLIC SERVICES (800) 299-4309

Area Schedule - SPR Conditioned

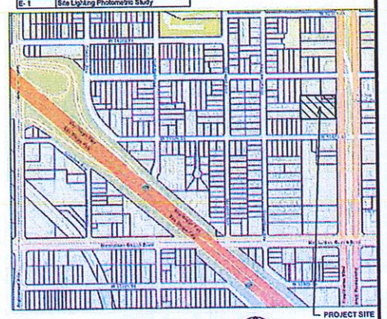
Name	Area
Office Area	692 SF
Public Restroom	55 SF
Grand total	747 SF

Area Schedule - SPR Non-Conditioned

Name	Area
Equipment Area	1747 SF
Carwash Tunnel	4935 SF
Equipment / Vending	300 SF
Grand total	7032 SF

Sequence of Drawings - SPR

No.	Description
SPR1	Site Plan
SPR2	Floor Plan
SPR3	Elevations
SPR4	Sections & 3D Views
SPR5	Roof Plan
1 of 1	Grading Plan
1 of 1	Preliminary Landscape Plan
E- 1	Site Lighting Photometric Study



Vicinity Map

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	13 April 2020
	26 Aug. 2020
19-3601	29 Sept. 2020

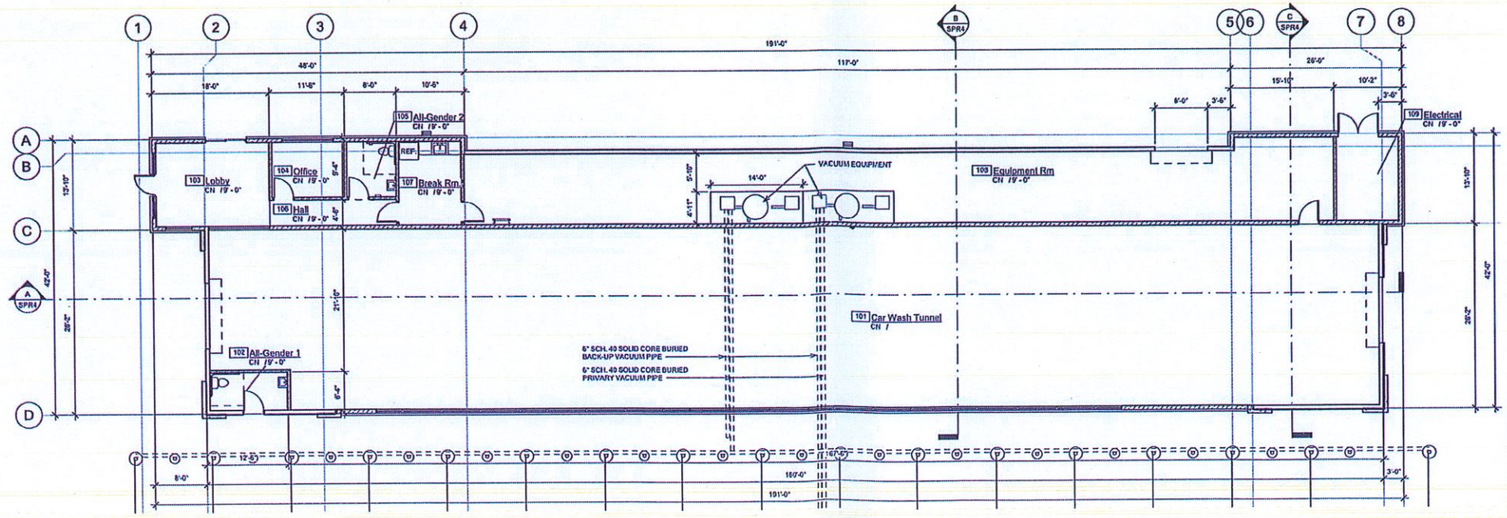
LICENSED ARCHITECT — TIMOTHY E. BERGER — C-14104 — 12-31-21 — RENEWAL — STATE OF CALIFORNIA

Site Plan SPR1

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C:\Users\AdrianeGomez\Andresen Architecture Inc\AAI - Access\Projects\3_Projects 2010-2019\2019\19-3601 Strong Car Wash Lawndale.rvt
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ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



SPR - Floor Plan
1/8" = 1'-0"

Material Legend			
Mark	Designation	Manufacturer	Material: Comments
M1	STUCCO - MAIN COLOR	DUNN EDWARDS	"FOSSIL" DE6325
M2	STUCCO - ACCENT COLOR 1	DUNN EDWARDS	"MUSLIN" DE6227
M3	STUCCO - ACCENT COLOR 2	DUNN EDWARDS	"BARNWOOD GRAY" DET620
M4	FASCIA/TRIM/DOORS COLOR	DUNN EDWARDS	"WEATHERED BROWN" DEC758
M5	STONE VENEER	BORAL	"DESERT SHADOW" STACKED STONE

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	13 April 2020
	29 Sept. 2020
19-3601	

LICENSED ARCHITECT — DOUGLAS ANDRESEN — C-14506 — 12/31/21 — REGISTERED PROFESSIONAL — STATE OF CALIFORNIA

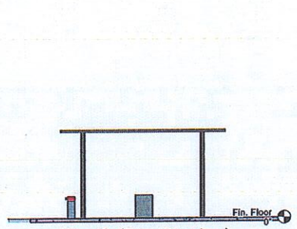
Floor Plan SPR2

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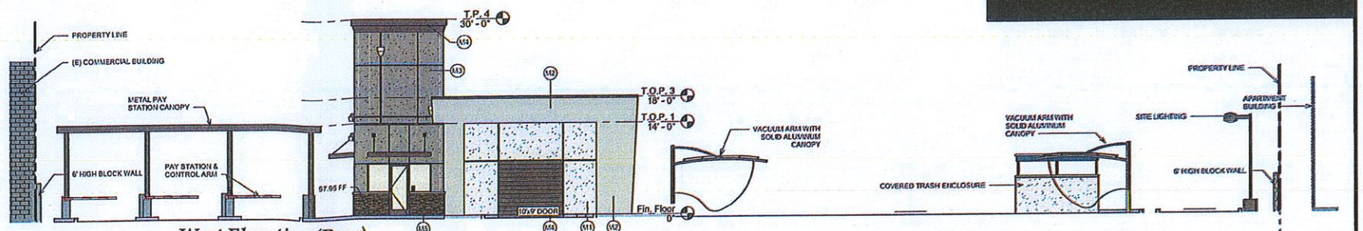
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Material Legend			
Mark	Designation	Manufacturer	Material: Comments
M1	STUCCO - MAIN COLOR	DUNN-EDWARDS	"FOSSIL" DEW225
M2	STUCCO - ACCENT COLOR 1	DUNN-EDWARDS	"VUGLUX" DEW337
M3	STUCCO - ACCENT COLOR 2	DUNN-EDWARDS	"BARNWOOD GRAY" DET623
M4	FASCIA/TRIM/DOORS COLOR	DUNN-EDWARDS	"WEATHERED BRGHAM" DEC756
M5	STONE VENEER	BORAL	"DESERT SHADOW" STACKED STONE

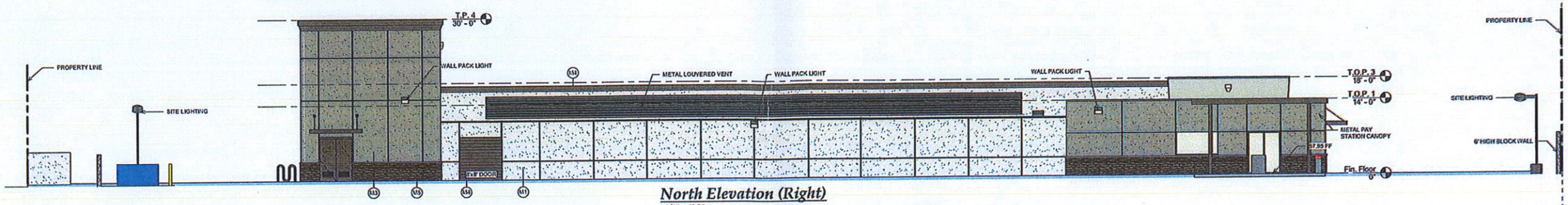
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



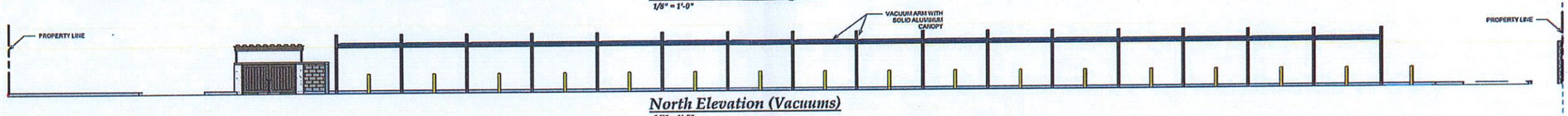
South (Pay Station)
1/8" = 1'-0"



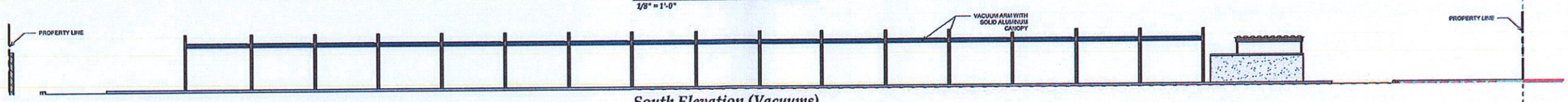
West Elevation (Rear)
1/8" = 1'-0"



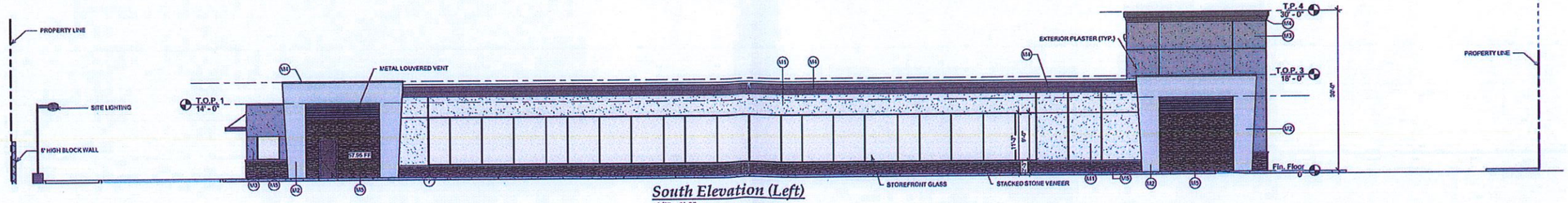
North Elevation (Right)
1/8" = 1'-0"



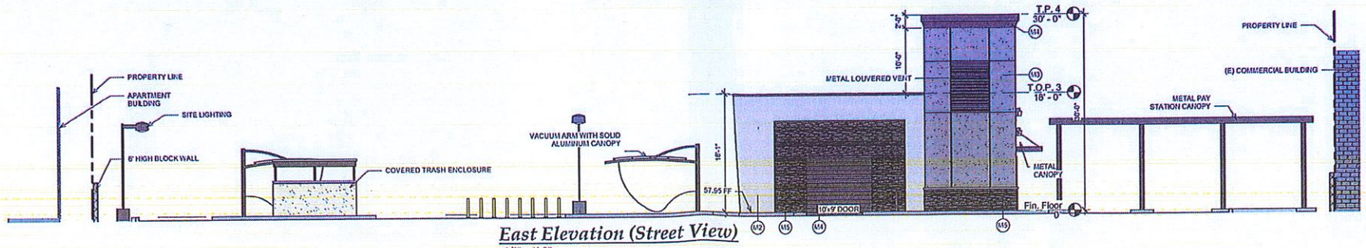
North Elevation (Vacuums)
1/8" = 1'-0"



South Elevation (Vacuums)
1/8" = 1'-0"



South Elevation (Left)
1/8" = 1'-0"



East Elevation (Street View)
1/8" = 1'-0"

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	26 Aug. 2020
	29 Sept. 2020
19-3601	

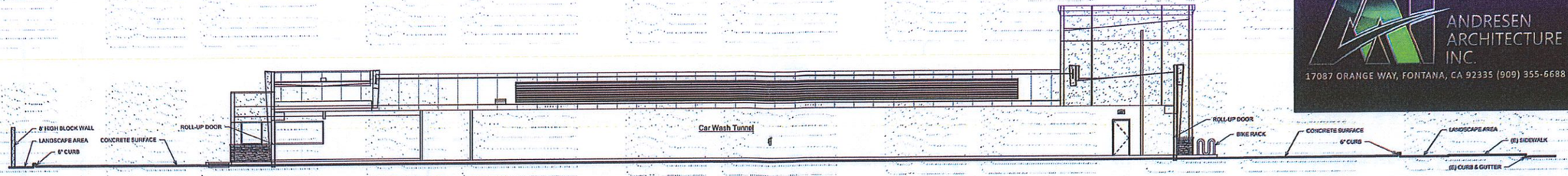
LICENSED ARCHITECT — DOUGLAS ANDRESEN — C-54554 — 12-31-21 RENEWAL — STATE OF CALIFORNIA

Elevations SPR3

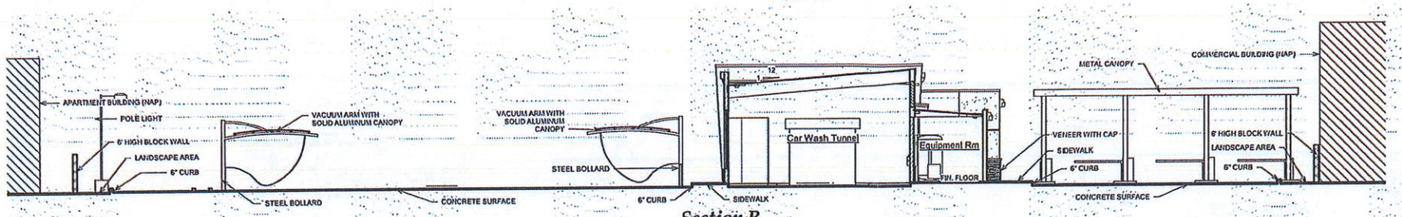
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C:\Users\AdrianaGomez\Andresen Architecture Inc\AAI - Access\Projects\3_Projects 2010-2019\2019\19-3601 Strong Car Wash Lawndale\Revit\19-3601 Strong Car Wash Lawndale.rvt
9/29/2020 11:51:41 AM

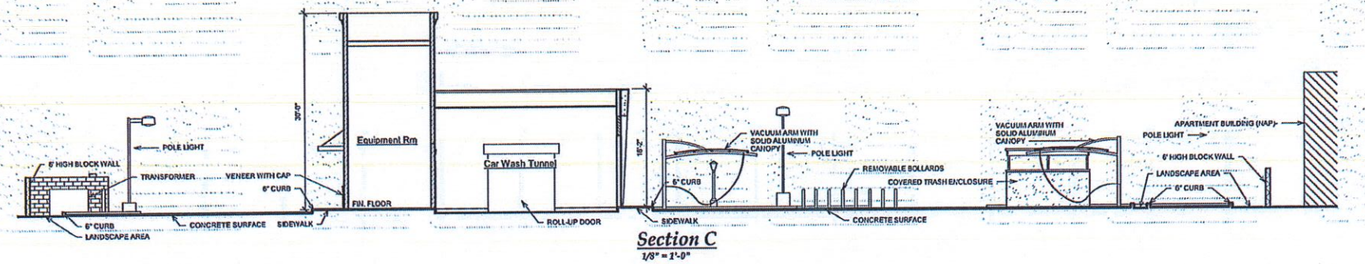
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



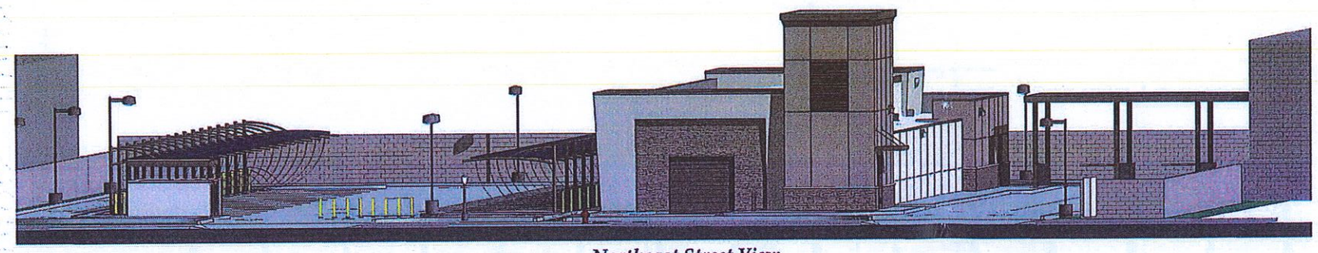
Section A
1/8" = 1'-0"



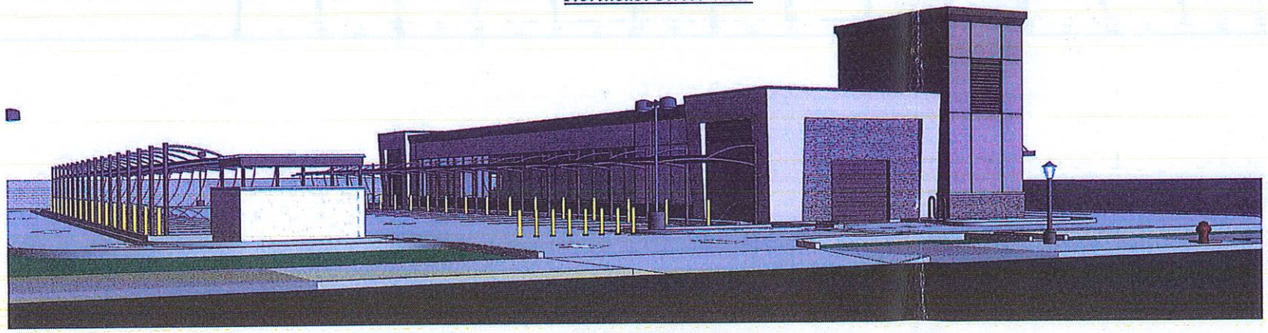
Section B
1/8" = 1'-0"



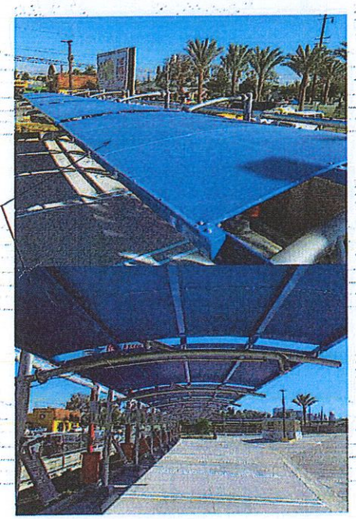
Section C
1/8" = 1'-0"



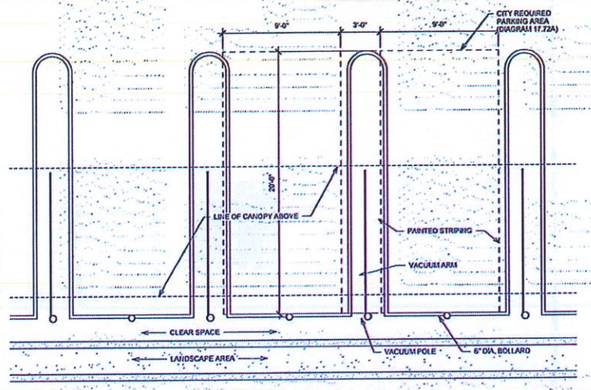
Northeast Street View



Southeast Street View



Vacuum Canopy



① Typ. Vacuum Parking Space
1/4" = 1'-0"

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	13 April 2020
	26 Aug. 2020
19-3601	29 Sept. 2020

LICENSED ARCHITECT — DOUGLAS ANDRESEN — C-14508 — 10-31-21 — RENEWAL — STATE OF CALIFORNIA

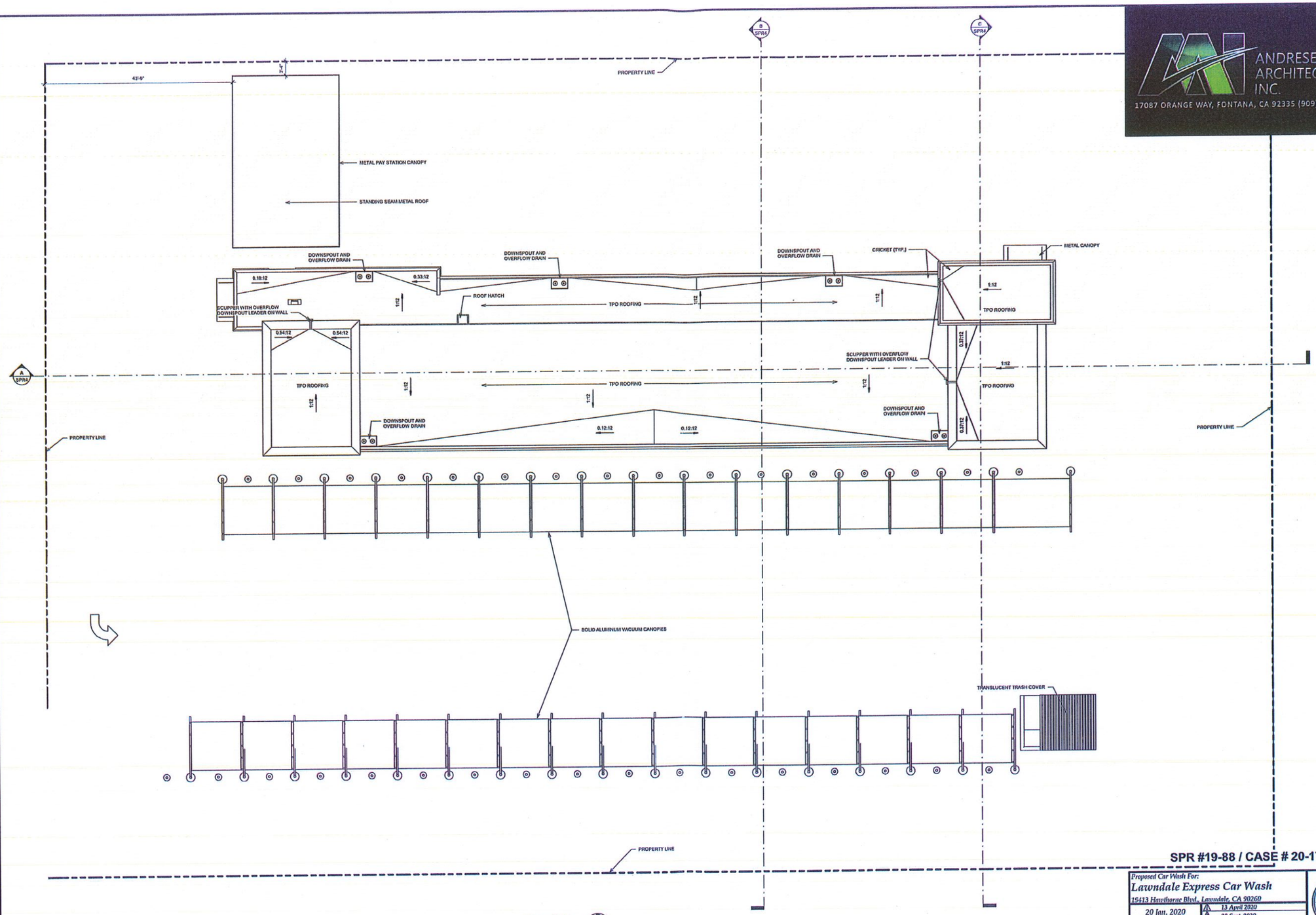
Sections & 3d Views

SPR4

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C:\Users\AdrianaGamez\Andresen Architecture Inc\AAI - Access\Projects\3_Projects 2010-2019\2019\19-3601 Strong Car Wash Lawndale\Revit\19-3601 Strong Car Wash Lawndale.rvt
9/29/2020 11:31:46 AM

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Roof Plan
1/8" = 1'-0"

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	13 April 2020
	29 Sept. 2020
19-3601	

LICENSED ARCHITECT — DOUGLAS ANDRESEN — C-14304 — 12-31-21 RENEWAL — STATE OF CALIFORNIA

Roof Plan SPR5

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CITY OF LAWNDALE
SITE PLAN

OF LOTS 3, 4, AND 5, OF LAWNDALE ACRES AS SHOWN ON MAP RECORDED IN BOOK 17 PAGE 73 OF MAPS RECORDS OF LOS ANGELES COUNTY.
15413 HAWTHORNE BOULEVARD

SAKE ENGINEERS, INC. — AUGUST, 2020

OWNER/DEVELOPER:
TIM BERGER
1658 S. LITCHFIELD ROAD
GOODYEAR, AZ. 58338
623-932-1200 PH.

ENGINEER:
SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

SOIL ENGINEER:
SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVE. UNIT C
RIVERSIDE, CA 92504
(951) 688-7200 PH.
(951) 688-7100 FAX

ASSESSORS PARCEL NO.:
4079-018-004, 4079-018-005, 4079-018-006, 4079-018-007

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS)	1.25 AC.
DISTRUBED AREA	1.25 AC.
IMPERVIOUS AREA	1.06 AC. (46,227 S.F.)
PERVIOUS AREA	0.19 AC. (8,142 S.F.)

UTILITIES:

ELECTRIC	SO. CAL. EDISON COMPANY
GAS	SO. CAL. GAS COMPANY
WATER	GOLDEN STATE WATER COMPANY
SEWER	CITY OF LAWNDALE
TELEPHONE	VERIZON
CABLE TV	AT&T
SCHOOL DISTRICT	LAWNDALE SCHOOL DISTRICT

TOPOGRAPHY:
LANDMARK SURVEYING
14588 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.

ZONING AND LAND USE:

EXIST. ZONING	GENERAL COMMERCIAL
PROP. ZONING	GENERAL COMMERCIAL
EXIST. LAND USE	COMMERCIAL
PROP. LAND USE	CARWASH

BASIS OF ELEVATION:
FIELD SURVEY ON 1/02/20. BM = QY8341, ELEV = 61.91'

BASIS OF BEARING:
THE CENTERLINE OF HAWTHORNE BOULEVARD BEING NORTH 00°01'43" WEST AS SHOWN ON P.M.B.17/80.

FLOOD ZONE:
FLOOD ZONE = X
COMMUNITY PANEL NO. 06037C-1790F
09/26/2008

LEGAL DESCRIPTION:
OF LOTS 3, 4, AND 5, OF LAWNDALE ACRES AS SHOWN ON MAP RECORDED IN BOOK 17 PAGE 73 OF MAPS RECORDS OF LOS ANGELES COUNTY.

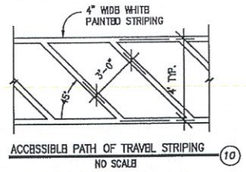
EARTHWORK:

CUT	1,211 C.Y.±
FILL	311 C.Y.±
EXPORT	900 C.Y.±

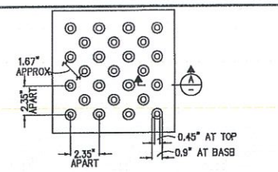
NOTE:
EARTH QUANTITIES SHOWN HERE ARE FOR RAW ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOILS ENGINEER'S RECOMMENDATION.

EASEMENTS:
1 POLE LINES EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 13, 1951 AS DOCUMENT NO. 2770 IN BOOK 36049 PAGE 254, OF OFFICIAL RECORDS.

2 PUBLIC UTILITIES EASEMENT AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 22, 2000 AS DOCUMENT NO. 00-0425167, OF OFFICIAL RECORDS.

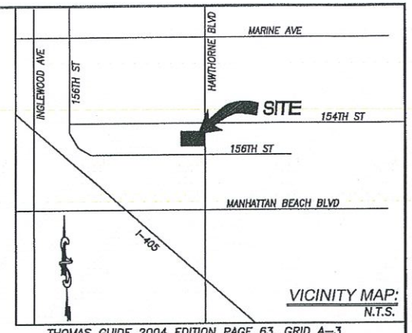


ACCESSIBLE PATH OF TRAVEL STRIPING (10)
NO SCALE

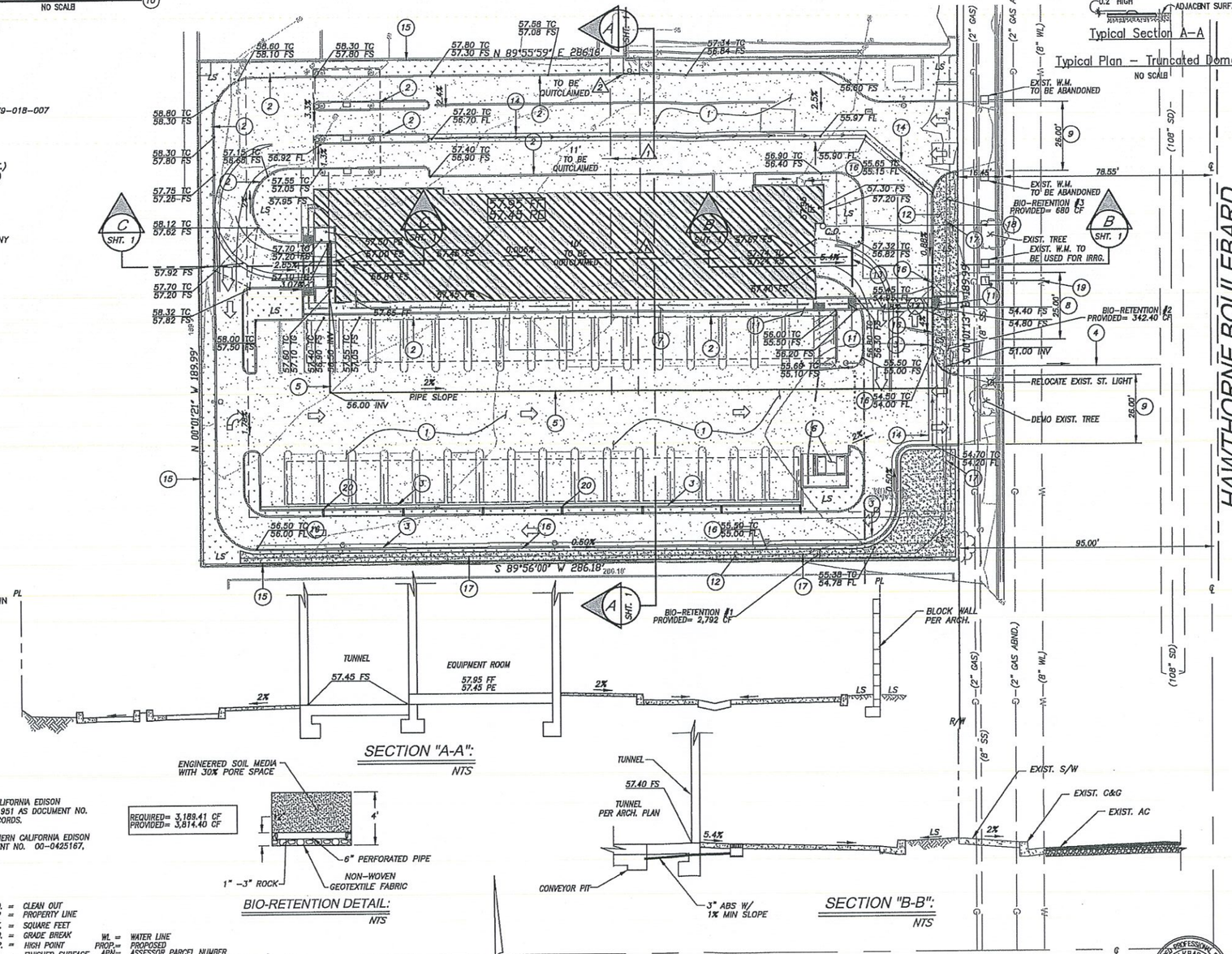


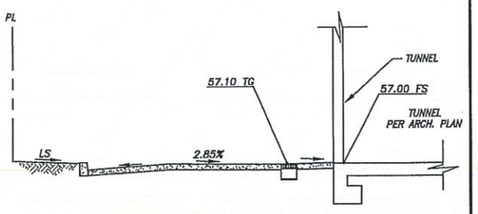
Typical Section A-A

Typical Plan – Truncated Domes (11)
NO SCALE



VICINITY MAP: N.T.S.
THOMAS GUIDE 2004 EDITION PAGE 63, GRID A-3





SECTION "C-C": NTS

LEGEND:

	FLOW LINE	C.O. =	CLEAN OUT	W.L. =	WATER LINE
	PROPERTY LINE	℄ =	PROPERTY LINE		
	CENTER LINE	S.F. =	SQUARE FEET		
W	EXISTING WATER LINE	G.B. =	GRADE BREAK	APN =	ASSESSOR PARCEL NUMBER
SS	EXISTING SANITARY SEWER LINE	H.P. =	HIGH POINT	PM =	PARCEL MAP
	PROPOSED SLOPE	F.S. =	FINISHED SURFACE	D.G. =	DECOMPOSED GRANITE
(600)	EXISTING CONTOUR	FL =	FLOW LINE	S =	SEWER
601	PROPOSED CONTOUR	T.C. =	TOP OF CURB	N.T.S. =	NOT TO SCALE
	RET. WALL	W.I. =	WROUGHT IRON	S/W =	SIDEWALK
	NEW ASPHALT CONCRETE	C.L. =	CHAIN LINK	R/W =	RIGHT OF WAY
(600.00 ___)	EXISTING ELEVATION	P.I.P. =	PROTECT IN PLACE	P.C.C. =	PORTLAND CEMENT CONCRETE
		RET. WALL	T.W. =	TOP OF WALL	EXIST. = EXISTING
		T.F. =	TOP OF FOOTING	L.U. =	LAND USE
		℄ =	CENTERLINE	A.C. =	ASPHALT CONCRETE
				C.W.P. =	CONSTRUCTION WITHOUT PERMIT

156TH STREET

0 20 40 60 80
SCALE: 1"=20'

CONSTRUCTION NOTES:
1. CONST. 6" P.C.C. W/ F70 FIBER MESH ADDED
2. CONST. 6" CURB PER CITY OF LAWNDALE STD.
3. CONST. 6" C&G PER CITY OF LAWNDALE STD.
4. INSTALL 12" HDPE PIPE
5. INSTALL 6" SDR 35 PVC DRAIN PIPE PER DETAIL HEREON
6. CONST. TRASH ENCLOSURE PER ARCH PLAN
7. CONST. 4" P.C.C. WALKWAY
8. REMOVE EXIST. DRIVEWAY
9. CONST. DRIVEWAY APPROACH PER CITY OF LAWNDALE STD.
10. PAINT STRIPING PER ARCH. PLAN
11. INSTALL TRUNCATED DOME
12. CONST. BIO-RETENTION PER DETAIL HEREON
13. CONST. TRAFFIC RATED 6" WIDE TRENCH DRAIN OR APPROVED EQUAL
14. CONST. 3' WIDE RIBBON GUTTER
15. CONST. GARDEN WALL PER ARCH. PLAN
16. CONST. 12" CURB OPENING @ 20' O.C.
17. INSTALL 6" PERFORATED PIPE
18. INSTALL 6" SEWER LATERAL
19. INSTALL 2" WATER METER
20. INSTALL (2) 3" PVC PIPE @ EVERY 30'

REVISIONS	DATE	BY

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — SAM AKBARPOUR — C053038 — CIVIL — STATE OF CALIFORNIA

SAM AKBARPOUR P.E. RCE. 053038

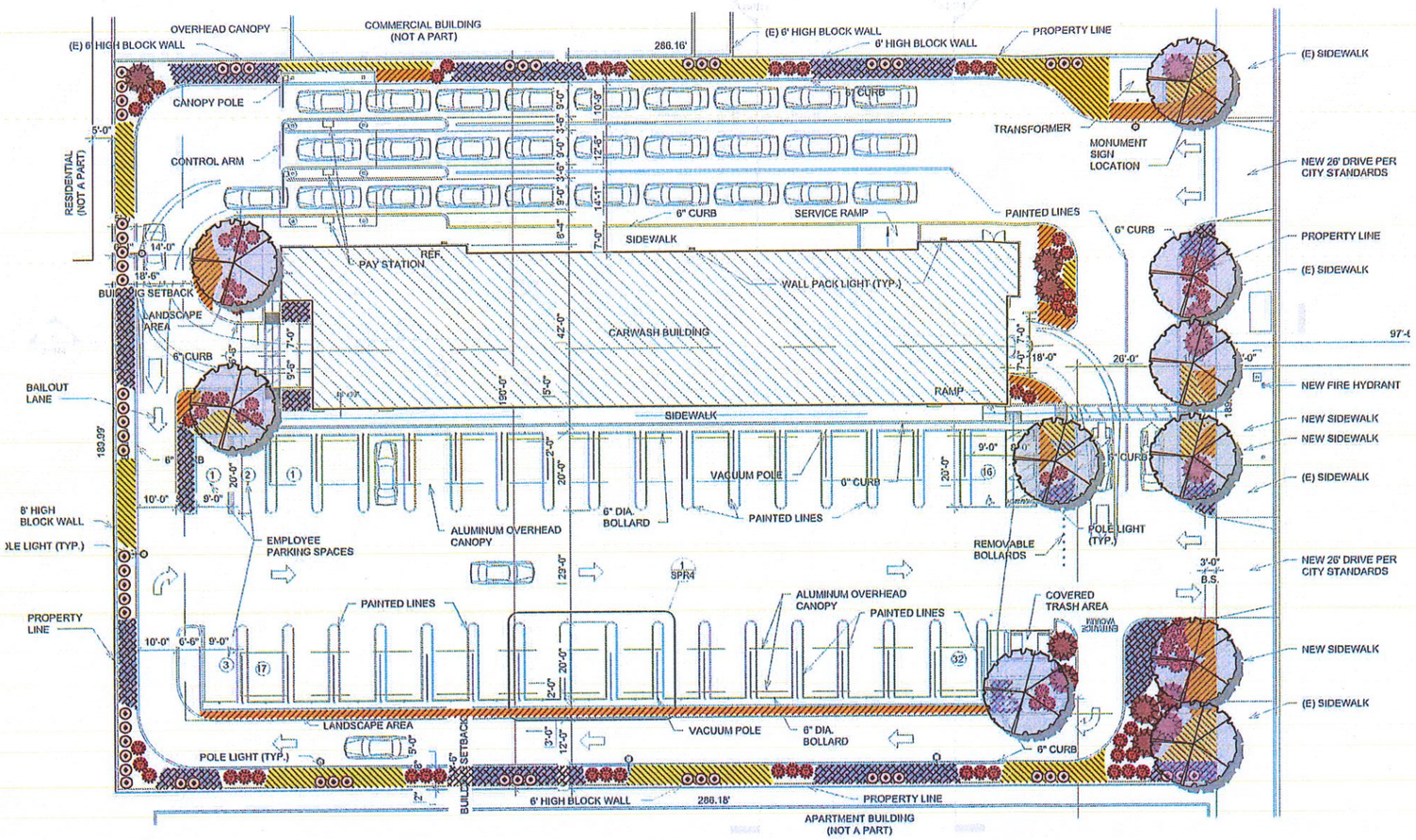
SITE PLAN
CITY OF LAWNDALE

SCALE	1" = 20'
DATE	8/24/2020
DRAWN:	JAC
DESIGNED:	SA
CHECKED:	SA
PLN CK REF:	

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX (951) 279-2830
FILE: SERVER\PROJECTS\JN3288\CIVIL\PLOTPLAN
PLOT DATE: 8/24/2020

J.N. 3288
SHEET 1 OF 1 SHEETS
DWG. NO.

\\SERVER\projects\C\Lawndale\JN3288 Hawthorne Carwash\Civil\PLOT PLAN.dwg, 8/24/2020 1:22:401 PM, 1:20



PLANTING NOTES

ROOT BARRIER:
Use Lineal Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed per detail. Root Barrier shall extend the expected length of tree canopy or shown per plan.

PLANT QUALITY REQUIREMENTS
All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004) the Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant materials. A representative sample of the botanical name tags, furnished by the nursery stock supplier, shall remain attached to the plants until final inspection.

Unacceptable conditions for plants in general:
Plant materials that are the incorrect species.
Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.).
Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

Unacceptable conditions for root systems:
Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

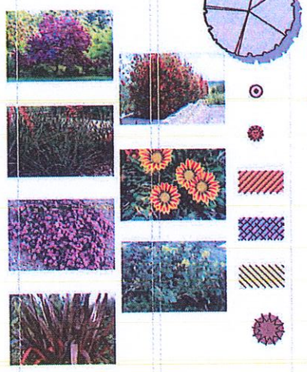
SOIL AMENDMENTS, TESTING AND PREPARATION
After completion of fine grade and prior to soil preparation, the contractor shall document sample locations and provide agronomic soils test for planted areas (1 test per 150 ft of linear planter) . Contractor shall submit test results to the Project Landscape Architect and amend the soil per soil lab recommendations.

PLANT INSTALLATIONS AT EXISTING TREE ROOTS
All plant material shall be installed per size listed in plant legend; however, if Contractor is having hard time installing 15 or 5 gallon plant material within existing tree roots, Contractor may reduce plant container size to 1 gallon at the problem areas only with written permission from Client and or Landscape Architect.

MULCH
A minimum of 3" layer of medium grind wood bark mulch shall be applied to all shrub and unplanted areas and a minimum of 2" mulch shall be applied to groundcover areas. Submit samples to Landscape Architect for approval prior to installation.

TOTAL LOT AREA: 54,370 S.F.
BUILDING FOOTPRINT: 7,779 S.F.
NET LOT AREA: 46,591 S.F.
LANDSCAPE AREA: 7,803 S.F.
LANDSCAPE IS 16.7% OF NET LOT AREA

PLANT PALETTE



	WUCOLS	SIZE	CONT.	Q1
CERCIS canadensis EASTERN REDBUD	Mod.	25'-35' TALL & WIDE	36" Box	1
CALLISTEMON viminalis 'Slim' SLIM BOTTLEBRUSH	Low	8-10- TALL, 3'-4' WIDE	5 Gallon	
HESPERALOE parviflora RED YUCCA	V. Low	3'-4' TALL & WIDE	5 Gallon	
GAZANIA rigens TREASURE FLOWER	Low	0.5'-1' TALL & WIDE	1 Gallon	
LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE	1 Gallon	
MAHONIA repens CREEPING MAHONIA	Low	1' TALL, 1'-2' WIDE	1 Gallon	
PHORMIUM tenax 'Autropurpureum' BRONZE NEW ZEALAND FLAX	Low	7'-8' TALL & WIDE	5 Gallon	

Note: All landscaped areas shall be sufficiently landscaped to the satisfaction of the Community Development Director

PRELIMINARY WATER USE CALCULATIONS

Reference Eto 43.81 Conservation Factor 0.45
Maximum Allowable Water Allocation Equation: (non residential)
MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
43.81	0.62	0.45	7803	0.55	0

95,376 MAWA

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA
79,072 ETWU

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	SHRUBS	7740	99%	LOW	0.30	0.81	43.81	0.62	0.37	7740	77,864.97	Dripline
	TREES	90	1%	MODERATE	0.40	0.81	43.81	0.62	0.49	90	1,207.21	Dripline
										ETWU	79,072	
										Total Landscape	7,830	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

0' 16' 32'

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
landscape Architecture - Consulting
Water Conservation - Contract Administration
(951) 264-4339
DESIGN PROJECT MANAGER
Greg Zell
gregz@landscapedynamics.net
(951) 264-4339

Preliminary Landscape Plan
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT Gregory Paul Zell 5204 STATE OF CALIFORNIA

Preliminary Landscape Plan

Aug. 10, 2020

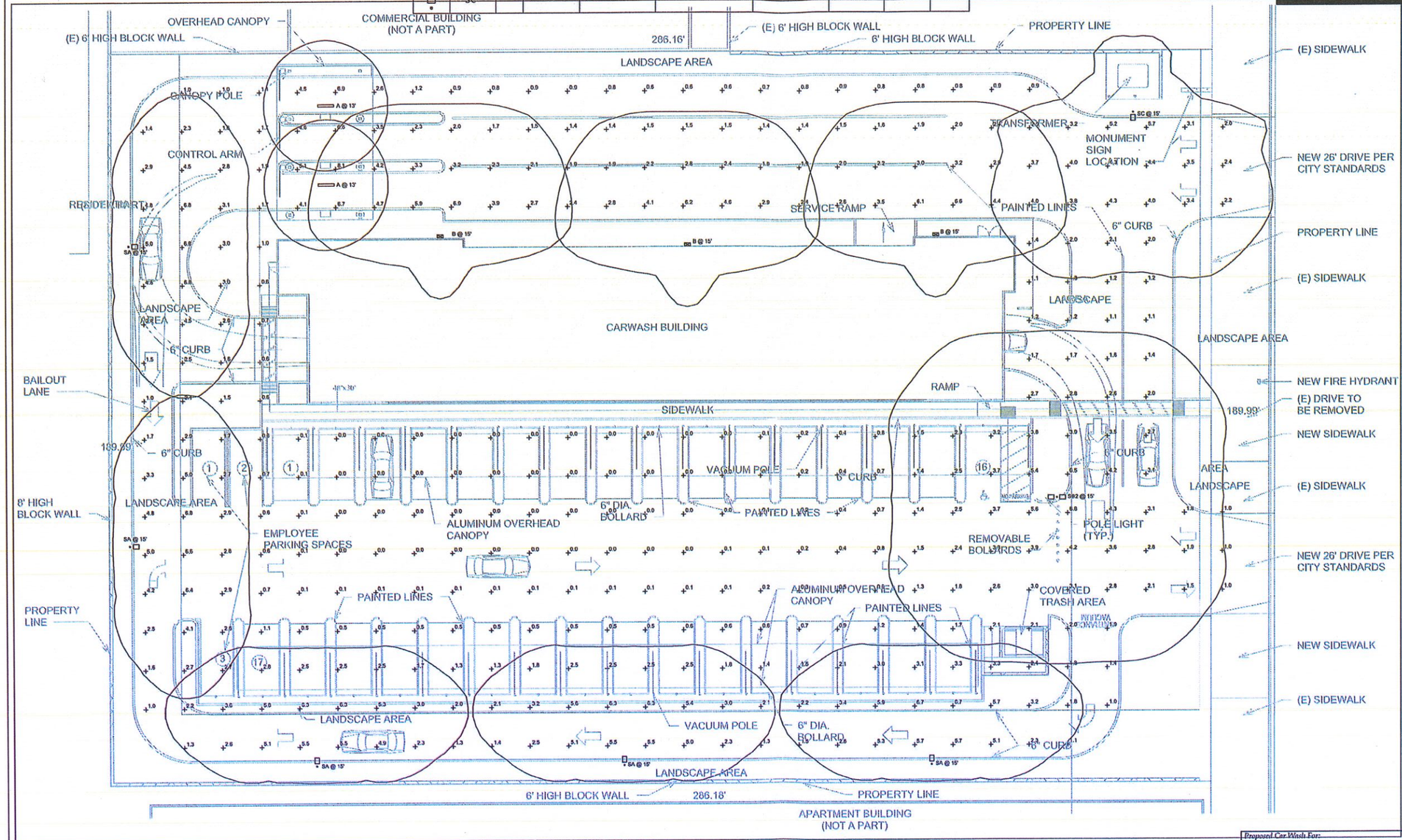
DESCRIPTION JOB NO. 363

SHEET 1 of 1

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	A	2	Beghelli Lighting	RS100LED 4 HT VLO WT 40 120-277V-FL	IP00, IK05, WET LISTED 4FT LINEAR SURFACE	LED	RS100LED4HTVLOWT40120-277V-FL_5.ies	0.9	30
	B	3	Lithonia Lighting	WDGE3 LED P2 70CRI R4 40K	WDGE3 LED WITH P2 - PERFORMANCE PACKAGE. 4000K, 70CRI, TYPE 4 OPTIC	LED B1 U0 G2	WDGE3_LED_P2_70CRI_R4_40K.ies	0.95	59.2761
	SA	5	Lithonia Lighting	DSXO LED P5 40K BLC MVOLT	DSXO LED P5 40K BLC MVOLT	LED B1 U0 G2	DSXO_LED_P5_40K_BLC_MVOLT.ies	0.95	89
	SB2	1	Lithonia Lighting	DSXO LED P5 40K T5W MVOLT	DSXO LED P5 40K T5W MVOLT	LED B4 U0 G3	DSXO_LED_P5_40K_T5W_MVOLT.ies	0.95	178
	SC	1	Lithonia Lighting	DSXO LED P5 40K TFTM MVOLT	DSXO LED P5 40K TFTM MVOLT	LED B2 U0 G2	DSXO_LED_P5_40K_TFTM_MVOLT.ies	0.95	89

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior	+	2.2 fc	8.1 fc	0.0 fc	N/A	N/A

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



SITE LIGHTING PHOTOMETRIC STUDY ①
SCALE: 1"=10'-0"

RPM Engineers, Inc.
Tel: 949-450-1228 ext.208
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lan@rpmp4.com

Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd; Lawndale, CA 90260

20 Jan. 2020
19-3601

LAN V. NGUYEN — No. 015526 — exp.12-31-2021 — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — ELECTRICAL
08/14/2020

SITE LIGHTING PHOTOMETRIC STUDY

E-1

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RPM20-xxx 08/14/20

14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

Public Works Department Plan Review Comment Checklist

7. ☒ The applicant shall submit offsite improvement plans for review and approval. The offsite improvement plans include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.

8. ☒ The applicant shall submit a grading and drainage plan prepared and signed by a registered Civil Engineer. Submit a "Final Grading and Drainage Certificate" signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and does not block the cross-lot drainage from adjacent property.

9. ☒ The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.

10. ☒ Remove and replace all existing driveway approaches. All new driveway approaches shall be commercial driveway and comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.

11. ☒ Relocate water meter(s) and/or other utilities outside of driveway approach area.

12. ☒ Remove and replace damaged and substandard sidewalk along the frontage of the property. All new sidewalk shall comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.

13. ☒ Remove and replace damaged and substandard curb & gutter along the frontage of the property and completed per satisfaction to the City Engineer.

14. ☒ The applicant shall provide slurry seal surface treatment Type II from edge of gutter to edge of median of Hawthorne Boulevard fronting the property from property line to property line per satisfaction to the City Engineer.

15. ☒ Provide Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fee.

16. ☒ The applicant shall pay necessary sewer connection fees.

17. ☒ The applicant shall submit proposed sewer impact study prepared by the engineer.

18. ☒ The applicant shall obtain sewer connection permit from the Public Works Department for proposed new sewer lateral. All new sewer lateral must be minimum of six inch diameter vitrified clay pipe within the public right-of-way. The applicant shall provide a copy of sewer video inspection to the Public Works Department prior to the final sign off.

Applicant Initials _____

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Public Works Department Plan Review Comment Checklist

19. ☒ All new proposed utilities shall be constructed underground.

20. ☒ All existing utilities shall be constructed underground if any modifications are proposed for the electrical service panel.

21. ☒ All SCE vaults and structures shall be placed underground on owner's property.

22. ☒ The applicant shall obtain approval from SCE for the easement abandonment. The applicant shall provide a copy of recorded abandon SCE easement to the Department of Public Works.

23. ☒ The applicant shall obtain approval from SCE for maintenance access easements. The applicant shall provide a copy of recorded new easements to the Department of Public Works.

24. ☒ Replace survey markers and monuments damaged or destroyed during construction. Developer/Owner's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction.

25. ☒ Obtain permit from the Engineering Division is required for all off-site improvements.

26. ☒ The applicant shall provide a copy of LA County Fire Department clearance letter to the Department of Public Works.

27. ☒ All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways. All existing water meter to be abandon shall be remove per Golden State Water Company and replace with new sidewalk per satisfaction to the City Engineer.

28. ☒ This development is subject to the City's Standard Urban Stormwater Mitigation Plan Ordinance (SUSMP). The applicant shall provide a copy of approved SUSMP letter to the Department of Public Works.

29. ☒ The applicant shall prepare onsite water recycling system. The applicant shall submit a copy of approved water recycling system to the Department of Public Works.

30. ☒ The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.

31. ☒ The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.

Applicant Initials _____

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Public Works Department Plan Review Comment Checklist

32. ☒ This project is subject to the City of Lawndale's Construction and Demolition Ordinance. Building permits and/or demolition permits shall not be issued until developer/project owner contacts the Department of Public Works, Engineering Division for further information.

33. ☒ The applicant shall provide a copy of surveyor's certification letter to the City Engineer, certifying that monuments were not disturbed during construction. Otherwise, the applicant is responsible to replace survey monuments damaged or destroyed during construction. Developer/Owner's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction.

34. ☒ Remove all existing USA utility pavement markings from sidewalk and street prior to final completion of the project.

35. ☒ The applicant shall apply for a change of address permit prior to the final sign off.

36. ☒ Prior to issuance of C of O permit, the applicant shall replace to the satisfaction of the City Engineer, any damaged street improvements, such as sidewalk, curb and gutter and driveway. The required ultimate street improvements shall be subject to the review and approval of the City Engineer. All service lines shall be in operation.

37. ☒ The applicant shall submit traffic impact analyst report prepared by California licensed traffic/civil engineer.

38. ☒ The applicant shall submit corner sight distance study for ingress and egress proposed driveways.

39. ☒ The applicant shall provide parking study prepared by California licensed traffic/civil engineer.

40. ☒ No final sign off shall be given until all conditions of approval from the Department of Public Works have been completed.

Lot Merger Conditions:

41. ☒ The applicant shall provide $3,045 plan check fee for reviewing Lot Merger.

42. ☒ The applicant shall submit (2) copies of title report (less than 6 months old) of all the affected properties.

43. ☒ The applicant shall submit (2) copies of the Grant Deed of all affected parcels.

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Public Works Department Plan Review Comment Checklist

44. ☒ The applicant shall submit (2) copies of current recorded Parcel or Tract Map and any prior recorded maps.

45. ☒ The applicant shall submit (2) copies of an Alta Land Survey indicating all boundaries of parcel, all land improvements, all easements, all right-of-ways, and all utilities. The survey must be conducted by a California Registered Engineer or California licensed Land Surveyor.

46. ☒ The applicant shall submit (2) copies of the exhibits and plat map before and after the Lot Merger. The legal description and plat map shall have parcel numbers, bearings and distances, directions, easements, utilities, name and address of the property owner, and wet seal stamp and signature by a California Registered Engineer or California licensed Land Surveyor.

47. ☒ The applicant shall submit a notarized Lot Merger Certificate signed by all owners.

48. ☒ The applicant shall be responsible to record the approved Lot Merger document with the County of Los Angles. No Building Permit will be issued until the final documents are recorded with the County Register/Recorder.

Applicant Initials _____

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DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWNDALE.

☐ Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

☒ Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

☑ Our comments, concerns and/or conditions regarding the above-mentioned project are:

SEE ATTACHED

Name: Sgt Alan Healey Date: 7/7/20

Position: TRAFFIC SERGEANT

Department: Los Angeles County Sheriff Dept

Agency: LASD - TRAFFIC

RECEIVED
AUG 03 2020
BY:

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF

July 7, 2020

Mr. Rafael Garcia, Associate Planner
Community Development Department
14717 Burin Avenue
Lawndale, California 90260

On July 5, 2020, the Los Angeles County Sheriff's Department received a Department/Agency transmittal response requesting our input on project #20-17; Special use permit, Lot Merger, Preliminary Environmental Assessment and Development permit for the development of a 7,936 square foot express car was facility with queuing, canopies, paved parking lot and landscaping located at 15413 Hawthorne Boulevard in the City of Lawndale.

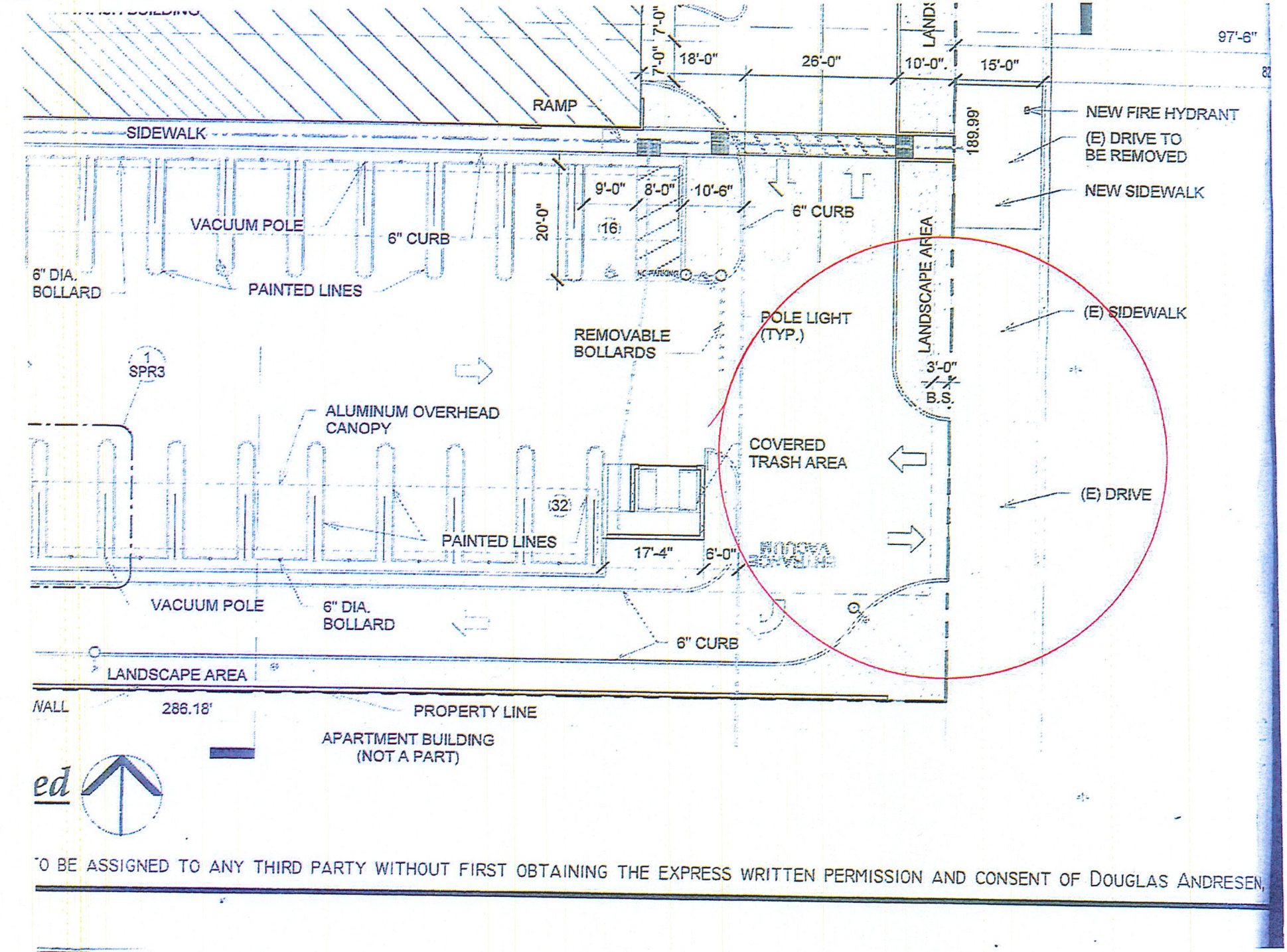
The Los Angeles County Sheriff's Department, Lawndale Traffic Office, has comments and/or concerns regarding the above mentioned project.

1. We would recommend drive (E) be an exit only to prevent any cross traffic collisions between vehicles exiting the covered vacuum area or the carwash building exit.

2. The driveway of the southwest corner of the property be increased from 10' to 12' to reduce the likely hood of vehicle collisions with the concrete curb during a turning movement.

Sincerely,

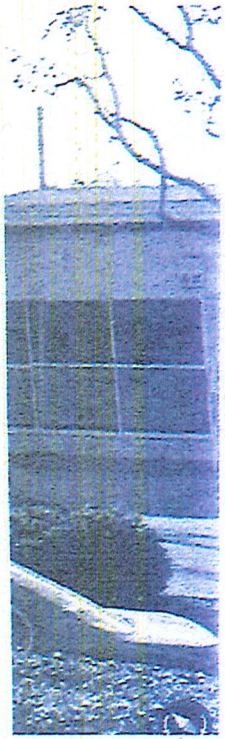
Alan Healey
Sergeant, Los Angeles County Sheriff's Department

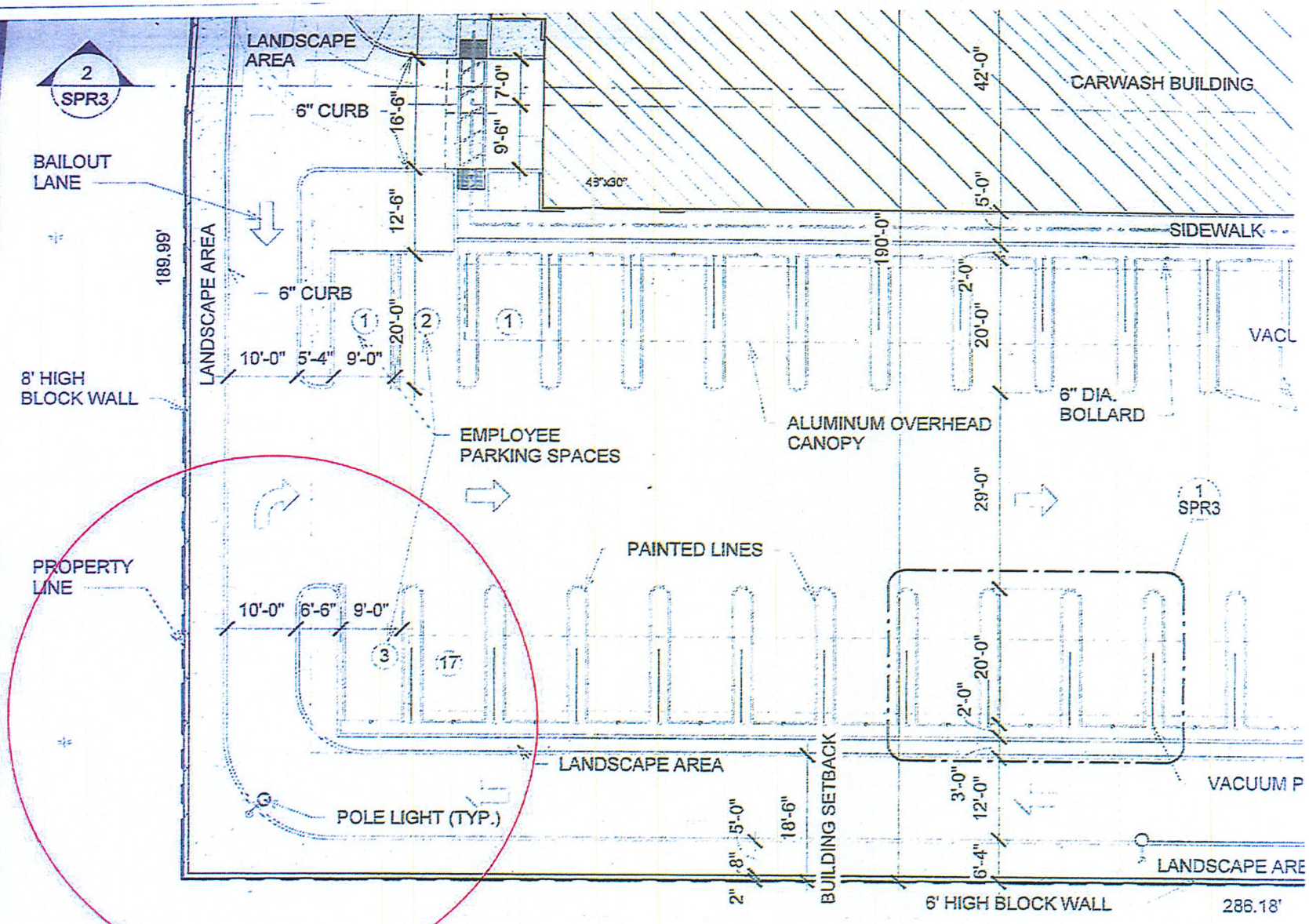


ed

TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN,







Site Plan - Proposed

1" = 20'-0"

ESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO AN

Attachment "D"

Planning Commission Resolution No. 20-15

RESOLUTION NO. 20-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA, PERTAINING TO CASE NO. 20-17: SPECIAL USE PERMIT AND DEVELOPMENT PERMIT TO DEVELOP A SINGLE STORY, 7,779 SQUARE FOOT EXPRESS CAR WASH FACILITY ON A GC (GENERAL COMMERCIAL) ZONED LOT LOCATED AT 15413-15425 HAWTHORNE BOULEVARD

WHEREAS, an application was filed by Timothy E. Berger ("Applicant") seeking approval of a Special Use Permit and Development Permit (collectively, "Case No. 20-17") for the construction and development of a single story 7,779 square foot express carwash facility ("Project"), located at 15413-15425 Hawthorne Boulevard ("Subject Property"); and

WHEREAS, the Property is zoned GC (General Commercial); and

WHEREAS, pursuant to Lawndale Municipal Code ("LMC") Section 17.28.020, the approval of a Special Use Permit ("SUP") is required for the construction of any carwash facility in any commercial zone; and

WHEREAS, the Subject Property is located within the Hawthorne Boulevard Specific Plan area and the land use and development standards of the Hawthorne Boulevard Specific Plan ("HBSP") therefore apply to the Project; and

WHEREAS, the HBSP requires Planning Commission approval of a Development Permit for the construction of any new building per Table 2-1 (Revised June, 2001), "Applicability of Development Permit," of the Hawthorne Boulevard Specific Plan; and

WHEREAS, pursuant to Section C of Chapter 6 of the HBSP, when a project is subject to both a Development Permit and a SUP, both permits will be processed concurrently; and

WHEREAS, the HBSP and LMC Section 17.56.280 provides requirements for carwashes in commercial zones; and

WHEREAS, Case No. 20-17 was properly noticed for a public hearing before the Planning Commission on July 14, 2021; and

WHEREAS, on July 14, 2021, the Planning Commission opened the public hearing, but continued the public hearing to the meeting on July 28, 2021; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City Staff and the Planning Commission having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2: Pursuant to the special use permit requirements in LMC §17.28.014, the Planning Commission has analyzed the findings that each must be made before the granting of the special use permit, and finds as follows:

Special Use Permit (pursuant to LMC Section 17.28.014):

A. The granting of a 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.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss).

The City has experienced the effects of this housing crisis and due to its unique situation as a smaller, urbanized City with limited vacant lands, has limited opportunity and vacant land to address the housing crisis. Lawndale is an older urbanized City with limited development opportunities on vacant lands.

The City's existing opportunities to provide for housing have the capacity to yield only 425 units. However, the regional housing needs assessment ("RHNA"), which identifies the need for housing within each jurisdiction, identifies the upcoming need for the City to provide the capacity to yield 2,497 housing units. The RHNA allocation increase in housing units for this sixth cycle is more than six-times greater in comparison to the previous cycle. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and eliminate a site identified in the Housing Element's Site

Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development. This project will also be located nearby an existing car wash. The City currently contains a total of four carwashes within the city's boundaries.

The proposed project is not consistent with this finding because the proposed project compromises overall public health and is injurious to achieving the required RHNA housing units and threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. It is critical to maintain the sites identified as part of the Housing Element sites inventory in order to meet the future housing needs of the community and failure to do so threatens the City's ability to address its housing needs and the existing housing crisis. Developing the site with a carwash development would be inconsistent with this finding because it would remove the sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

B. The use applied for at the location indicated is proper for an approved Special Use Permit.

Finding can be made. Carwashes are allowed in the GC zone with approval of a Special Use Permit. The General Commercial zoning district is intended to provide a broad range of commercial activity including general retail, restaurants, service commercial, personal service, lodging and office uses.

C. 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.

Finding can be made. The proposed carwash is located in the General Commercial zoning district which allows for a wide variety of commercial uses including carwashes with approval of a Special Use Permit. The site is 54,370 square feet in area and will comply with setbacks, provide walls, parking, queuing lanes and landscaping throughout.

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

Finding can be made. The site abuts Hawthorne Boulevard along the east. Hawthorne Boulevard is oriented in a north-south direction and contains six travel lanes, a center median area used for parking and some parallel parking opportunities along the sidewalks. Hawthorne Boulevard serves as a primary transportation route, a corridor of economic activity and a community focal point for the City. Hawthorne Boulevard will be able to adequately accommodate the traffic generated by the proposed use.

E. The granting of such special use permit is consistent with the City's General Plan.

Finding cannot be made. The proposed use is not consistent the General Plan Land Use Element Policy 6.g, Goal 7 as well as Housing Element Goals 1 and 2.

Land Use Element

Policy 6g: The City shall protect, encourage and where feasible, provide housing opportunities for low and moderate income households, as well as for the homeless.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current (i.e. 381 housing units) and upcoming share (i.e. 2,497 housing units) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The project is not consistent with this land use policy because it is proposing to develop the site as a carwash development which would preclude it from potentially providing future housing needs for low and moderate income households.

Land Use Goal 7: Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities.

Most of the revenue generated by carwashes is not taxable because it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the express carwash is designed to operate in a largely automated format with few staff. Very few, if any, employment opportunities will result from the approval of the project.

Housing Element

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are developed with existing commercial, manufacturing and/or residential uses that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small

businesses with large parking areas and are located along Hawthorne Boulevard. Similarly, the existing site is improved with underutilized commercial buildings where an automotive use to be operated. The project is not consistent with the following Housing Element Goals:

Goal 1: Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.

The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and is inconsistent with Goal 1's purpose to provide for adequate housing that meets the existing and future needs of the community. The site is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet. Developing the site with a carwash development would be inconsistent with the General Plan's Housing Element because it would remove sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

Goal 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's Share of regional housing needs.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized site is ideal for redevelopment into a higher density residential development. Lawndale is an older urbanized City with limited development opportunities on vacant properties. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Developing the subject property as a carwash development would preclude the site from being utilized as a future housing site.

Section 3: Pursuant to the Development Permit requirements in Chapter 6 of the Hawthorne Boulevard Specific Plan, the Planning Commission has analyzed the findings that each must be made before the granting of the development permit, and finds as follows:

1) The Project is consistent with the development stands and design guidelines of the Hawthorne Boulevard Specific Plan.

Finding can be made. The Project has met the development standards for setbacks, landscaping, lot coverage site configuration, and building requirements for the General Commercial zone, it has also satisfied the design guidelines by having a well-articulated mass and bulk, a significant amount of landscaping, and use of contemporary façade material types that provide texture to exterior walls. The

overall height of the project will also comply with the height requirements of the HBSP.

2) The project will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

Finding can be made. The proposed carwash is allowed with approval of a Special Use Permit. The subject property is sufficient to accommodate the use of the facilities and will not negative impact the surrounding neighborhood. The project is located on Hawthorne Boulevard, which is a major thoroughfare that can adequately accommodate the traffic generated by the project.

3) The Project maintains and enhances the attractive and orderly development contemplated by the Hawthorne Boulevard Specific Plan.

Finding can be made. The project meets all of the development standards and design guidelines. The project improves the aesthetic appeal of Hawthorne Boulevard, because the existing buildings will be replaced with a new more attractive development. The building is designed to have a contemporary aesthetic and its façade materials provide an improved exterior. The project, as proposed, will comply with the Hawthorne Boulevard Specific Plan requirements for new developments.

4) The Project provides a desirable environment for its occupants, community residents, and visiting public through good aesthetic use of materials, texture and color.

Finding can be made. The building is designed to have a contemporary modern architectural style and is enhanced with a well-articulated roof. The façade will be improved with stucco and accented by cultured stone veneer. These design features produce a better aesthetic in comparison to the existing buildings which exist on the site.

5) The Project would not be detrimental to the public, health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval

Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss).

The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City's current Housing Element, the City has been largely built out, and previous housing growth has primarily been satisfied through single-family infill such as allowing the majority of residential lots in the community to have more than one housing unit. The Housing Element further identifies how housing development in the future will likely need to take place as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.

The current Housing Element, which addressed the previous RHNA planning period for the fifth cycle, identified how the City had to accommodate a total of 381 residential units and how the City only had approximately 19.6 acres of developable land on 29 parcels with the capacity to yield 425 units. However, the City's upcoming regional housing needs assessment allocation for the 6th housing cycle for the City is 2,497 housing units.

This severe increase in housing units needed to accommodate basic housing needs, combined with the City's limited opportunities for growth on vacant lands, threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and eliminate a site identified in the Housing Element's Site Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development, and exacerbate the existing housing crisis within the City.

Section 4: The Planning Commission hereby denies this Project in its entirety based on the findings of fact.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF JULY 2021

John Martinez, Chairperson

I, Sean M. Moore, AICP, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 20-15** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28th day of July 2021** by the following roll call vote:

AYES: Martinez, Smith, Sitka, Price, Escamilla
NOES:
ABSENT:
ABSTAIN:

Sean M. Moore AICP, Community Development Director

Attachment "E"

Appeal Application

14717 BURIN AVENUE • LAWNDALE CALIFORNIA • (310) 973-3200 • (310) 970-2183

Case Number: 21-25
Date Filed: 8/11/2021

COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR APPEALS

Project Address: 15413-15425 Hawthorne Blvd.

Legal Description (Assessor's Parcel Number): 4079-018 • 004,005, 006, 007

Project Description: 7,779 s.s. Express Car Wash Facility on GC Zoned Property

Property Owner (s) Name (s): Roy Giles

Property Owner's Address: 7329 Alverstone Ave., Los Angeles, 90045

Phone Number: 310.905.9124 Fax Number: N/A E-mail: rncgiles@att.net

Contact Person Name (representative of property owner): Katherine Hennigan

Contact Persons Address: 555 W. Fifth St., Suite 3500, Los Angeles, CA 90013

Phone Number: 213.986.2131 Fax Number: N/A E-mail: kate@collaborate-la.com

Owner Authorization for Contact Person: I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

x Bill Giles
(Owner's Signature)

Materials Certification: I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

x Timothy E. Berger
(Applicant's Signature)

14717 BURIN AVENUE • LAWNDALE CALIFORNIA • (310) 973-3200 • (310) 970-2183

PLEASE INCLUDE A DETAILED DESCRIPTION OF PROPOSAL

Appeal of determination by Lawndale Planning Commission on July 28, 2021, denying approval of a 7,779 s.f. express car wash facility for the following reasons:

1. Car wash is consistent with applicable general and specific plan.
2. This site is not availble for housing under the regional housing needs assessment.
3. Other reasons that may be detailed subsequent to this filing.
4. The project does not have any environmental impacts.
5. The applicant submitted substantial evidence in the record to support the lack of environmental impacts, including the Traffic Analysis by HKA, dated February 20, 2020 and the Acoustic Study by MD Acoustics, LLC, dated July 27, 2020, which were provided to the Planning Commission.
6. The applicant made all of the required findings in the Lawndale Municipal Code to support approval of the Special Use permit and Development Permit for a car wash on the Property.
7. The Planning Commission erred and abused its discretion by failing to consider the application in the manner required by law.

DETAIL RECEIPT REPORT

From 08/09/2021 To 08/09/2021

8/11/2021
1:42 pm

City of Lawndale

Receipt #	Drawer	Post Date	User Nam	Notes	Received From	Change	Receipt Total	Stat
29823	BATCH	08/09/2021	JAASNES		DBRT GOODYEAR FBO, LLC	$0.00	$2,500.00	W

Receipt Type:PLDEP

Address::

Line Amount: $2,500.00
Receipt Total: $2,500.00

Tender Information:

Amount	Code	Description	Reference
$2,500.00	K	Check	4602
$2,500.00		Total Tendered	
$0.00		Change	
$2,500.00		Receipt Total	

Grand Total (excl. voids): $2,500.00

Attachment "F"

Housing Element - Sites Inventory

IV. HOUSING RESOURCES

This section identifies resources that are available for the development, rehabilitation, and preservation of housing in the City of Lawndale. The analysis includes an assessment of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

A. Residential Development Potential

1. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodates a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that the jurisdiction must provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.[11] For the 2013 Housing Element update, the City of Lawndale is allocated a RHNA of 381 units by SCAG as follows:

- Extremely Low/Very Low-Income (up to 50 percent of AMI): 96 units (24.8 percent)[12]
- Low-Income (51 to 80 percent of AMI): 57 units (15.4 percent)
- Moderate-Income (81 to 120 percent of AMI): 62 units (16.4 percent)
- Above Moderate-Income (more than 120 percent of AMI): 166 units (43.4 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

---

11 Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

12 The City has a RHNA allocation of 96 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2006-2008 ACS data, the City had 31.2 percent very low income households (14.0 percent extremely low income and 17.2 percent very low income) as shown in Table 7. Therefore the City's RHNA of 96 very low income units may be split into 43 extremely low and 53 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Residential Sites Inventory

The RHNA planning period for the fifth Housing Element update cycle extends from January 1, 2014 to October 31, 2021 and the City must meet its RHNA requirement using potential development on suitable vacant and/or underutilized sites within the community. The City must document how zoning and development standards on existing sites facilitate housing to accommodate the 381-unit RHNA identified earlier.

The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Lawndale, is adequate for facilitating the production of housing affordable to lower income households. Using this guideline, a number of the sites included in the inventory with an allowable density of 30 units per acre or greater are counted towards the City's lower income RHNA. However, many of the underutilized sites in the inventory, while meeting the established density standards set by the State for lower income sites, have been conservatively credited as moderate or above moderate income sites based on the physical characteristics of the lot, staff knowledge of the property, and the expressed intent and plans of developers.

Density Factor and Assumptions

Before the recent housing market crash, an economic research consultant was commissioned to conduct a feasibility study of mixed use developments in the South Bay. Eight hypothetical models of various urban development forms ranging from medium density residential to high density mixed use were formulated for feasibility testing. Each model involves the recycling of low-intensity uses to medium- to high-intensity uses. Residential density assumptions used in this study were between 25.0 and 38.0 units per acre. Lawndale's maximum density of 33.0 units per acre and realistically achievable density of 26.4 units per acre fall within this range. When determining the realistic capacity of commercially zoned sites, a number of performance standards and criteria were taken into account as well as the potential for the sites to develop with uses other than residential in zones GC and OC districts. These include: lot size, location, and configuration (such as potential for lot consolidation, street frontage, access, etc.); parking standards; height limits; required commercial component; existing and adjacent uses; and appropriateness for mixed use developments. The South Bay feasibility study shows that at these densities, stand-alone residential uses and mixed use with a residential component all yield very high internal rates of return, justifying the recycling of existing properties.

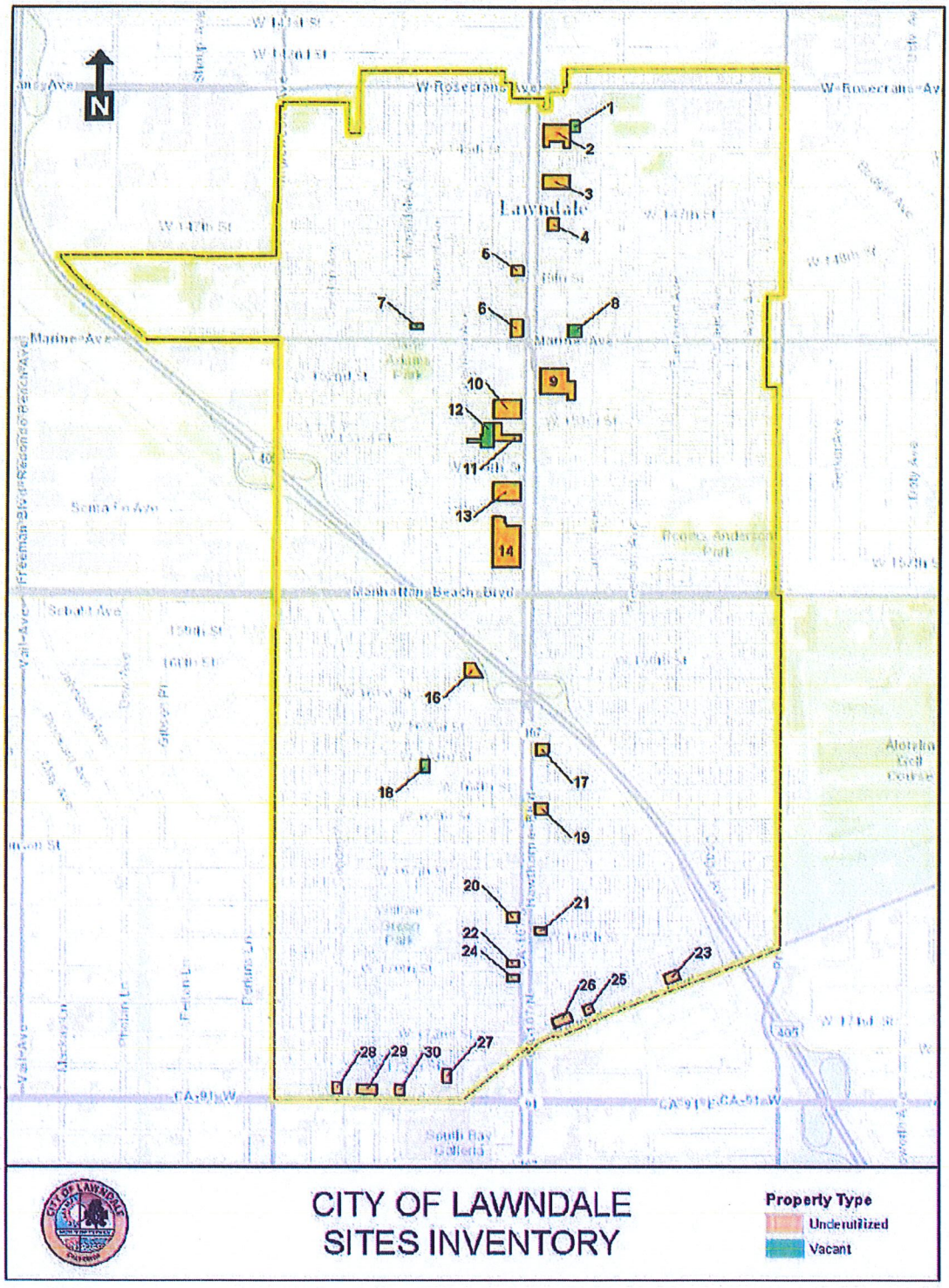
Due to the depressed housing market, limited residential development has occurred since adoption of the 2008-2014 Housing Element. Three development applications in recent years were used to assess the development density that can be achieved considering the City's development standards.

One 0.26-acre R-3 site was being proposed for eight attached homes at a density of 30 units per acre. Another affordable housing proposal was a 38-unit senior housing project on the 0.87-acre site (Site 3). This project would yield a density of 43.7 units per acre, inclusive of a 35-percent density bonus. Excluding the density bonus, this project would still yield a density of 33.0 units per acre. While these projects did not proceed due to the economy, this

analysis demonstrated the feasibility of using 26.4 units per acre as the potential density in calculating capacity, based on the City's development standards. Capacity for most sites in the inventory is based on the potential 26.4 units per acre; no density bonus was used in estimating capacity.

The City's overall sites inventory consists of 19.6 acres of developable land on 29 parcels with the capacity to yield at least 425 new units during the RHNA period. The sites are depicted in (Figure 7**Error! Reference source not found.**)**Error! Reference source not found.** and summarized in Table 29. A parcel-by-parcel listing of these sites with specific analysis of potential yield is included in Appendix A.

Figure 7: Lawndale Sites Inventory



Vacant Sites

The inventory of vacant residential and commercial land is limited to less than two acres. Of this acreage, 1.7 acres are zoned to allow residential uses at a maximum allowable density of 33.0 units per acre (average density at 26.4 units per acre). The remaining small vacant site is zoned R-2 and can accommodate up to 17.4 units per acre (average density at 13.9 units per acre). The combined capacity of the vacant 1.94 acres, given existing land use controls and zoning standards, is at least 47 new dwelling units (see Appendix A).

Underutilized Sites

A total of 24 underutilized sites on 16.05 acres of commercial and residential land have been identified in the City's sites inventory. Although some portions of each of these sites are developed with existing commercial, manufacturing, and/or residential uses, these sites are ripe for redevelopment into higher density residential uses. An estimated minimum 378 new dwelling units can be accommodated on the selected underutilized sites. It should be noted, however, that the underutilized sites identified in the 2013-2021 Housing Element represent a very small percentage of total underutilized parcels in the City zoned to accommodate up to 33.0 dwelling units per acre.

Table 29: Sites Inventory Summary

Status/Zoning	# of Parcels	Total Acreage	Max. Density	Realistic Density	Net Unit Capacity	Income Level
Vacant						
C-M	1	0.42	33.0	26.4	11	Lower
R-3	3	1.28	33.0	26.4	33	Lower
R-2	1	0.24	17.4	13.9	3	Above Moderate
Subtotal	*5*	*1.94*		*Lower Income: 44 units* *Above Moderate Income: 3 units* *Total: 47 units*		
Underutilized						
GC	3	4.71	33.0	26.4	121	Lower
	2	4.37			114	Moderate
	8	3.04			70	Above Moderate
NC	9	3.27	33.0	26.4	64	Above Moderate
R-3-P	1	0.26	33.0	26.4	5	Above Moderate
R-2	1	0.40	17.4	13.9	4	Above Moderate
Subtotal	*24*	*16.05*		*Lower Income: 121 units* *Moderate Income: 114 units* *Above Moderate: 143 units* *Total: 378 units*		
Total	29	17.99		425 units		

Attachment "B"

Photographs of Site

Hawthorne Blvd
15413 Hawthorne Boulevard
Vic's Auto Sales
Used car dealer


154 Hator
Hunt Enterprises
Ez Credit
Car dealer
Auto Bank Center
Used car dealer
15413 Hawthorne Boulevard
Vic's Auto Sales
Used car dealer
D C Stylistics


TAXES
SERVICE
CENTER
GAS


VIC'S
AUTO SALES
TAXES





Attachment "C"

Department and Agency Comments

14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWNDALE.

☒ Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

☐ Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

☐ Our comments, concerns and/or conditions regarding the above-mentioned project are:

Name: Timothy Chen Date: 7/8/20

Position: Associate Civil Engineer

Department: LA Co Public Works

Agency: Building & Safety

14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWNDALE.

☐ Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

☐ Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

☒ Our comments, concerns and/or conditions regarding the above-mentioned project are:

See attached letter and instructions to work with New Business Department.

Name: Michael Carbajal Date: 7/13/2020

Position: Operations Engineering Technician

Department: Southwest District

Agency: Golden State Water Company

Golden State
Water Company
A Subsidiary of American States Water Company

July 13, 2020

Rafael Garcia
City of Lawndale
Community Development Department
14717 Burin Avenue
Lawndale, CA 90260

Dear Rafael Garcia,

After reviewing the City of Lawndale SUP No. 20-17 located at 15413 Hawthorne Boulevard, Lawndale, Golden State Water Company (GSWC) do not have comments or questions about the project as proposed.

The following are information for the applicant to use:

1. The Architecture plans (SPR1 – SPR4) show construction of a car wash facility at above reference project address. The applicant shall contact GSWC for fire flow tests once LA County Fire Department has issued their fire protection requirements on the aforementioned project. I have attached a LA County Fire Prevention Division Form 196 for the applicant to use.

2. A copy of GSWC's water system Atlas Map is attached.

3. If applicant decide to install new meter(s) for the units, the applicant shall contact GSWC to initiate application for new service installation. Below are general guidelines for water service applications.

    a. For new service installation with meter size larger than 2-inch and/or system upgrade, the applicant is to request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service or for a cost estimate please contact Ms. Julia Rivas, New Business Administrator. A $1,500 deposit will be required to determine what modifications are needed to the system. A copy of New Service Installation Application form is included for the applicant to use. Ms. Rivas is located at our Via Verde office located at:

Golden State Water Company
160 E. Via Verde
San Dimas, CA 91773
(909) 305-5427 x349

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Water Company
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b. For new service installation with meter size of 2-inch diameter and below, the applicant is to request an Application for New Service Installation. A copy of New Service Installation Application form is included for the applicant to use. The forms are available and application can be submitted at our CSA office located at:

Golden State Water Company
1600 W Redondo Beach Blvd, Suite 101
Gardena, CA 90247
(310) 767-8200

Sincerely,

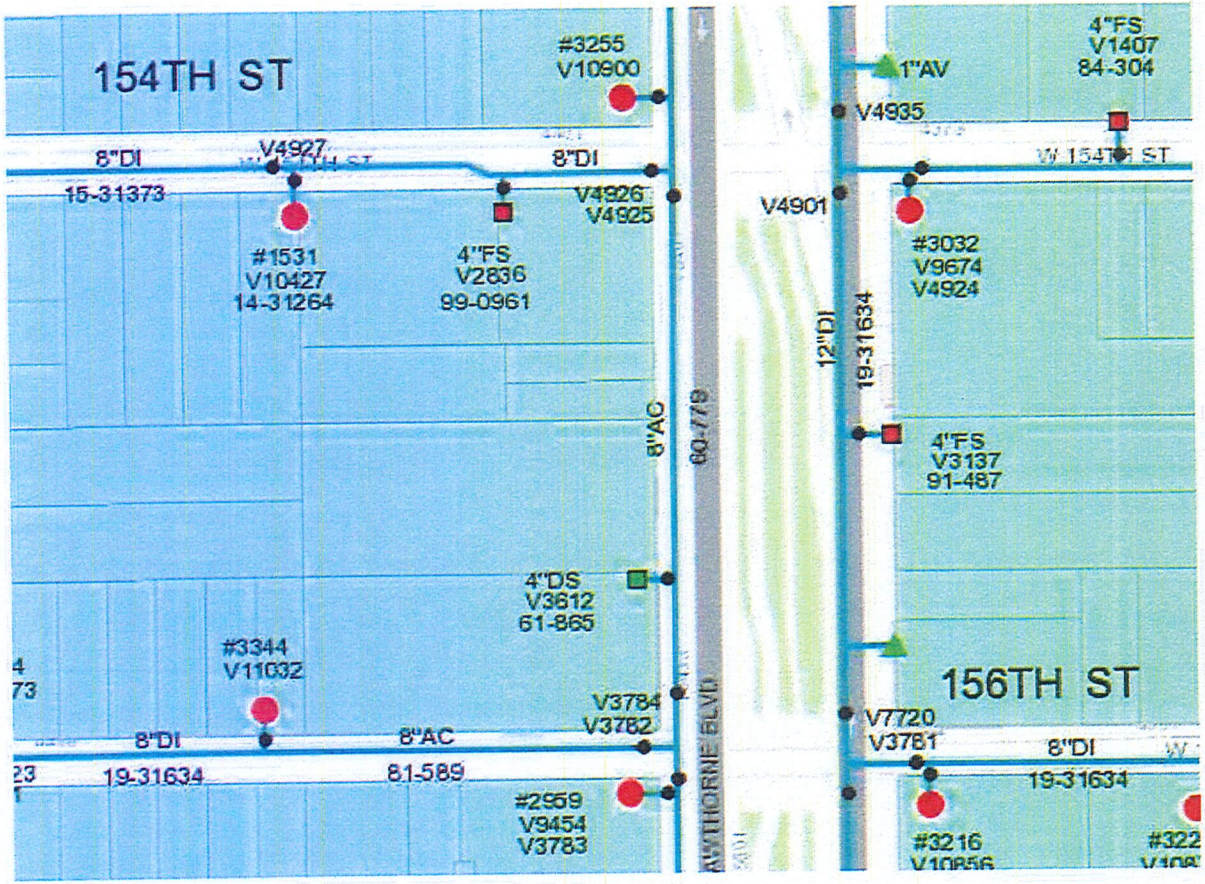
Joseph Zhao, PE, PhD
Operations Engineer

Cc: Joseph Salcido – GSWC Southwest Water Operations Superintendent
Julia Rivas – GSWC New Business Administrator

Encl: Attachment A - Water System Atlas Map
Attachment B - LA County Fire Prevention Division Form 196
Attachment C
C. 1 New Business Department Application for Water Service (larger than 2-inches)
C. 2 Application for New Service Installation (2-inches and below)

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Appendix A: GSWC Water System Map



1600 W Redondo Beach Blvd, Suite 101 Gardena, CA 90247
Tel: (310) 767-8200 www.aswater.com

Golden State
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Attachment B - LA County Fire Prevention Division Form 196

1600 W Redondo Beach Blvd, Suite 101 Gardena, CA 90247
Tel: (310) 767-8200 www.aswater.com

FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To Be Completed By Applicant)

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Applicant: _____ Telephone: ( ) _____

Address: _____

City: _____

Occupancy (Use of Building): _____ Sprinklered: Yes ☐ No ☐

Type of Construction: _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

_____ _____
Applicant's Signature Date

PART II-A **INFORMATION ON FIRE FLOW AVAILABILITY**
(To be completed by Water Purveyor)

Location _____

_____ Hydrant Number _____

Distance from Nearest Property Line_____ Size of Hydrant_____ Size of Water main_____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot_____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time_____

Location _____

_____ Hydrant Number _____

Distance from Nearest Property Line_____ Size of Hydrant_____ Size of Water main_____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot_____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time_____

Location _____

_____ Hydrant Number _____

Distance from Nearest Property Line_____ Size of Hydrant_____ Size of Water main_____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot_____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time_____

PART II-B **SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

Detector Location (check one) ☐ Above Grade ☐ Below Grade ☐ Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) ☐ Yes ☐ No

Minimum Type of Protection Required (check one) ☐ Single Check Detector Assembly

☐ Double Check Detector Assembly ☐ Reduced Pressure Principle Detector Assembly

---

Golden State Water Company
Water Purveyor

_____
Signature

_____
Date

_____
Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

PROJECT ADDRESS:

Golden State
Water Company
A Subsidiary of American States Water Company

Attachment C.1
New Business Department Application for Water Service (larger than 2-inches)

1600 W Redondo Beach Blvd, Suite 101 Gardena, CA 90247
Tel: (310) 767-8200 www.aswater.com

Golden State
Water Company
A Subsidiary of American States Water Company
Serving California Since 1929

New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
(909) 305-5427

BIDDING PROCESS (Select one)

Available Bid options. THREE COMPETITIVE BIDS ARE REQUIRED. Class A or C-34 License classification required for qualification with Golden State Water Company (select one):

- ☐ GSWC solicits project bids and manages project for Applicant using GSWC-qualified contractors.
- ☐ Install & Convey (I&C) – Applicant solicits bids directly from GSWC-qualified contractors.

Upon written request, Golden State Water Company (GSWC) may allow the Applicant to use their contractor to Install & Convey (I&C) the requested facilities. Applicant must submit the request for I&C with their Contractor's contact information. The I&C contractor is responsible for obtaining **all** applicable construction permits and must be an approved contractor by GSWC's Procurement Department.

NON-REFUNDABLE APPLICATION DEPOSIT [2]

A non-refundable deposit of **$2,500** applies for application review and plan checking.

Project Type	Description
Type 1	All Services 2" or less on existing water mains - Contact Local GSWC CSA
Type 2[3]	Fire Hydrant, Fire or Domestic Service Larger than 2" on existing water mains
Type 3a[4]	Main Extension – 100' or less to Serve Individuals per CPUC Rule No.15
Type 3b[4]	Main Extension – To Serve Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers per CPUC Rule No.15
Type 4[4]	Water Supply Assessment or Tariff Map Extension Required

APPLICANT'S CHECKLIST

The following items **are required** with your submittal in order for GSWC to process your request for service. All boxes must be completed or marked N/A. Incomplete submittals will be rejected by GSWC.

Examples of required submittal documents are available at www.gswater.com/about-gswc/contractor

1. Complete GSWC's Application for Water Service.
2. Anticipated Size and Demand of Water Service (Requested on Application and shown on Site/Plot Plan):
   - ☐ Domestic
   - ☐ Commercial
   - ☐ Industrial
   - ☐ Irrigation (Landscaping)
   - ☐ Abandon Existing Services (if any)
   - ☐ Reuse Existing Services (if any)
   - ☐ Service Survey Report (if 2 or more services)
     Please visit www.gswater.com/about-gswc/contractor for Service Survey Report
3. Fire Protection (approved by Fire Department/Agency):
   - ☐ Fire Flow Availability form (pdf copy)
     Signed by GSWC with a current date: Los Angeles County area, valid for 6 months. All other areas, valid for 1 year.

   Public Fire Hydrant:
   - ☐ Approved Written Fire Flow Requirements for Public Hydrant (pdf copy)
   - ☐ Stamped Plans of Required Public Fire Hydrant Location (pdf copy)

   Fire Service:
   - ☐ Anticipated Size (requested on Application and shown on Site /Plot Plan)
   - ☐ Approved Written Fire Flow Requirements for Private On-site Fire Hydrant (pdf copy)
   - ☐ Stamped plans of Private On-site Fire Hydrants and/or Fire Sprinkler System (pdf copy)
4. Location Map:
   - ☐ Tract Map, Parcel Map, or Assessor's Parcel Map showing subject property and cross street

[2]Total cost will be determined upon completion of project.
[3]Preliminary Cost Estimate (PCE) available upon request.
[4]Additional design deposit may be required, if applicable, the additional amount will be conveyed in a PCE.

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New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
(909) 305-5427

APPLICATION FOR WATER SERVICE

GENERAL INFORMATION (Type or print clearly in ink)

Applicant's Name: (Responsible party for contract execution and funding)		
Mailing Address:		
City:	State:	Zip Code:
Telephone No:		Email Address:
Contact Name (if different from Applicant):		
Telephone No:		Email Address:

Project Name:		
Service Address or Location:		
City:	State:	Zip Code:
What is being constructed at this location:		
Desired Completion Date for Work:		

WATER SERVICE (Select as appropriate)

Classification[1]	Lateral Size (Available Size:1",2",4",6",8",10",12")	Quantity
☐ Domestic		
☐ Commercial		
☐ Industrial		
☐ Irrigation (Landscaping)		
☐ Reuse Existing Services (if any)		
☐ Abandon Existing Service (if any)		

FIRE PROTECTION (Select as appropriate. See Applicant's Checklist Item No. 3. Fire Protection for requirements)

Public

☐ Public Fire Hydrant	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	

Private (Fire service size required)

☐ Private On Site Fire Hydrant	☐ Fire Sprinkler System
Fire Service Size _____	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	

PLAN PREPARATION (Select one)

☐ GSWC ☐ Applicant's Consultant (Requires GSWC review and approval)

Provide water plans per GSWC's standards for GSWC to review. Please visit www.gswater.com/about-gswc/contractor for CAD requirements and sample plans.

[1]Provide house number to each unit, store, or building if 2 or more services – Prepare Service Survey Report

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New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
(909) 305-5427

APPLICANT'S CHECKLIST

5. Plans (with written Permitting Agency's conditions of approval):
   - ☐ Site/Plot Plan (mark approximate location of fire hydrant, fire, domestic, and/or irrigation service) on GSWC's CAD Standard drawing format, including utilities in public right-of-way.
   - ☐ Provide copy of all plans in electronic format (AUTOCAD and pdf)
     Please visit www.gswater.com/about-gswc/contractor for detailed CAD requirements.

   Improvement plans for new development including Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers (provide additional items):
   - ☐ Sanitary Sewer Design
   - ☐ Grading Plans
   - ☐ Storm Drain Plans
   - ☐ Landscaping Plans

   Note: Permitting Agency's approved plans will be required prior to finalization of water plans.
6. Non-Refundable Application Deposit Check made payable to "GSWC".
7. Supplemental Water – Santa Maria Customer Service area only
   Contact Operations Engineer at (805) 349-7407 in the Santa Maria CSA Office

The **Applicant's** signature acknowledges to have read the *New Business Narrative*, completed application, and that **financial responsibility of fees and for services rendered** will be paid by, or excess deposit refunded to, the applicant.

Print Name: _____ Date: _____

Signature of Applicant: _____

Submit completed application and required submittal documents electronically on a USB flash drive to the New Business Department address. Use same naming convention as listed on the Applicant's Checklist for all required items.

INCOMPLETE APPLICATIONS WILL BE REJECTED AND RETURNED TO THE APPLICANT

Golden State
Water Company
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New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
(909) 305-5427

CONTACT INFORMATION

Mr. Robert N. Hanford, P.E. New Business Manager RHanford@gswater.com	**Ms. Heather Cole x 348** New Business Contract Administrator Heather.Cole@gswater.com	**Ms. Julia Rivas x 349** New Business Contract Administrator JRivas@gswater.com

For all questions, please call or contact one of the following:

Ms. Heather Cole

Service Areas:

Coastal District: Cypress Ridge, Los Osos, Edna Valley, Santa Maria, Lake Marie, Nipomo, Orcutt, Sisquoc, and Tanglewood.

Northern District: Arden Cordova, Arden Manor, Gold River, Rancho Cordova, Sacramento, Bay Point, and Clearlake.

Foothill District: Claremont, Montclair, Pomona, Upland, San Dimas, Charter Oaks, Covina, Glendora, La Verne, Walnut, Arcadia, El Monte, Irwindale, Monrovia, Monterey Park, Rosemead, San Gabriel, and Temple City.

Mtn./Desert District: Barstow, Calipatria, Niland, Morongo Valley, Apple Valley, Lucerne Valley, and Wrightwood.

Ms. Julia Rivas

Service Areas:

Central District: Artesia, Cerritos, Downey, Hawaiian Gardens, La Mirada, Lakewood, Long Beach, Norwalk, Whittier, Bell, Bell Gardens, Cudahy, Hollydale, Huntington Park, Paramount, Santa Fe Springs, South Gate, Willowbrook, and Culver City.

Southwest District: Athens, Carson, Compton, Del Aire, El Camino Village, El Segundo, Gardena, Gardena Heights, Hawthorne, Inglewood, Lawndale, Lennox, Redondo Beach, and Torrance.

Orange County District: Buena Park, Cypress, Garden Grove, La Palma, Los Alamitos, Rossmoor, Seal Beach, Stanton, Cowan Heights, Lemon Heights, Orange, Placentia, Santa Ana, and Yorba Linda.

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Attachment C.2
Application for New Service Installation (2-inches and below)

1600 W Redondo Beach Blvd, Suite 101 Gardena, CA 90247
Tel: (310) 767-8200 www.aswater.com

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New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
(909) 305-5427

CROSS-CONNECTION CONTROL CHECKLIST FOR NEW WATER SERVICE

Applicant's Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone No:		Email Address:
Contact Name (if different from Applicant):		
Telephone No:		Email Address:

Water Use Survey:

					Height or No. Stories
Type of Facility:	☐ Residential	☐ Commercial	☐ Industrial	☐ Multi-Story Building	
What type of business will be at this location?					

(If the kind of business has not yet been determined, a review for appropriate backflow protection will be required prior to the activation of the service, upon determination of the business activities.)

For Domestic and/or Dedicated Irrigation Services, is there or will there be:

Yes	No	
☐	☐	any equipment that uses water for cooling, heating, or recirculation (i.e. cooling tower or steam boiler?)
☐	☐	any aspirators on site?
☐	☐	any chemicals used or stored on site?
☐	☐	any water wells or booster pumps on site?
☐	☐	reclaimed/recycled water on site?
☐	☐	any water storage tanks or reservoirs on site?
☐	☐	a pool, spa, decorative pond or fountain?
☐	☐	facilities for pumping, injecting or spreading fertilizers, pesticides or other substances?
☐	☐	sewage lift stations or gray water systems?

Notes or comments: _____

For All Fire Services, will:

Yes	No	
☐	☐	the fire system be looped with water supplied by two or more fire services that are inter-connected?
☐	☐	the fire system contain any chemicals, such as antifreeze or rush inhibitors?
☐	☐	the facility have hydrants on site, stand pipes or pumper connections?
☐	☐	there be any pump onsite for the fire system?
☐	☐	the fire system also be supplied by an auxiliary source of water (i.e. pond, reservoir, storage tank)?
☐	☐	the fire system be dual use (domestic and fire)?

Residential Dual Use Service (Domestic and Fire Sprinklers):

Yes	No	
☐	☐	Will the fire service be a flow-through system (connected at the end of the system to a point of use such as a toilet, dishwasher or other fixture to prevent water from becoming stagnant)?
☐	☐	If the fire system is a closed system (not flow-through), will the fire system be construction of material certified to NSF/NASI standard 61 (marked NSF-61 or NSF-pw)? If yes, what will the primary material be?

Notes or comments: _____

Note: Answering YES to either of the Dual-Use questions above may trigger an exemption to the requirements for backflow protection for residential dual use applications. For details or questions regarding the Cross-Connection Control Checklist for New Water Service, please contact the Water Quality Department at waterquality@gswater.com.

All required backflow assemblies will be installed within 5 feet of the point of connection per GSWC's standards. Any deviation from this requires approval from GSWC's Water Quality Department.

Golden State
Water Company
A Subsidiary of American States Water Company

Application for New Service Installation
Southwest District
1600 W Redondo Beach Blvd, Suite 101
Gardena, California 90247
Tel: (310) 767-8200 FAX: (310) 436-6065

Customer or Business Name: _____

Driver's License #: _____ **SSN or Fed Tax ID:** _____

New Service Street Address: _____

_____

Customer Mailing Address: _____

_____

Customer Home Phone: _____ **Cell Phone:** _____

Customer Email Address: _____

Contact Person Name: _____ **Phone:** _____

New Service Will Provide Water To:

- ☐ **Single Family Home**
- ☐ **More than one residential unit. Number of Units:** _____
- ☐ **Commercial Property. Type of Business:** _____
- ☐ **Manufacturing. Product Manufactured:** _____
- ☐ **Irrigation**
- ☐ **Fire Service**
- ☐ **Other. Explain** _____

Customer Signature _____ **Date:** _____

To Be Completed by Customer

Form #829.3

AMERICAN STATES WATER COMPANY

Residential Water Meter Sizing Worksheet

(5/8 thru 2 inch Meters)

Name: _____

Address: _____

Phone No.: _____

Dwelling Information: No. Bedrooms: _____ Lot Size: _____ APN: _____

No. Bathrooms: _____ Dwelling SF: _____ Lot No. _____

Type of Dwelling: ☐ Single Family ☐ Town Home/Condominium ☐ Multifamily

AWWA M22 Fixture Values (Second Edition 2004)		Residential		
Indoor Uses:	Fill in all shaded areas	Fixture Value	No. of Fixtures	Total FV
Lavatory/Bar Faucet (Combination Hot & Cold Water Faucet)		1.5		0
Bathtub (With or Without Shower Over)		8		0
Bidet		2		0
Clothes Washing Machine (Indicate Total Number of Machines)		6		0
Dishwasher (Total Number of Machines)		2		0
Utility Faucet (Combination Hot & Cold Water Faucet)		4		0
Kitchen Faucet (Combination Hot & Cold Water Faucet)		2.2		0
Shower Head (Combination Hot & Cold Shower System)		2.5		0
Flush Toilet (1.6 GPF Tank Style)		4		0
			Total Indoor FV's:	0
Outdoor Uses:				
Lawn Sprinklers (max no. of heads per station)		1.5		0
Hose bibs Connections (ea):				
1/2-inch		5		0
3/4-inch		9		0
1-inch		12		0
			Subtotal Outdoor FV's:	0

Flow Design Chart	
Meter Selection Size	**Maximum Peak Flow Rate**
5/8" x 3/4" meter	22 gpm
3/4" x 3/4" meter	33 gpm
1" meter	55 gpm
1-1/2" meter	110 gpm
2" meter	176 gpm

Total FV's		No. of Dwellings		
0	X	1	0	FV's
Peak Demand @ 60 psi			0	gpm
Recommended meter size:			5/8	inch

Prepared By: _____ **Date:** _____

Approved By: _____ **Date:** _____

Comments: _____

Notes:

Fixture Values from AWWA M22 Manual Second Edition
Demand Curve and Calculations from Charts A-2 and A-3 of 2000 Edition UPC
Maximum Flow Rates for Meters at 110% of AWWA and Meter Manufacturers Technical Data Sheets

Ver 3.11 - 20060418

LOS ANGELES COUNTY
SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

July 22, 2020

Ref. DOC 5784676

Mr. Rafael Garcia, Associate Planner
Community Development Department
City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

Dear Mr. Garcia:

Comment Letter for Case No. 20-17

The Los Angeles County Sanitation Districts (Districts) received the letter and plans for the subject project forwarded by your office on July 9, 2020. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' JOA-1A South Hawthorne-Warfield Avenue Extension Trunk Sewer, located in 156th Street at Hawthorne Boulevard. The Districts' 21-inch diameter trunk sewer has a capacity of 3.4 million gallons per day (mgd) and conveyed a peak flow of 0.9 mgd when last measured in 2017.

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 261.1 mgd.

3. The expected increase in average wastewater flow from the project site, described in the plan as a 7,936 square-foot tunnel car wash, is 20,450 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Raza

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:dc

cc: A. Schmidt
A. Howard

14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

Public Works Department Plan Review Comment Checklist

Project Address: 15413 Hawthorne Boulevard

Project Valuation: _____

Date: 7/20/2020

Reviewer: Alex Chou

☒ **Architect** or ☐ **Owner**

☒ **1st check** ☐ **2nd check** ☐ **3rd check** ☐ **4th check**

Applicant:

Mr. Doug Andresen
Andersen Architecture Inc.
17087 Orange Way, Fontana, CA 92335
(909) 355-6688
doug.andresen@aaifirm.com

Project Description:

Case 20-17:
Special use permit, lot merger, preliminary environmental assessment and development permit for the development of a 7,936 square foot express car wash facility with queuing, canopies, paved parking lot, and landscaping located at 15413 Hawthorne Boulevard

The Public Works Department has reviewed the subject project and has the following comments. If you have any questions, please contact the Public Works Department at (310) 973-3260. The applicant shall provide own responding comments to each item below:

1. ☒ Pay of all applicable fees and plan check fees with Public Works Department.
2. ☒ The applicant shall provide documentation that lots composing the property were legally tied together to the satisfaction of the Department of Public Works/Engineering Division. After reviewing the documents, the Department of Public Works /Engineering Division require the submission and recordation of a Parcel Map or Lot Merger.
3. ☒ The applicant shall provide a copy of property deed or title reports within 6 months old to the Department of Public Works/Engineering Division.
4. ☒ The applicant shall provide a soils report.
5. ☒ The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.
6. ☒ The applicant shall submit street plans show all existing condition within public right-of-way, curb/gutter, driveway, trees, dimensions, utilities, signs, striping, and proposed improvements.

Applicant Initials _____

14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWNDALE.

☐ Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

☐ Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

☑ Our comments, concerns and/or conditions regarding the above-mentioned project are:

See attachment dated 7/20/2020.

Name: Alex Chou Date: 7/20/2020

Position: Associate Engineer

Department: P.W.

Agency: City of Lawndale

3. Availability and Suitability of Sites

Lawndale is an older urbanized City with limited development opportunities on vacant land. As such, the City's vacant sites do not have the capacity to meet the City's share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. As shown in (Figure 7)**Error! Reference source not found.**, most sites are along Hawthorne Boulevard. Most of the underutilized parcels identified by the City in the residential sites inventory are occupied by small independent businesses with large parking areas.

Improvement-to-Land Value Ratio (ILR)

According to the methodology developed by the University of California for the State of California Business, Transportation, and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilized sites with potential for infill or redevelopment with higher density residential uses. An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multifamily, etc.) if the total value of improvements on the site is less than the total value of the underlying land (i.e., ILR < 1.0). Improved sites within single-family residential areas that have improvements valued at less than half of the land value (i.e., ILR <0.5) may also be considered underutilized. Each of the 24 underutilized sites identified in Appendix A and summarized in Table 29 meets these criteria.

Existing Uses

Determining a site's ILR is rarely enough to establish that a site has a reasonable potential to redevelop with higher density residential uses within the planning period. Improved properties included in the City's sites inventory have been carefully screened to eliminate parcels with commercial structures built within the past 15 years, residential structures built within the past 30 years, as owners of newer structures may not be inclined to redevelop their properties even though the land value may be more than the value of improvements. Oddly-shaped parcels may be difficult to achieve minimum density thresholds and have therefore also been excluded from the sites inventory.

All the sites identified include marginal uses such as independent auto repair shops or used car sales, small homes on large lots, small commercial offices or retail businesses that have outdated configuration and marginal operations.

Prior to the recession, various developers and property owners had expressed interest in redevelopment opportunities in the City, particularly along Hawthorne Boulevard. However, development in the City has been at a near standstill since 2007. The City anticipates resumed interests as the economy recovers.

Small Lot Development

Most of the City's parcels were created long ago and are relatively small. To facilitate redevelopment of properties within the Hawthorne Boulevard Specific Plan area, the Specific Plan contains incentives for lot consolidation:

- Required parking may be reduced up to a maximum of 20 percent provided that a finding can be made that adequate parking will be available to serve the subject project.

  Section J of the Specific Plan outlines development incentives which may be granted at the discretion of the City Council to achieve a high quality development, one of those incentives being a potential reduction (20 percent maximum) in the parking required by code. In order to grant this incentive, an applicant would need to demonstrate that a proposed project would be adequately parked with fewer parking spaces than the Municipal Code calls for. An applicant might demonstrate this by way of a comparative analysis of similar uses in different locations and/or jurisdictions; however, the figures must be defensible.

  For example, the community center project in the City (although just outside the boundaries of the Specific Plan area), the architect looked at the parking provided by other recently constructed community centers and calculated the number of parking spaces per thousand-square-foot for each project, which equated to figures significantly less than what the Lawndale Municipal Code would otherwise require. The City Council found the argument to be legitimate and that the community center project would be adequately parked. Each case would be reviewed individually and there are multiple ways for an applicant to justify a parking reduction; however, the provision of less than required parking must be defensible.

- Area of permitted signs may be increased by a maximum of 10 percent provided that a finding can be made that the increased area does not distract from the beautification and pedestrian-oriented objectives set in the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels.

The original Specific Plan also included a provision for increased FAR as an incentive for lot consolidation. As the City subsequently removed FAR restrictions in the Specific Plan area, this incentive is no longer needed. Recent commercial developments along Hawthorne Boulevard have involved lot consolidation. The City has been actively encouraging potential developers to look into developing mixed used projects along Hawthorne Boulevard, where lot consolidation would be necessary.

Infrastructure Availability

As discussed in the previous Housing Constraints chapter of this Element, the City has adequate water and sewer capacity to accommodate the RHNA of 381 units. However, older infrastructure and narrow streets have constrained development in the City. Therefore, the City focuses future development in the Hawthorne Boulevard Specific Plan area where existing infrastructure and planned improvements can facilitate additional mixed use development in the community.

4. Adequacy of Sites to Meet the RHNA

An estimated minimum 425 new housing units can be accommodated on 29 vacant and underutilized sites in Lawndale. The City's RHNA is 381 units, including 96 very low income, 57 low income, 62 moderate income, and 166 above moderate income units. The sites summarized in Table 29 above have the potential to yield at least 425 net new dwelling units by the end of the 2014–2021 RHNA period. State law (AB 2348) established a default density of 30 units per acre to facilitate the development of lower income housing in urbanized communities. Strictly based on density, the City offers the potential for 460 units to be developed on vacant and underutilized properties zoned for 33 units or more per acre. Thus, up to 418 lower income units could potentially be developed on the identified sites, far exceeding the City's RHNA of 153 lower income units. However, when considering lot sizes, many small sites were conservatively classified as moderate or above moderate income housing sites. Therefore, the City's sites inventory by income/feasibility as presented in Table 30 represents a conservative estimate - at least 165 lower income, 114 moderate income, and 146 above moderate income units. This estimate does not preclude the actual use of these sites for affordable housing.

Table 30: Adequacy of Vacant Sites to Accommodate RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	96	57	62	166	381
Residential Sites Inventory					
Vacant Sites	44		0	3	47
Underutilized Sites	121		114	143	378
Total	165		114	146	425
Surplus	+12		+52	-20	+44

B. Financial Resources

As a small and built out community, Lawndale has limited financial resources available for affordable housing. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives.

1. Housing Choice Voucher (Section 8) Rental Assistance

The Housing Choice Voucher Program (formerly known as Section 8) represents a significant housing resource for very low income, especially for extremely low income households. Specifically, pursuant to HUD regulations, each housing authority must set aside a portion of the Housing Choice Vouchers for extremely low income households.

The Lawndale Housing Authority contracts with the Housing Authority of the County of Los Angeles to administer its Section 8 Housing Choice Voucher program. This program provides rental assistance to very low income households. As of March 2013, 212 Lawndale

Attachment "G"

City Council Previous Staff Reports

CITY OF LAWNDALE

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

DATE: October 4, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

REVIEWED BY: Sean M. Moore, AICP, Community Development Director

PREPARED BY: Rafael Garcia, Associate Planner

SUBJECT: **Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting of July 28, 2021, the Planning Commission adopted Resolution No. 20-15 (Attachment "D") denying Case No. 20-17, requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. The proposed car wash included an express car wash tunnel, three lanes for vehicle queuing, 35 parking stalls, vacuums, and a wide variety of landscaping throughout. The project was to be located at 15413-15425 Hawthorne Boulevard within the GC (General Commercial) zone (the "Project").

Fourteen days after the Planning Commission's decision, on August 11, 2021, the applicant, Timothy Berger, filed a timely appeal of the Planning Commission's decision (Attachment "E"). The Appellant's grounds for filing the appeal are that the project is compatible and consistent with the findings that are required to be made. Accordingly, pursuant to Section 17.12.130 of the Lawndale Municipal Code (LMC) the City Clerk was required to, and did, agendize this hearing within 60 days of the filing of the appeal.

Although the hearing before the City Council is part of an appeal process, it is a de novo hearing. This means the City Council reviews and makes a decision on the Project, as if no prior Planning Commission hearing had been held. All aspects of the Planning Commission's prior action, including the decision to deny the application, are reviewable by the City Council. Upon conclusion of the appeal hearing, and any continuances of the hearing, the City Council may affirm, reverse, or modify the Planning Commission's action.

EXECUTIVE SUMMARY

Original Case:	Case No. 20-17: Special Use Permit and Development Permit for a new express carwash facility.	
Applicant:	Timothy E. Berger 1658 S. Litchfield Road, Building No. 110 Goodyear, AZ 85338	
Property Owner:	Roy Giles/Roy J. Giles Trust 7239 Alverstone Avenue Los Angeles, CA 90045	
Location:	15413-15425 Hawthorne Boulevard ("Property")	
APN:	4079-018-005, 4079-018-006, 4079-018-004, 4079-018-007	
Zone:	GC (General Commercial) Zone and within the Hawthorne Boulevard Specific Plan	
Site:	Site frontage: Site depth: Area:	189.99 ft. (along Hawthorne Boulevard) 266.18 ft. 54,370 sq. ft.

Project Description:

The Applicant is seeking approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. The proposed car wash includes a 180 foot express car wash tunnel, three vehicle queuing lanes that will queue 10 vehicles in each lane, 35 parking stalls, 3 of which will be for employees, 32 vacuums stalls, and a wide variety of landscaping throughout.

The Property currently consists of multiple lots which are proposed to be merged into a single lot as part of the Project, totaling to 54,370 square feet in size. The site is largely undeveloped, but does contain a total of three commercial buildings oriented towards Hawthorne Boulevard, one of which used to operate as a used car dealer as well as a lumber yard and another which is currently operating as income tax services office. The existing buildings are proposed to be demolished in order to accommodate the new car wash facility project.

General Plan:

The City's General Plan designates the Property as "commercial," to provide the community with a wide variety of retail shops, restaurants, services and office uses to meet the daily needs of residents.

Zoning Code:

The Property is zoned GC (General Commercial). The zone allows for the construction of a carwash with approval of a Special Use Permit by the Planning Commission.

STAFF REVIEW

Project Description and Analysis:

Most of the building would be used to accommodate the car wash tunnel, but would include sufficient room to completely enclose all of the car wash equipment and would also include a small office, lobby and public restrooms. The south half of the lot would be improved with a vacuum queuing lane for vehicles exiting the car wash tunnel, as well as a total of 35 stalls with canopies to provide shade for customers vacuuming. The vacuum lane would be designed to only allow one-way traffic which would enhance traffic flow through the vacuum area. To further improve the onsite vehicle circulation the project would incorporate small green and red lights along the vacuum canopies above each vacuum stall to assist customers in finding available vacuum stalls. The applicant is also proposing a completely automated service with minimum guidance from employees. There would be one person overseeing the self-payment area and one person assisting customers in order to guide their vehicles into the wash tunnel. During busy times, there would also be a third staff person roaming the self-vacuuming area to answer questions or offer customer support. The project has been designed with parking spaces and vacuum spaces that meet the requirements of a standard parking space.

Compliance with Development Standards:

The project conforms to the development standards of the GC (General Commercial) Zone as part of the Hawthorne Boulevard Specific Plan (HBSP) which sets forth requirements for carwashes. The following matrix identifies the development standards and proposed development characteristics:

Development Standards	Required	Proposed	Compliance
Lot Size	10,000 sq. ft. minimum lot size	54,370 sf	**Yes**
Lot Coverage	90% of total lot area	24.2%	**Yes**
Front Yard Setback	3 feet (per HBSP)	54 feet	**Yes**
Side Yard Setback	3 feet street side 0 interior side	49'-4" feet. North Side 18'-6" feet. South Side	**Yes**
Rear Yard Setback	0 feet (per HBSP)	18'-6" feet	**Yes**
Height	50 feet or four (4) stories (per HBSP)	30 ft.	**Yes**
Parking	1 space for every 250 square feet of gross floor area (32 stalls required).	35 total stalls are provided. 3 of the stalls will be designated for employee parking.	**Yes**
Landscaping	7% total	15.9%	**Yes**

The General Commercial Zone allows for the development of carwashes with the approval of a Special Use Permit. The zone requires lots to be a minimum of 10,000 square feet in lot area and allows development to have a height of up to 50 feet or 4 stories. The proposed project consists of a single story carwash on a site totaling 54,320 square feet. The applicant is proposing to merge all of the lots in order to comply with the minimum lot area and height requirements. The proposed lot coverage is 24.2 percent (including vacuum canopies), which is significantly less than the maximum 90 percent lot coverage allowed pursuant to the Hawthorne Boulevard Specific Plan.

Parking:

The Lawndale Municipal Code (LMC) does not prescribe a parking standard for carwash uses; however, the Director of Community Development can apply an analogous parking standard to assure that sufficient parking is provided on the site. The project would be required to provide one parking stall for every 250 square feet of gross floor area which equates to 32 required stalls. The project is proposing to provide a total of 35 parking spaces, consisting of 32 vacuum off-street parking spaces and 3 parking spaces for onsite staff. This business model greatly reduces the need to have additional onsite parking, in that much of the service is automated and operates unmanned with few staff members.

Building Design:

The Applicant has incorporated design features into the building to provide sufficient interest on the building elevations that are visible from the public right-of-way. The design for the building facade includes components of the modern contemporary architectural style typical in Southern California. The Applicant has provided architectural interest and detail to break up the buildings, particularly along the front elevations, using such design features/elements as:

- Varying the planes of the exterior walls.
- Articulating the different parts of the building façade by use of colors.
- Avoiding blank walls.
- Varying the roof height.
- Establishing a prominent entrance.
- Incorporating various paint colors to the pop out walls.
- Single story development to reduce bulk and massing along Hawthorne Blvd.

As illustrated in the attached building elevation of this staff report, the proposed building elevations are consistent with the HBSP architectural requirements and guidelines.

Floor Plan:

The interior of the single-story building would include a 180-foot-long carwash tunnel to house the automated washing equipment in a self-contained manner. It would also include a mechanical equipment room to house all of the equipment and vacuums to eliminate any noise impacts on the surrounding properties. The balance of the interior space would be designated for a small lobby, office, breakroom and two restrooms.

Landscaping:

The project proposes a total of 15.9 percent of the gross site area to be landscaped. Staff would require the applicant to increase the landscaping to 20 percent in order to adequately screen and landscape the entire site. The landscaping proposed is as follows:

- 7,125 sq. ft. of live landscaping including parking lot landscaping areas.
- The front of the site facing Hawthorne Boulevard landscaped with a total of (8) 36-inch box trees as well as a variety of landscaping.

Hours of Operation:

Hours of operation limited to 7:00 am to 7:00 pm every day of the week.

Driveway Access and Onsite Circulation:

The proposed Project would be accessed from Hawthorne Boulevard. All traffic would enter and exit through the Hawthorne Boulevard entrance on the north side of the site and exist on the south side.

Trash Enclosure:

A trash enclosure is included and would be setback approximately 42 feet as measured from the front property line. It would include landscaping to screen it from view and would be designed to conform to the LMC.

Development Permit:

Chapter 6, Section C, Subsection 6d of the HBSP "Development Review and Approval" outlines the criteria a project must meet for the approval of a development permit. Based on staff's review of the Project, as shown on the plans and conditions, the Project does not meet all of the criteria for a development permit as outlined on the attached resolution. Specifically, staff cannot recommend that the Project would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity, for the reasons as discussed in further detail in the Special Use Permit discussion below.

Special Use Permit:

Lawndale Municipal Code Section 17.28.014 requires that the City make certain findings before the City may approve Special Use Permits. However, staff cannot recommend approval based upon its review of the findings required under LMC Sections 17.28.014. A and E. These findings require that the City find that the proposed project will not be detrimental to the public health or injurious to the community and find that the project is consistent with the City's General Plan. Staff's review indicates that the proposed project is not consistent with the Special Use Permit findings because the proposed project compromises overall public health and is injurious to achieving the required regional housing needs assessment (RHNA) housing units. Staff's review further indicates that the proposed project is not consistent with the General Plan, because the proposed project does not help to achieve the overall intent of the Land Use and Housing elements. The purpose of the goals and policies identified is to provide for adequate housing that meets the existing and future needs of the community. Developing the site with a carwash development would be inconsistent with the General Plan because it would

developable land. Due to these unique circumstances, the City must rely on recycling of current underutilized properties for residential development and the City cannot afford to lose any more capacity to develop housing. Therefore, it is critical to maintain the sites identified as part of the Housing Element sites inventory to meet the future housing needs of the community.

The proposed Project location is one that has been identified as part of the housing inventory of the City's Housing Element. Developing the site with a carwash would remove one of the few sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community, and as a new use, would prevent the site from being used as housing for the foreseeable future. As such, approval of this Project would be detrimental to public health and safety because it would exacerbate the existing housing crisis within the City.

Consistency with the General Plan - Land Use Element:

Lawndale Municipal Code Section 17.28.014.E. requires the Planning Commission's make findings that a project is consistent with the City's General Plan before approving a special permit. Staff's review indicates that the proposed use is not consistent the General Plan Land Use Element Policy 6.g and Goal 7.

Policy 6g: "The City shall protect, encourage and where feasible, provide housing opportunities for low and moderate income households, as well as for the homeless."

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current (i.e., 381 housing units) and upcoming share (i.e., 2,497 housing units) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The project is not consistent with this land use policy because it is proposing to develop the site as a carwash which would preclude it from potentially providing future housing needs for low and moderate income households.

Land Use Goal 7: "Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities."

Most revenue generated by carwashes is not taxable, in that, it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the proposed express carwash is designed to operate in a largely automated format with few staff. Very few, if any, employment opportunities would result from the approval of the project.

Consistency with the General Plan - Housing Element:

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are developed with existing commercial, manufacturing and/or residential uses that are suitable for redevelopment into higher density residential uses. As noted above, Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current and upcoming share of the

remove the sites explicitly identified as part of the Housing Element's inventory of suitable and adequate housing to meet existing and future needs of the community.

Detriment to Public Health or Injurious to the Community:

The State of California has identified the existence of a housing crisis within the state. In the last several years the California Legislature has enacted new housing legislation that has acknowledged the existence of a state housing crisis and attempted to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss). The purpose of this legislation is to provide a renewed focus on the housing crisis and the threat it presents to citizens of California.

The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City's current Housing Element, the City is largely built out, and previous housing growth has primarily been satisfied through single-family infill such as allowing the majority of residential lots in the community to have more than one housing unit. The Housing Element further identifies how housing development in the future will likely need to take place as "mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community." (Lawndale Housing Element, Page 2). The current Housing Element, which addressed the previous RHNA planning period for the fifth cycle, identified how the City had to accommodate a total of 381 residential units. The breakdown was as follows:

Very-Low Income Units:	96
Low Income Units:	57
Moderate Income Units:	62
Above-Moderate Income Units:	166
Total Units:	381

The City had identified approximately 19.6 acres of developable land on 29 parcels with the capacity to yield 425 units, which was sufficient to address the housing needs at the time. However, SCAG's proposed RHNA allocation for the 6th housing cycle for the City was a total allocation of 2,497 housing units. The unit breakdown is as follows:

Very-Low Income Units:	732
Low Income Units:	311
Moderate Income Units:	371
Above-Moderate Income Units:	1,083
Total Units:	2,497

The RHNA allocation increase in housing units for the sixth cycle is more than six-times greater in comparison to the previous cycle. This significant increase in housing units needed to accommodate basic housing needs, combined with the City's limited opportunities for growth on vacant lands, threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of

regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. Similarly, the existing site is improved with underutilized commercial buildings where an automotive business used to exist. With this in mind, staff's review indicates that the project is not consistent with the following Housing Element Goals:

Goal 1: "Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households."

The development of an express carwash on the subject site would preclude the site from accommodating any future housing needs of the community, and therefore, is inconsistent with Goal 1. The site is 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet. Developing the site with a carwash would be inconsistent with the General Plan's Housing Element because it would remove the sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

Goal 2: "Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's Share of regional housing needs."

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized site is ideal for redevelopment into a higher density residential development. Lawndale is an older urbanized City with limited development opportunities on vacant properties. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Developing the subject property as a carwash would preclude the site from being utilized as a future housing site.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented, the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment "D").

LEGAL REVIEW

The City Attorney has reviewed and approved as to form Resolution No. CC-2110-042.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council take the following action:

1) Conduct a public hearing;
2) Adopt the findings of fact and determinations relative to the submitted application;
3) Adopt Resolution No. CC-2110-042 denying the Special Use Permit and Development Permit.

Attachments:

A. Architectural Plans
B. Photographs of Site
C. Department and Agency Comments
D. Planning Commission Resolution No. 20-15
E. Appeal Application
F. Resolution No. CC-2110-042
G. Housing Element - Sites Inventory

CITY OF LAWNDALE

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

DATE: November 1, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Sean M. Moore, AICP, Director of Community Development

SUBJECT: **Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, received public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. During the meeting the appellant and several of his representatives spoke favorably in support of the project. One resident spoke against the carwash project indicating that there was a proliferation of carwashes in the City and insufficient housing. The proposed car wash included an express car wash tunnel, three lanes for vehicle queuing, 35 parking stalls, vacuums, and a wide variety of landscaping throughout. The project is located at 15413-15425 Hawthorne Boulevard.

The Appellant's grounds for filing the appeal are that the project is compatible and consistent with the findings that are required to be made. Although the hearing before the City Council is part of an appeal process, it is a De Novo hearing. This means the City Council reviews and makes a decision on the Project, as if no prior Planning Commission hearing had been held. All aspects of the Planning Commission's prior action, including the decision to deny the application, are reviewable by the City Council. Upon conclusion of the appeal hearing, and any continuances of the hearing, the City Council may affirm, reverse, or modify the Planning Commission's action.

STAFF ANALYSIS

Staff has provided an analysis for the City Council to consider for the potential range of alternatives:

Approve Project:

The City Council may approve the project as proposed by the appellant. The approval will be for the Special Use Permit and the Development Permit and will allow the appellant to move forward with submitting to Building and Safety for plan check. The design and paint color design will have to be consistent with the plans/concept drawings that were presented to staff for review, in that, the design/color scheme that was presented by the appellant is inconsistent with the requirements of the

Deny Project:

The City Council may affirm the Planning Commission's decision to deny the project. The decision of the City Council upon an appeal is final and conclusive. Chapter 6, Section C, Subsection 6d of the Hawthorne Boulevard Specific Plan ("HBSP") "Development Review and Approval" outlines the criteria a project must meet for the approval of a development permit. Based on staff's review of the Project, as explained more fully in the Staff Report of October 4 (attached as Exhibit H), the Project does not meet all of the criteria for a development permit as outlined on the attached resolution.

Lawndale Municipal Code Section 17.28.014 requires that the City make certain findings before the City may approve Special Use Permits. As stated in the Staff Report of October 4, staff cannot recommend approval based upon its review of the findings required under LMC Sections 17.28.014. A and E. These findings require that the City find that the proposed project will not be detrimental to the public health or injurious to the community and find that the project is consistent with the City's General Plan. Staff's review indicates that the proposed project is not consistent with the Special Use Permit findings because the proposed project compromises overall public health and is injurious to achieving the required regional housing needs assessment (RHNA) housing units.

Staff's review further indicates that the proposed project is not consistent with the General Plan, because the proposed project does not help to achieve the overall intent of the Land Use and Housing elements. The purpose of the goals and policies identified is to provide for adequate housing that meets the existing and future needs of the community. Developing the site with a carwash development would be inconsistent with the General Plan because it would remove sites explicitly identified as part of the Housing Element's inventory of suitable and adequate housing to meet existing and future needs of the community. In addition, issues relevant to the General Plan's Economic Element arose at the City Council hearing of October 4. In response to comments from the appellant's representatives, staff raised issues about whether the project could comply with the Economic Element's requirement that commercial projects be revenue-positive for the City. At this time, based on the lack of sales tax arising from carwash operations, it does not appear that this requirement could be met.

Approve Project With Conditions:

The City Council may direct staff and the appellant to modify the project and bring the request back to the City Council for adoption with conditions of approval. The revisions may include conducting all of the studies that were originally requested including providing an economic/fiscal impact and land uses analysis, traffic study and performing a peer review for the noise study that was submitted for review, as well as negotiating a development agreement that would provide some type of financial benefit in lieu of taxes in order that the project would comply with the Economic Element. This would provide the City with additional information to mitigate project impacts prior to formal adoption of a resolution of approval.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented, the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment "D").

LEGAL REVIEW

The City Attorney has reviewed and approved as to form Resolution No. CC-2110-042.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and take one of the following actions:

1. Direct staff to return with a resolution approving the project as-is; or
2. Direct staff to return with a resolution denying the project; or
3. Direct staff and the appellant to perform needed studies and negotiations and bring a resolution of approval (with conditions) back for adoption.

Attachments:

A. Architectural Plans
B. Photographs of Site
C. Department and Agency Comments
D. Planning Commission Resolution No. 20-15
E. Appeal Application
F. Resolution No. CC-2110-042
G. Housing Element - Sites Inventory
H. City Council Staff Report (dated October 4, 2021)
I. Public Hearing Notice

CITY OF LAWNDALE

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

DATE: November 15, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

REVIEWED BY: Jared Chavez, Senior Planner

SUBJECT: **Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, took in public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. At its meeting on November 1, 2021, the City Council received additional information from City staff, the applicant, and the public. The City Manager then requested a continuance to provide the City Council with additional information about the economic impacts of the project, not just to the project site but to the Hawthorne Boulevard Specific Plan area and in particular to the block on which the project site is found.

During the meeting, the City Manager shall provide such information as has been able to be gathered and shall seek a further continuance so that the information can be fully assessed and presented to the City Council for its final determination on this matter.

STAFF ANALYSIS

Staff previously provided an analysis for City Council to consider the potential range of alternatives, including approval of the project, denial of the project, and revision of the project to include conditions of approval to mitigate impacts and potentially eliminate the negative findings previously made by the Planning Commission.

At this time, Staff believes that a continuance is warranted to allow for the collection of and presentation of additional information to the City Council regarding the economic impacts of the project due to the importance of these impacts to the Council's ultimate findings in this matter.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented,

the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment "D").

LEGAL REVIEW

The City Attorney has reviewed and approved the concept of continuing the meeting for the gathering and presentation of additional factual input.

RECOMMENDATION

Staff recommends that the City Council receive information from the City Manager regarding the economic impacts of the project and continue the public hearing to a date certain for final consideration of the matter.

Attachments:

A. Architectural Plans
B. Photographs of Site
C. Department and Agency Comments
D. Planning Commission Resolution No. 20-15
E. Appeal Application
F. Housing Element - Sites Inventory
G. City Council Staff Report (dated October 4, 2021)
H. City Council Staff Report (dated November 1, 2021)
I. Public Hearing Notice

CITY OF LAWNDALE

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

DATE: December 6, 2021

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Acting City Manager
Gregory M. Murphy, City Attorney

REVIEWED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, took in public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. At its meeting on November 1, 2021, the City Council received additional information from City staff, the applicant, and the public. The City Manager then requested a continuance to provide the City Council with additional information about the economic impacts of the project, not just to the project site but to the Hawthorne Boulevard Specific Plan area and in particular to the block on which the project site is found. At its meeting of November 15, the City Council further continued the matter to allow City staff time to determine whether a study of these impacts could be accomplished in a timely manner.

STAFF ANALYSIS

Staff previously provided an analysis for City Council to consider the potential range of alternatives, including approval of the project, denial of the project, and revision of the project to include conditions of approval to mitigate impacts and potentially eliminate the negative findings previously made by the Planning Commission. City staff and the City Attorney's office are currently working on an economic impact study that will provide key insights into the effects of the project.

At this time, City staff requests a continuance of this matter to the City Council's meeting of January 18, 2022. At that time, all relevant information will be able to be put before the City Council and a final determination in this matter will be able to be made. Staff does not anticipate any further continuances.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented,

the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project.

LEGAL REVIEW

The City Attorney has reviewed and approved the concept of continuing the meeting for the gathering and presentation of additional factual input.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council continue the public hearing to January 18, 2022, for final consideration of the matter.

CITY OF LAWNDALE

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

DATE: January 18, 2022

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

REVIEWED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Continuance of Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting on October 4, 2021, the City Council opened the public hearing, took in public testimony and continued this item requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. At its meeting on November 1, 2021, the City Council received additional information from City staff, the applicant, and the public. The City Manager then requested a continuance to provide the City Council with additional information about the economic impacts of the project, not just to the project site but to the Hawthorne Boulevard Specific Plan area and in particular to the block on which the project site is found. Subsequently, due to the separation of the City Manager from the City, additional time was required to complete the analysis and so at its meeting of December 6 the City Council further continued the matter to this meeting with direction to City staff to bring the matter to a conclusion.

At this time, City staff is providing such information as has been able to be gathered so that the information can be fully assessed and presented to the City Council for its final determination on this matter. The project applicant shall provide its final summation of the project, and the public shall have a chance to be heard one final time on the matter.

This report contains two sections: one, a staff analysis regarding the City Council's options for concluding this matter; two, an analysis of the economic impacts of the proposed project. For additional information on the project please review the previous staff reports and other documents included as attachments to this report.

STAFF ANALYSIS

Staff previously provided an analysis for City Council to consider the potential range of alternatives, including approval of the project, denial of the project, and revision of the project to include conditions of approval to mitigate impacts and potentially eliminate the negative findings previously made by the Planning Commission. Tonight, the Council is asked to make its final decision on the project and to either direct City staff to return with a resolution formalizing that decision or direct the applicant to

modify the project in a manner that will resolve consistency issues. If a resolution is directed, it will be brought back to the first City Council meeting that is feasible, given the nature of the direction to staff.

To provide a bit more clarity and specificity as to the City Council's options to conclude this matter at this hearing, the alternatives include:

Approve the Project:

The City Council may approve the project as proposed by the appellant. The approval will be for the Special Use Permit and the Development Permit and will allow the appellant to move forward with submitting to Building and Safety for plan check. The design and paint color design will have to be consistent with the plans/concept drawings that were presented to staff for review, in that, the design/color scheme that was presented by the appellant is inconsistent with the requirements of the Hawthorne Boulevard Specific Plan. A motion to support this action would be framed thusly:

"*Move to approve the project and direct staff and the applicant to finalize design and paint color issue, and negotiate a development agreement related to economic impacts. When those issues are resolved, direct staff to finalize conditions of approval and bring back to the City Council for approval a resolution adopting CEQA findings and approving the project as conditioned, along with the development agreement.*"

Deny the Project:

The City Council may affirm the Planning Commission's decision to deny the project. The decision of the City Council upon an appeal is final and conclusion. Chapter 6, Section C, Subsection 6d of the HBSP "Development Review and Approval" outlines the criteria a project must meet for the approval of a development permit. The City Council may find that the Project does not meet all of the criteria for a development permit because the Project would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity, for the reasons outlined as part of the resolution. In this case, the City Council can affirm the Planning Commission's findings relating to housing, can add findings relating to economic impacts, or can add such other findings as the Council deems appropriate. A motion to support this action would be framed thusly:

"*Move to affirm the Planning Commission's decision and deny the project based on the grounds discussed in tonight's meeting, and to direct staff to return with a resolution of denial memorializing those grounds in formal findings of denial.*"

Revise the Project for Reconsideration:

The City Council may direct the appellant to modify the project and bring the request back before the City Council at a future date. The revision may include conducting all of the studies that were originally requested including providing an economic/fiscal impact and land uses analysis, traffic study and performing a peer review for the noise study that was submitted for review. This would provide City Council with additional information prior to making any action. A motion to support this action would be framed thusly:

"*Move to allow the applicant to make those modifications discussed at tonight's meeting and to continue to work with City staff on design issues, and to direct staff to perform or have performed those studies*

needed to satisfy the City's CEQA obligations, to negotiate a development agreement with the applicant, and to finalize conditions of approval and bring back to the City Council for approval a resolution adopting CEQA findings and approving the project as conditioned, along with the development agreement."

ECONOMIC IMPACTS ANALYSIS

Following the introduction of economic considerations into the record by the former Community Development Director and the applicant's team, the former City Manager asked that this matter be continued so that the City could obtain a qualified analysis of the project's potential impacts. While delayed by myriad factors, the City retained Willdan and Associates to provide a summary analysis of the economic impacts of the project. That analysis is attached. The key points from the analysis are:

- The proposed car wash use would generate approximately 24% of the property tax and approximately 11% of the sales tax revenues of the potential mixed-use development considered by the Housing Element as a superior use for the site. (Willdan, pg. 2-3)
- While the foregoing percentages represent a significant gap, the estimated annual difference between the two is less than $20,000. The applicant has agreed that it would enter into a development agreement with the City to close this financial gap.
- Industry leaders in planning and urban development have published extensive case study research showing that walkable, mixed-use designs will catalyze nearby real estate investment and development activity. (Willdan pg. 4)
- Looking comprehensively, rather than just at the subject side, the car wash project lands in a weaker economic position than a higher-opportunity mixed-use alternative (Willdan pg. 5)
- The project as proposed imposes an opportunity cost on the City's "sense of place" in the surrounding area, which with the other factors noted above contributes to a negative positioning for the City in competing within the sub-regional market for future tenants and in attracting ancillary investment, jobs, and visitors.

The analysis supports a conclusion that the project as proposed will hamper development in the nearby area and place the City in a weaker overall position with respect to the goals of the specific plan such that it is not in compliance with the general plan.

Conversely, if viewed strictly on the basis of impacts to the site at issue, the developer's willingness to enter into a development agreement to cover the gap in tax revenues can be combined with an acceptance of the site ownership's testimony regarding the constraints on site development to reach a finding that *as to the site alone* the project is in compliance with the general plan.

Therefore, the City Council is asked to take into account these considerations when determining whether the project can comply with the General Plan's Economic Development element and to decide whether that element requires a broad view with respect to this project or whether a site-specific view is appropriate.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented,

the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment "D"). This resolution focused on housing-related matters and compliance with the General Plan's Housing element.

LEGAL REVIEW

The City Attorney has reviewed this report and the range of alternatives below.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council:

1) Conduct a public hearing; hold a final discussion regarding the project; and either approve, deny, or revise the project based on the proposed motions on page 2 of this report.

Attachments:

A. Architectural Plans
B. Photographs of Site
C. Department and Agency Comments
D. Planning Commission Resolution No. 20-15
E. Appeal Application
F. Housing Element - Sites Inventory
G. Public Hearing Notice
H. Willdan Memorandum of January 11, 2022

Attachment "I"

Willdan Memorandum of January 11, 2022

WILLDAN

MEMORANDUM

TO:	Gregory M. Murphy, Partner, Burke Williams & Sorensen LLP and City Attorney, City of Lawndale, CA
FROM:	Molly McKay, CEcD, Principal, Willdan
COPY TO:	James Edison, Principal-in-Charge, Willdan Group Carlos Villarreal, Project Manager, Willdan
DATE:	January 11, 2022
SUBJECT:	City of Lawndale, CA Hawthorne Boulevard Economic Development Analysis – Proposed Express Car Wash vs. Mixed-Use Multifamily Rental (Residential/Retail)

Introduction

To inform the City of Lawndale ("City")'s consideration of an appeal of the denial of a proposed 7,779 square foot, single story self-serve express carwash located on a 1.25-acre commercial site located on 15413-15425 Hawthorne Boulevard, Willdan undertook an economic development analysis to compare the proposed use to a conceptual mixed-use residential and retail development at the same location.

This comparative analysis will inform the City's deliberations on whether the proposed car wash use is the "highest and best use" for the proposed site. Accordingly, the analysis is structured to consider the economic impact of both uses on the specific property while also evaluating the potential for future development on adjacent properties and along the entire length of Hawthorne Boulevard in Lawndale.

Comparative Development Program Assumptions

To evaluate the highest and best use of the subject site, the proposed car wash use is compared to an alternate mixed-use residential over retail concept based on assumptions provided by the City of Lawndale Planning Department according to the City's *General Plan Update 2020*.

Proposed Express Car Wash Use

The Applicant proposes a 7,779 square foot, single story express car wash facility including an express car wash tunnel, three lanes for vehicle queuing, 35 parking stalls, vacuums, and a wide variety of landscaping throughout. They key assumptions that drive real property tax value are the size of land and improvements for the proposed use (i.e., assuming three consolidated parcels, 43,866 total sq. ft. of land and 7,779 square feet of improvements).

Mixed-Use Multifamily Rental (Residential/Retail)

The mixed-use multifamily rental project assumes that the combined sites would allow up to 150 dwelling units per acre, (up to five stories), one story of ground floor retail (up to 20% of total improvements), 90% lot coverage. Parking is assumed to be underground or onsite and is coupled with the estimate of assessed value per unit. Retail is assumed to be community-serving with a mix of markets, restaurants, cafes, and other walkable businesses (approximately 5,000 total sq. ft. with an estimated sales productivity rate of $350 per sq. ft.).

Fiscal Impacts

Based on market comparables data provided by CoStar and assessed value assumptions provided by the Los Angeles County Assessor's portal (https://portal.assessor.lacounty.gov/), Willdan prepared the following conceptual estimates of annual tax revenues that could be realized by the City of Lawndale.

Table 1: Summary of Comparative Economic Impacts

EXISTING CONDITIONS	Land	Improvements	Total
Real Property Tax			
Assessed Value	$ 581,346	$ 68,580	$ 649,926
1% of Assessed Value			$ 6,499
City of Lawndale Property Tax Allocation Rate			6.7223765%
Total - Annual Property Tax Revenue			**$ 437**
Sales Tax			**N/A**

PROPOSED USE: EXPRESS CAR WASH	Land	Improvements	Total
Real Property Tax			
Assessed Value	$ 2,545,847	$ 959,377	$ 3,505,224
1% of Assessed Value			$ 35,052
City of Lawndale Property Tax Allocation Rate			6.7223765%
Total - Annual Property Tax Revenue			**$ 2,356**
Sales Tax			**$ 1,447**

ALTERNATIVE USE: MIXED-USE MULTIFAMILY/RETAIL			
Real Property Tax			
Assessed Value	$ 4,821,632	$ 9,931,484	$ 14,753,115
1% of Assessed Value			$ 147,531
City of Lawndale Property Tax Allocation Rate			6.7223765%
Total - Annual Property Tax Revenue			**$ 9,918**
Sales Tax			**$ 13,125**

Source: City of Lawndale; Los Angeles County Assessor; CoStar; Willdan, 2021

The estimated real property tax revenues generated by the alternative use **(3-4 story mixed-use residential/retail)** could yield approximately **4.2 times** more revenue than the single-story express car wash use **($9,918 vs. $2,356)**. Sales tax revenues to the City of Lawndale are nominal in either scenario, though the mixed-use project is again expected to yield higher revenues **($1,447 vs. $13,125)**.

Note that the analysis also considered job and wage impacts but determined that either scenario would yield limited employment and associated spin-off benefits of indirect spending so these figures are excluded from the summary findings.

Other Economic Development Considerations

Beyond the direct fiscal impacts to the City of Lawndale, a determination of highest and best use is also informed by other economic development considerations. Hawthorne Boulevard is the City's major commercial thoroughfare and more than 10 years of planning studies have directed the focus of the City's infrastructure and other resources to this central commercial corridor as the "downtown" of Lawndale.

Willdan concurs with the Staff Report finding that the proposed Express Car Wash Use would not maximize the optimal use of the land to meet a broad range of economic development objectives according to existing planning guidance.

Specifically, the Staff Report concluded that the proposed use is "injurious to achieving the required regional housing needs assessment (RHNA) housing units" and that "Developing the site with a carwash development would be inconsistent with the General Plan because it would remove the sites explicitly identified as part of the ***Housing Element***'s inventory of suitable and adequate housing to meet existing and future needs of the community." (page 5-6 of 16).

The Staff Memo further states that "The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City's current ***Housing Element***, the City is largely built out...housing development in the future will likely need to take place as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community." (page 6 of 16).

The *Hawthorne Blvd Specific Plan* further cites the following Economic Development objectives and implementation strategies (page 15):

Economic Development

Objective: A strong economic base that promotes the Boulevard as a successful, regionally competitive location for busines.

Implementation Strategies:

a. *Enhance the Corridor's regional identity by strengthening "sense of place" factors (e.g., quality of architecture and streetscape).*
b. *Develop a program for the public recognition of exemplary development projects that are assets to the community and help promote the goals, objectives and strategies of the Specific Plan.*
c. *Use the Chamber of Commerce as an organization through which merchants and property owners cooperatively work to stimulate economic activity and approve the appearance of the Boulevard.*

The connection between these goals and objectives to best practices in urban infill development is profiled in the following section.

Best Practices in Urban Infill Redevelopment

The City of Lawndale's planning and economic development goals and objectives are further supported by industry leaders who contribute to research and advocacy through the following national/international professional associations:

- American Planning Association Policy Guide on Smart Growth: https://www.planning.org/policy/guides/adopted/smartgrowth.htm
- Smart Growth America: https://smartgrowthamerica.org/resources/
- ULI-the Urban Land Institute: Ten Principles for Building Healthy Places (http://uli.org/wp-content/uploads/ULI-Documents/10-Principles-for-Building-Healthy-Places.pdf)
- International Economic Development Council: https://www.iedconline.org/store/training-manual/real-estate-development-and-reuse-training-manual/
- Congress for New Urbanism: https://www.cnu.org/resources/what-new-urbanism

Each of these organizations have extensively published case study research that advocates for urban infill and revitalization initiatives that foster walkable, mixed-use design standards that serve to catalyze ancillary real estate investment and redevelopment activity.

Highest & Best Use Findings

Taking a comprehensive view of the elements considered in any highest and best use evaluation, the proposed express car wash use lands in a weaker position when compared to the relatively higher-value opportunity mixed-use residential/retail alternative.

The proposed car wash use is likely to yield lower real property and sales tax revenues to the City of Lawndale (1:4). This use also poses an important opportunity cost to the City's inventory of suitable and adequate housing and future urban "sense of place".

According to the industry thought leaders detailed in this memo, these factors directly contribute to a City's associated competitive position within the submarket and future success in attracting ancillary investment/development, jobs, residents and visitors.

Appendix A: Methodology & Approach

To complete the analysis, the Willdan Team convened with the City Attorney to collect baseline information. Following the project kick-off, we scheduled follow up data collection interviews with the City of Lawndale's Principal Planner and a representative from the Finance Department to assemble the following key data sources:

- **Project Description:**
  - Staff Memo from City Manager to Mayor RE: Public Hearing for an Appeal Request (Case No. 21-25)
- **Planning & Economic Development Goals, Objectives & Policies:**
  - Draft Housing Element 2021-2029
  - Hawthorne Boulevard Specific Plan
  - Lawndale General Plan Update
  - Housing Element
- **Real Property Tax Revenue Assumptions:**
  - Comparable express car wash properties in the Lawndale/Los Angeles, CA County submarket and associated assessed value data (Los Angeles County Assessor).
  - City of Lawndale Residential Development Standards transitioning from 33 dwelling units per acre to 150 dwelling units per acre.
  - Mixed-Use Project Comparables (Projects proposed/under construction in the City of Lawndale, or approximately 40 units) and associated assessed value data (CoStar, Los Angeles County Assessor).
- **Sales Tax Data Assumptions:**
  - Submarket review of competitive car wash operations
  - *Local Government Guide to California Sales, Use and Transaction Tax*, HDL, August 2021
  - Composite value of average annual car wash operations sales tax revenues for materials and supplies (car wash retail, auto repairs, etc.).

Together, these data and assumptions form the basis for the calculations that yield a comparative view of the relative economic impact of the proposed project versus a conceptual mixed-use development as identified by the Hawthorne Boulevard Specific Plan.

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Appendix B: Back Up Data & Assumptions

Tax Revenue Assumptions

Existing Conditions	Land Value	Land Sq. Ft.	Improvements Value	Improvements Sq. Ft.	Total Land + Improvements Value
15413 Hawthorne Blvd	$ 43,230	3,792	$ 21,257	612	$ 64,487
15417 Hawthorne Blvd	$ 43,230	3,807	$ 11,056	800	$ 54,286
15425 Hawthorne Blvd	$494,886	36,267	$ 36,267	21,019	$ 531,153
Total Assessed Value	$581,346	43,866	$ 68,580	22,431	**$ 649,926**

Scenario 1: Express Car Wash	Sq. Ft.	Weighted Avg. Value	Total Assessed Value
Land	43,866	$ 58.04	$ 2,545,847
Improvements	7,779	$ 123.33	$ 959,377
Total Assessed Value			**$ 3,505,224**

	Sq. Ft.	Weighted Avg. Tax Revenue/ Sq. Ft.	Total Annual Sales Tax
Sales Tax (Retail Goods)	7,779	$ 0.19	**$ 1,447**

Scenario 2: Mixed-Use Multifamily Rental/Ground Floor Retail

Improvements	Units/Sq. Ft.	AV/Unit	Total Value
Apartments	40	$ 236,000	$ 9,440,000
Retail Space	5,000	$ 98.30	$ 491,484

Land	Sq. Ft.	Avg. AV/ Sq. Ft.	Total Value
Apartments	43,866	109.92	$ 4,821,632
Total Assessed Value			**$ 14,753,115**

Sales Tax (Ground Floor Retail)	Sq. Ft.	Retail Sales Productivity	Gross Annual Sales
	5,000	$ 350	$ 1,750,000

Sales Tax	Rate	Total Annual Tax
Total State & Local	10.25%	$ 179,375
City of Lawndale	0.75%	$ 13,125

Source: City of Lawndale; Los Angeles County Assessor; CoStar; Willdan, 2021

Car Wash Property Tax Comparables

		2021 Current Roll	Sq. Ft.	Value/ Sq. Ft
Comp 1:	**17101 Hawthorne Blvd**			
	Land	$ 2,445,945	27,530	$ 88.85
	Improvements	$ 1,137,647	6,552	$ 173.63
Comp 2:	**17500 Prairie Ave, Torrance, CA**			
	Land	$ 1,514,791	19,149	$ 79.11
	Improvements	$ 238,498	2,996	$ 79.61
Comp 3:	**19100 Harborgate Way, Torrance, CA**			
	Land	$ 6,307,071	120,003	$ 52.56
	Improvements	$ 3,574,007	29,568	$ 120.87
Comp 4:	**2420 Rosecrans Ave, Gardena, CA**			
	Land	$ 3,216,606	65,660	$ 48.99
	Improvements	$ 426,501	4,480	$ 95.20

Land Value			
	Comp 1	$ 2,445,945	27,530	$ 88.85
	Comp 2	$ 1,514,791	19,149	$ 79.11
	Comp 3	$ 6,307,071	120,003	$ 52.56
	Comp 4	$ 3,216,606	65,660	$ 48.99
	Weighted Average Value/ Sq. Ft.			**$ 58.04**
Improvements Value				
	Comp 1	$ 1,137,647	$ 6,552	$ 173.63
	Comp 2	$ 238,498	$ 2,996	$ 79.61
	Comp 3	$ 3,574,007	$ 29,568	$ 120.87
	Comp 4	$ 426,501	$ 4,480	$ 95.20
	Weighted Average Value/ Sq. Ft.			**$ 123.33**

Proposed Car Wash Land Area	Assessed Value	Sq. Ft.		Improvements		
15413 Hawthorne Blvd	$ 43,230	3,792	$ 11.40	$ 21,257	612	$ 34.73
15417 Hawthorne Blvd	$ 43,230	3,807	$ 11.36	$ 11,056	800	$ 13.82
15425 Hawthorne Blvd	$ 494,886	36,267	$ 13.65	$ 36,267	21,019	$ 1.73
Weighted Average Value/ Sq. Ft.	581,346	43,866	**$ 13.25**	68,580	22,431	$ 3.06

Source: Los Angeles County Tax Assessor; Willdan, 2022

City of Lawndale, CA
Hawthorne Blvd Economic Development Study

Tax Allocation Breakdown for Project Site

1.05	LOS ANGELES COUNTY GENERAL	0.228380309
1.2	L.A. COUNTY ACCUM CAP OUTLAY	0.000109799
3.01	L A COUNTY LIBRARY	0.022279516
7.3	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.168830646
7.31	L A C FIRE-FFW	0.006852774
11.2	LAWNDALE LIGHTING DISTRICT	0.028140133
30.1	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001635362
30.7	LA CO FLOOD CONTROL MAINT	0.009254765
61.1	L A CO WEST VECTOR CONTROL DIST.	0.000030379
66.25	CO SANITATION DIST NO 5 OPERAT	0.011586983
181.01	CITY-LAWNDALE ECONOMIC REVIT RP	0.067223765
350.9	WTR REPLENISHMENT DIST OF SO CAL	0.000167113
400	EDUCATIONAL REV AUGMENTATION FD	0.072742188
400.01	EDUCATIONAL AUG FD IMPOUND	0.134653885
400.15	COUNTY SCHOOL SERVICES	0.001361769
400.21	CHILDREN'S INSTIL TUITION FUND	0.00270263
545.01	LAWNDALE SCHOOL DISTRICT	0.064881802
545.06	CO.SCH.SERV.FD.- LAWNDALE	0.006986404
545.07	DEV CTR HDCPD MINOR-LAWNDALE	0.000966517
725.02	CENTINELA VAL UNION HIGH SCH DIS	0.098491955
725.07	CENTINELA VY.HIGH-ELEM SCH. FUND	0.043969506
797.04	EL CAMINO COMMUNITY COLLEGE DIST	0.0287518
	TOTAL RATIO:	1

Source: Los Angeles County; Willdan, 2022

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Multifamily Product Comparables - Assessed Value Assumptions

Property Address	Property Name	Star Rating	AV - Improvements	AV - Land	Building Status	Number Of Units	Style
14321 Van Ness Ave	Gardena Place	4	$ 262,693	N/A	Existing	40	Garden
14031 S Vermont Ave	Stonefield	4	N/A	N/A	Existing	63	Garden
16958 S Western Ave	Bridgewater	4	N/A	N/A	Existing	46	Garden
14724 Inglewood Ave	Lawndale		$ 80,000	$ 4,000,000		50	Garden

Size Adjustment for Comps to Conceptual Development		
Comp Property Sq. Ft./Unit		1,000
Conceptual Development Sq. Ft./Unit		900
% of Comp		90%
Comp Property AV	$	262,693
Conceptual Development AV	$	236,424
(Rounded)	$	236,000

Land Value: 14724 Inglewood (Year Built: 1961, Renovated)		
Comp Property Land Area Sq. Ft.		36,391
Assessed Value		4,000,000
$/Sq. Ft.	$	110

Source: City of Lawndale; Co-Star; Los Angeles County Assessor; Willdan, 2022

Attachment "H"

Public Hearing Notice

Daily Breeze
1771 S. Lewis Street
Anaheim, CA 92805
310-543-6635

5007749

Legal No. **0011491778**

CITY OF LAWNDALE/COMMUNITY DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/30/2021

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California
On this 30th day of September, 2021.

Pauline Fernandez

Signature

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington.

PUBLIC NOTICE
CITY OF LAWNDALE
CASE NO: 21-28

Notice is hereby given that at **6:30 p.m. on Wednesday, October 13, 2021** the Planning Commission of the City of Lawndale will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawndale, California to review the following proposal:

CASE NO. 21-28: CONSIDERATION TO AMEND TITLE 17 OF THE LAWNDALE MUNICIPAL CODE PERTAINING TO THE MODEL WATER EFFICIENCY LANDSCAPE ORDIANCE

Pursuant to the California Environmental Quality Act (CEQA) the City of Lawndale has determined that the project is categorically exempt.

The files for this proposal are available for review Monday through Thursday, 7:00 a.m. to 6:00 p.m., in the Community Development Department offices located at 14717 Burin Avenue, Lawndale, California. Any grounds for opposing this project must be made at the time of the meeting or made in written correspondence. If you challenge this matter in court, you may be limited to raising only those issues that you or someone else raised during the meeting.

The City of Lawndale's contact person is Rafael Garcia, Associate Planner, Community Development Department at (310) 973-3240.

Pub Sep 30, 2021
(1t) DB (11491778)

Back to Agenda

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

DATE: February 22, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II

SUBJECT: Mayor/Councilmember Report of Attendance at Meetings and/or Events

No supporting documentation was forwarded to the City Clerk Department for this item.