

ORDINANCE NO. 1205-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LAWNDALE, CALIFORNIA AMENDING CERTAIN SECTIONS IN  
TITLE 17, ZONING, OF THE LAWNDALE MUNICIPAL CODE  
REGARDING ACCESSORY DWELLING UNITS AND A FINDING  
OF EXEMPTION FROM CEQA

SUMMARY: This ordinance amends the regulations in the City's Zoning Code for accessory dwelling units consistent with new state law.

WHEREAS, in light of the statewide shortage of housing, the State laws on accessory dwelling units have been repeatedly expanded to give property owners more latitude to add new housing units; and

WHEREAS, the Governor of the State of California signed Assembly Bill 976 (AB 976) and, which will become effective on January 1, 2024, to among other things, make certain clarifying changes state laws related to Accessory Dwelling Units ("ADUs"); and

WHEREAS, the City Council now desires to revise the City's Zoning Code regarding ADUs to make the City's code compliant with the Bill; and

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on January 24, 2024, and recommended adoption by the City Council; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on February 5, 2024 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The changes to the Zoning Code (Title 17) of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 2. Section 17.48.056, subsection C, of the Lawndale Municipal Code is amended to read, in its entirety, as follows (deletions marked in ~~strike through~~, additions in ***bold and italics***):

"C. Accessory dwelling units on a lot zoned for single-family or multifamily use that is either attached or detached from the primary structure must comply with the following requirements:

1. The lot on which an accessory dwelling unit is located must be one in which residential uses are permitted and contain an existing or proposed single-family or multifamily dwelling.
2. The accessory dwelling unit will be located on the same lot as the proposed or existing primary dwelling and either: (a) attached to; (b) located within the proposed or existing primary dwelling, including attached garages, storage areas or similar uses; (c) within an accessory structure; or (d) detached from the proposed or existing primary dwelling.

3. No more than one accessory dwelling unit is permitted, except as allowed by subsection D of this section.

4. The total area of floor space of an attached accessory dwelling unit shall not exceed either: (a) fifty percent of the existing primary dwelling living area, but in no case shall said requirement prohibit an eight hundred square foot accessory dwelling unit; or (b) eight hundred fifty square feet for a unit with one bedroom; or (c) one thousand square feet for an accessory dwelling unit that provides more than one bedroom.

5. The total area of floor space of a detached accessory dwelling unit shall not exceed one thousand square feet for an accessory dwelling unit that provides more than one bedroom.

6. Accessory dwelling units shall comply, without limitation, with all applicable building and safety codes as adopted by Title 15 of the Lawndale Municipal Code.

7. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

8. No setback shall be required for an ADU constructed within an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU. However, a setback of four feet from the side and rear lot lines shall be required for both an accessory dwelling unit that is not converted from an existing structure and any new structure constructed in the same location and to the same dimensions as an existing structure.

9. The ADU shall comply with the lot coverage percentage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.

10. An ADU will not be required to provide fire sprinklers if they are not required for the primary residence.

11. The accessory dwelling unit shall be architecturally compatible and designed such that it matches with the design of the primary dwelling unit in terms of exterior treatment, landscaping, and architecture, including, but not limited to, roofing pitch, roofing materials, and paint color.

12. The maximum height of an accessory dwelling unit shall be eighteen feet in height or twenty five feet if the ADU meets the requirements set forth under Section 17.48.056 (D)(2)(c).

13. Parking requirements for accessory dwelling units shall be one parking space per accessory dwelling unit. These parking spaces may be provided as tandem parking, including on a driveway or in setback areas, excluding the non-driveway front yard setback. No parking shall be required for an accessory dwelling unit in any of the following circumstances:

a. The accessory dwelling unit is located within one-half mile walking distance of public transit.

b. The accessory dwelling unit is located within an architecturally and historically significant historic district.

c. The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

d. On-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. There is a car share vehicle located within one block of the accessory dwelling unit.

14. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city will not require that those off-street parking spaces be replaced.

15. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the City from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.

16. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, memorializing the following: ~~(a) starting January 1, 2026, either the primary residence or the accessory dwelling unit must be owner-occupied at all times as required by state law;~~ ~~(b)(a)~~ the accessory dwelling unit shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; ~~(e)~~ ~~(b)~~ neither the primary residence nor the accessory dwelling unit on the property may be rented for a period of less than thirty days; and ~~(d)~~ ~~(c)~~ the accessory dwelling unit may not exceed the size and attributes described in the deed restriction. This section shall comply with any future amendments to state law.

17. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone including the twenty foot building separation requirement in the Single Family Residential (R-1) zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of eight hundred square feet, maximum of eighteen feet in height with four-foot side and rear yard setbacks.

18. Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.

19. Location. An ADU of at least 800 square feet shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:

- a. ADU proposal at the rear and or side yard of the subject lot (detached or conversion of an existing legal structure).
- b. ADU proposal within the legal enclosed area of a proposed or existing single family residence of the subject lot.
- c. ADU proposal that is an expansion/addition of a proposed or existing singly family residence.
- d. All applicable Lawndale Municipal Code development standards of the underlying zone must be met."

SECTION 3. This Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This ordinance would allow for the construction of accessory dwelling units in residential zones consistent with and as required by state law. Additionally, this ordinance is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be posted and published in a newspaper of general circulation in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 4<sup>th</sup> day of March, 2024.

  
 Robert Pullen-Miles, Mayor

ATTEST:

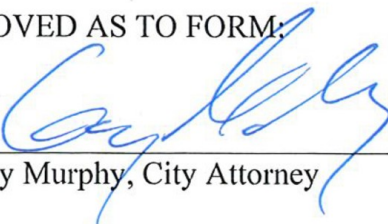
State of California )  
 County of Los Angeles ) SS  
 City of Lawndale )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly approved and adopted the foregoing Ordinance No. 1205-24 at its regular meeting held on the 4<sup>th</sup> day of March, 2024, by the following roll call vote:

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

  
 Erica Harbison, City Clerk

3/4/24  
 Date

APPROVED AS TO FORM:  
  
 Gregory Murphy, City Attorney





# CITY OF LAWNDALE


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

DATE: March 4, 2024

TO: Honorable Mayor and City Council

FROM: Sean Moore, City Manager 

REVIEWED BY: Jared Chavez, Community Development Manager 

PREPARED BY: Jose Hernandez, Associate Planner 

SUBJECT: **Second reading Ordinance No. 1205-24 to amend Chapter 17.48.056 to Title 17 of the Lawndale Municipal Code pertaining Accessory Dwelling Units.**

## BACKGROUND

On February 5, 2024, the City Council introduced and approved the first reading of Ordinance No. 1205-24 to amend the Lawndale Municipal Code (LMC) pertaining to accessory dwelling units (ADU).

## ANALYSIS

The City Council introduced and approved the first reading of Ordinance No. 1205-24, amending Title 17 of the Lawndale Municipal Code regarding accessory dwelling units. The proposed amendments to the City's regulations are intended to bring the L.M.C. in compliance with the recent changes in the State law. It is recommended that the City Council adopt Ordinance No 1205-24 approving the updates.

## LEGAL REVIEW

The City Attorney's office has reviewed and approved Ordinance No. 1205-24 as to form.

## FUNDING

Not applicable

## RECOMMENDATION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1205-24 to amend ADUs to comply with recent changes in State law.

## ATTACHMENT:

Ordinance No. 1205-24

DRAFT ORDINANCE NO. 1205-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LAWNDALE, CALIFORNIA AMENDING CERTAIN SECTIONS IN  
TITLE 17, ZONING, OF THE LAWNDALE MUNICIPAL CODE  
REGARDING ACCESSORY DWELLING UNITS AND A FINDING  
OF EXEMPTION FROM CEQA

SUMMARY: This ordinance amends the regulations in the City's Zoning Code for accessory dwelling units consistent with new state law.

WHEREAS, in light of the statewide shortage of housing, the State laws on accessory dwelling units have been repeatedly expanded to give property owners more latitude to add new housing units; and

WHEREAS, the Governor of the State of California signed Assembly Bill 976 (AB 976) and, which will become effective on January 1, 2024, to among other things, make certain clarifying changes state laws related to Accessory Dwelling Units ("ADUs"); and

WHEREAS, the City Council now desires to revise the City's Zoning Code regarding ADUs to make the City's code compliant with the Bill; and

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on January 24, 2024, and recommended adoption by the City Council; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on February 5, 2024 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The changes to the Zoning Code (Title 17) of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 2. Section 17.48.056, subsection C, of the Lawndale Municipal Code is amended to read, in its entirety, as follows (deletions marked in ~~strikethrough~~, additions in *bold and italics*):

"C. Accessory dwelling units on a lot zoned for single-family or multifamily use that is either attached or detached from the primary structure must comply with the following requirements:

1. The lot on which an accessory dwelling unit is located must be one in which residential uses are permitted and contain an existing or proposed single-family or multifamily dwelling.
2. The accessory dwelling unit will be located on the same lot as the proposed or existing primary dwelling and either: (a) attached to; (b) located within the proposed or existing primary dwelling, including attached garages, storage areas or similar uses; (c) within an accessory structure; or (d) detached from the proposed or existing primary dwelling.

e. There is a car share vehicle located within one block of the accessory dwelling unit.

14. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city will not require that those off-street parking spaces be replaced.

15. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the City from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.

16. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, memorializing the following: ~~(a) starting January 1, 2026, either the primary residence or the accessory dwelling unit must be owner-occupied at all times as required by state law;~~ ~~(b)(a)~~ the accessory dwelling unit shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; ~~(c)~~ ~~(b)~~ neither the primary residence nor the accessory dwelling unit on the property may be rented for a period of less than thirty days; and ~~(d)~~ ~~(c)~~ the accessory dwelling unit may not exceed the size and attributes described in the deed restriction. This section shall comply with any future amendments to state law.

17. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone including the twenty foot building separation requirement in the Single Family Residential (R-1) zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of eight hundred square feet, maximum of eighteen feet in height with four-foot side and rear yard setbacks.

18. Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.

19. Location. An ADU of at least 800 square feet shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:

- a. ADU proposal at the rear and or side yard of the subject lot (detached or conversion of an existing legal structure).
- b. ADU proposal within the legal enclosed area of a proposed or existing single family residence of the subject lot.
- c. ADU proposal that is an expansion/addition of a proposed or existing singly family residence.
- d. All applicable Lawndale Municipal Code development standards of the underlying zone must be met."

SECTION 3. This Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This ordinance would allow for the construction of accessory dwelling units in residential zones consistent with and as required by state law. Additionally, this ordinance is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

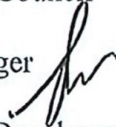



# CITY OF LAWNDALE


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

February 5, 2024

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

REVIEWED BY: Jared Chavez, Community Development Manager 

PREPARED BY: Jose Hernandez, Associate Planner 

SUBJECT: **Consideration of Ordinance No. 1205-24 to amend certain sections in Title 17 of the Lawndale Municipal Code pertaining to accessory dwelling units within the City of Lawndale.**

## BACKGROUND

Since 2016, there has been considerable discussion throughout California regarding solutions that would aid in the increased production of housing. As a result, the State Legislature passes on nearly an annual basis now a handful of laws that limit local regulation of housing. One set of new State regulations is that of what used to be called “granny flats” but now are known as “accessory dwelling units” (“ADUs”). Between 2016 and 2017 the following bills were authored and subsequently amended: Assembly Bill (“AB”) 2406, AB 2299, SB 1069, AB 494, Senate Bill (“SB”) 229 and SB 1226.

In 2019, the California Legislature approved, and the Governor signed into law, a number of additional bills (“2019 ADU Laws”) that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and Junior ADUs (JADUs). The following bills were signed by Governor Newsom in 2019: AB 881, AB 68 and SB 13. Assembly Bills 881 and 68 include a sunset provision to expire on January 1, 2025, that prohibits owner occupancy requirements.

The following year, 2020, AB 3182 and SB 1030 were signed into law and became effective on January 2021. These Bills required City agencies to approve one ADU and one JADU within a proposed or existing single-family dwelling.

In 2022, the California Legislature approved, and the Governor signed into law SB 897 and AB 2221. These bills made changes to timeframes for an ADU/JADU application, setback standards, heights, and required objective standards.

Most recently in 2023, the California Legislature approved, and the Governor signed into law AB 976 that amended Government Code section 65852.2 to impose new limits on local authority to regulate Accessory Dwelling Units (ADUs). This bill would prohibit a local agency from imposing an owner-occupancy requirement on any accessory dwelling unit. Previously, State law explicitly recognized that a local jurisdiction may desire to have a property owner on-site when an ADU is also on the property.



COMMISSION REVIEW

On January 24, 2024, the Planning Commission held a public hearing, reviewed and approved Resolution No. 24-02 recommending that the City Council adopt the draft Ordinance No. 1205-04.

FISCAL IMPACT

No additional funding required.

RECOMMENDATION

It is recommended that the City Council do the following;

- A. Conduct a public hearing;
- B. Determine that Ordinance No. 1205-24 is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) and Section 15282(h) of the CEQA Guidelines; and
- C. Introduce for first reading by title only Ordinance No. 1205-24, an Ordinance amending the Lawndale Municipal Code regarding ADUs to reflect recent changes in state law, and waive further reading.

Attachments:     *A. Ordinance No. 1205-24*  
                      *B. PC Resolution No 24-02*

DRAFT ORDINANCE NO. 1205-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LAWNDALE, CALIFORNIA AMENDING CERTAIN SECTIONS IN  
TITLE 17, ZONING, OF THE LAWNDALE MUNICIPAL CODE  
REGARDING ACCESSORY DWELLING UNITS AND A FINDING  
OF EXEMPTION FROM CEQA

SUMMARY: This ordinance amends the regulations in the City's Zoning Code for accessory dwelling units consistent with new state law.

WHEREAS, in light of the statewide shortage of housing, the State laws on accessory dwelling units have been repeatedly expanded to give property owners more latitude to add new housing units; and

WHEREAS, the Governor of the State of California signed Assembly Bill 976 (AB 976) and, which will become effective on January 1, 2024, to among other things, make certain clarifying changes state laws related to Accessory Dwelling Units ("ADUs"); and

WHEREAS, the City Council now desires to revise the City's Zoning Code regarding ADUs to make the City's code compliant with the Bill; and

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on January 24, 2024, and recommended adoption by the City Council; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on February 5, 2024 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The changes to the Zoning Code (Title 17) of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 2. Section 17.48.056, subsection C, of the Lawndale Municipal Code is amended to read, in its entirety, as follows (deletions marked in ~~strikethrough~~, additions in ***bold and italics***):

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e. There is a car share vehicle located within one block of the accessory dwelling unit.

14. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city will not require that those off-street parking spaces be replaced.

15. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the City from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.

16. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, memorializing the following: ~~(a) starting January 1, 2026, either the primary residence or the accessory dwelling unit must be owner-occupied at all times as required by state law;~~ (b)(a) the accessory dwelling unit shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; (e) (b) neither the primary residence nor the accessory dwelling unit on the property may be rented for a period of less than thirty days; and (d) (c) the accessory dwelling unit may not exceed the size and attributes described in the deed restriction. This section shall comply with any future amendments to state law.

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18. Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.

19. Location. An ADU of at least 800 square feet shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:

- a. ADU proposal at the rear and or side yard of the subject lot (detached or conversion of an existing legal structure).
- b. ADU proposal within the legal enclosed area of a proposed or existing single family residence of the subject lot.
- c. ADU proposal that is an expansion/addition of a proposed or existing singly family residence.
- d. All applicable Lawndale Municipal Code development standards of the underlying zone must be met."

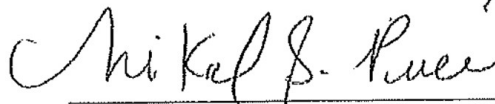
SECTION 3. This Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This ordinance would allow for the construction of accessory dwelling units in residential zones consistent with and as required by state law. Additionally, this ordinance is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Attachment B.**  
PC Resolution No. 24-02

Section 3. The Planning Commission does hereby recommend that the City Council amend the Lawndale Municipal Code, by adopting the proposed ordinance, amend the Code regarding Accessory Dwelling Units in order to reflect recent changes in State Law.

Section 4. The Planning Commission does hereby recommend that the City Council find and determine that the proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines section 15282(h). These sections statutorily exempt the adoption of an ordinance implementing provisions of Government Code Section 65852.1 and 65852.2. This ordinance would allow for the construction of accessory dwelling units in residential zones consistent with and as required by state law. Additionally, the ordinance is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The amendments to the Lawndale Municipal Code would update the City's Accessory Dwelling Unit Ordinance in order to reflect recent changes in state law.

**PASSED, APPROVED AND ADOPTED THIS 24<sup>th</sup> DAY OF JANUARY, 2024**



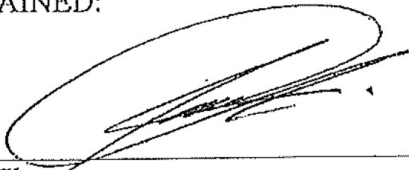
Ni Kal S. Price, Chairperson  
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    SS  
CITY OF LAWNSDALE            )

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 24-02** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 24<sup>th</sup> day of January, 2024 by the following roll call vote:

AYES:                   Price, Martinez, Sitka, Smith, Urrutia  
NOBS:  
ABSENT:  
ABSTAINED:



Jared Chavez,  
Community Development Manager



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Daily Breeze** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(310) 543-6635**.

Notice ID: Jrx7y5Cjvdfqzww8DHY | Proof Updated: Feb. 06, 2024 at 03:33pm PST  
Notice Name: ADU Ord 1205-24 Under Consid (5007750) | Publisher ID: 0011647375

See Proof on Next Page

FILER	FILING FOR
Vanessa Alvarez valvarez@lawndalecity.org (310) 973-3211	Daily Breeze
<b>Columns Wide: 2</b>	<b>Ad Class: Legals</b>
02/09/2024: City Notices	155.11
	Subtotal \$155.11
	Tax % 0
	<b>Total \$155.11</b>

**CITY OF LAWNSDALE  
ORDINANCE UNDER  
CONSIDERATION**

The following is a summary of an ordinance to be considered for adoption by the City Council on March 4, 2024. If adopted, the ordinance will take effect 30 days after adoption.

**Ordinance No. 1205-24**  
This ordinance amends the regulations in the City's Zoning Code for accessory dwelling units consistent with new State law.

A complete copy of this ordinance may be obtained or viewed at the City Clerk Dept., Lawndale City Hall, 14717 Burin Ave., or on the city's website ([www.lawndalecity.org](http://www.lawndalecity.org)).

Yvette Hall, Assistant City Clerk  
Daily Breeze  
Published: 2/9/24

**City of Lawndale**

Ordinance Adopted Ordinance No. 1205-24 amends the regulations in the City's Zoning Code for accessory dwelling units consistent with new state law. A complete copy of this ordinance may be obtained or viewed at the City Clerk's Dept., City Hall, 14717 Burlin Ave, or on the city's website ([www.lawndalecity.org](http://www.lawndalecity.org)).

The ordinance was introduced at a regular City Council meeting on February 5, 2024, and adopted at a regular meeting on March 4, 2024, by the following roll call vote: Ayes: Pullen-Miles, Hofmann Gorman, Kearney, Cuevas, Suarez Noes: None. It will take effect 30 days after adoption. Yvette Hall, Assistant City Clerk Dated: March 8, 2024.

Daily Breeze  
Published: 3/8/24





## OFFICIAL AD PROOF

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Notice ID: vejR6W2YEiGfPR3ewTv0 | **Proof Updated: Mar. 05, 2024 at 12:22pm PST**  
Notice Name: 1205-24 Adopted Ordinance ADU (5007750) | Publisher ID: 0011653777

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