

ORDINANCE NO. 1207-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, ADDING SECTION 17.50.045 TO CHAPTER 17.50 OF TITLE 17 OF THE LAWNSDALE MUNICIPAL CODE REGARDING DENSITY BONUS STANDARDS FOR AFFORDABLE RESIDENTIAL UNITS IN ORDER TO REFLECT RECENT CHANGES IN STATE LAW

SUMMARY: This ordinance amends standards for density bonuses for residential developments that include affordable units to reflect changes in state law.

WHEREAS, Government Code Section 65915 requires cities to provide certain incentives, concessions or density bonuses to an applicant constructing housing units, a portion of which are restricted as affordable units or units restricted for senior citizens; and

WHEREAS, in 2011, the City Council of the City of Lawnsdale ("City Council") established density bonus regulations as required by State law. However, since the City's adoption of its density bonus regulations in 2011, there have been amendments to the state laws relating to such density bonuses. The most recent changes to state density bonus law, effective as of January 1, 2024, include AB 1287:

AB 1287 (Alvarez) - New legislation that will amend State Density Bonus Law by requiring cities and counties to award an additional (or second) density bonus for projects that have already allocated the maximum amount of affordable housing for very-low income, low-income or moderate-income units.

WHEREAS, the amendments to the City's density bonus regulations, Lawnsdale Municipal Code ("LMC") Chapter 17.50, are intended to ensure compliance with state law; and

WHEREAS, at a properly noticed public hearing held at a regular meeting of the Planning Commission of the City on May 22, 2024, the Planning Commission considered this issue and adopted Resolution No.24-09 recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on June 17, 2024 in the Harold E. Hoffman Community Center (2nd Floor Meeting Room) located at 14700 Burin Avenue, Lawnsdale, California, to consider the Planning Commission's recommendation on this matter as set forth in its Resolution No. 24-09.

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on July 15, 2024, in the Harold E. Hoffman Community Center (2nd Floor Meeting Room) located at 14700 Burin Avenue, Lawnsdale, California, for the 2nd reading of Ordinance No 1207-24.

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

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

A. The above recitals are true and correct and incorporated fully herein.

B. Amendments to the City's Zoning Code (LMC Title 17, Chapter 17.50) made by this Ordinance are consistent with the General Plan of the City of Lawndale.

SECTION 3. Section 17.50.045 is added to Chapter 17.50 of the Lawndale Municipal Code to read, in its entirety, as follows:

"17.50.045 Additional density bonus for very low, low, and moderate income units.

A. Provided that the resulting housing development would not restrict more than 50 percent of the total units to moderate-income, lower income, or very low income households, a city, county, or city and county shall grant an additional density bonus calculated pursuant to paragraph (B) when an applicant proposes to construct a housing development that conforms to the requirements under Section 17.50.030 of the Lawndale Municipal Code, agrees to include additional rental or for-sale units affordable to very low income households or moderate income households, and meets the requirements under Section 17.50.030 (A) of the Lawndale Municipal Code.

B. A city, county, or city and county shall grant an additional density bonus for a housing development that meets the requirements under Section 17.50.030 (B) of the Lawndale Municipal Code, calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

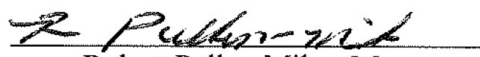
- C. The increase required by Section 17.50.030 (A) and (B) shall be in addition to any increase in density granted under this chapter of the municipal code.
- D. The additional density bonus required under this section shall be calculated using the number of units excluding any density bonus awarded by this chapter.”

SECTION 4. The City Council hereby finds and determines that the proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to 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 only update the City’s density bonus standards for affordable residential units in order to reflect recent changes in state law.

SECTION 5. 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 6. The City Clerk shall certify 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 published in a newspaper of general circulation and shall post the same at the City Hall and the United States Post Office, Lawndale Branch.

PASSED, APPROVED, AND ADOPTED this 15th day of July 2024.

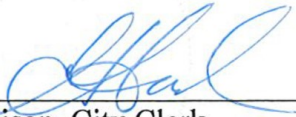

Robert Pullen-Miles, Mayor

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. 1207-24 at its regular meeting held on the 15th day of July 2024, by the following roll call vote:

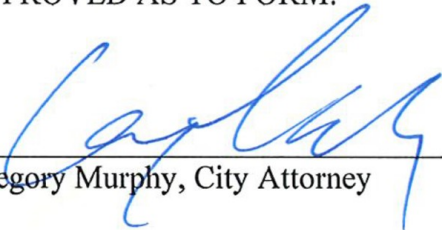
Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor	x				
Bernadette Suarez, Mayor Pro Tem	x				
Pat Kearney	x				
Rhonda Hofmann Gorman	x				
Sirley Cuevas	x				



Erica Harbison, City Clerk

8/5/24
Date

APPROVED AS TO FORM:



Gregory Murphy, City Attorney

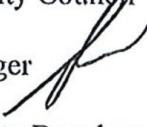



CITY OF LAWNDALE


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

DATE: July 15, 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. 1207-24 to amend the Lawndale Municipal Code regarding density bonus standards for affordable residential units to reflect recent changes in State Law.**

BACKGROUND

On June 17, 2024, the City Council introduced and approved the first reading of Ordinance No. 1207-24 to amend the Lawndale Municipal Code (LMC) pertaining to density bonus standards for affordable units to reflect recent changes in State Law.

ANALYSIS

The City Council introduced and approved the first reading of Ordinance No. 1207-24, amending Title 17 of the Lawndale Municipal Code (L.M.C.) regarding density bonus standards. 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 1207-24 approving the updates.

LEGAL REVIEW

The City Attorney's office has reviewed and approved Ordinance No. 1207-24 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. 1207-24 to amend ADUs to comply with recent changes in State law.

ATTACHMENT:

Ordinance No. 1207-24

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

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

A. The above recitals are true and correct and incorporated fully herein.

B. Amendments to the City's Zoning Code (LMC Title 17, Chapter 17.50) made by this Ordinance are consistent with the General Plan of the City of Lawndale.

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7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

- C. The increase required by Section 17.50.030 (A) and (B) shall be in addition to any increase in density granted under this chapter of the municipal code.
- D. The additional density bonus required under this section shall be calculated using the number of units excluding any density bonus awarded by this chapter.”

SECTION 4. The City Council hereby finds and determines that the proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to 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 only update the City's density bonus standards for affordable residential units in order to reflect recent changes in state law.

SECTION 5. 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.

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PASSED, APPROVED, AND ADOPTED this 15th day of July 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. 1207-24 at its regular meeting held on the 15th day of July 2024, by the following roll call vote:

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

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory Murphy, City Attorney

2615 Pacific Coast Highway #329
Torrance, California 90254
(310) 543-6635
pfernandez@scng.com

City of Lawndale
14717 Burin Ave
Lawndale, California 90260

<i>Account Number:</i>	5007749
<i>Ad Order Number:</i>	0011673381
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	Daily Breeze
<i>Publication Dates:</i>	06/07/2024
<i>Total Amount:</i>	\$260.63
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$260.63
<i>Notice ID:</i>	B2wZqnVRclumLCIJgmVW
<i>Invoice Text:</i>	<p>PUBLIC NOTICE CITY OF LAWNDALE CASE NO: 24-13 Notice is hereby given that at 6:30 p.m. on Monday, June 17, 2024, the Lawndale City Council will hold a public hearing in the Harold E. Hofmann Community Center (2nd Floor Meeting Room) located at 14700 Burin Avenue, Lawndale, CA to review the following proposal: CASE NO. 24-13: AN AMENDMENT OF THE LAWNDALE MUNICIPAL CODE IN REFERENCE TO CALIFORNIA'S DENSITY BONUS LAW AND A FINDING OF EXEMPTION FROM CEQA Pursuant to the California Environmental Quality Act (CEQA) the City of Lawndale has determined that the project is exempt and a Categorical Exemption will be issued. 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 for this case is Jose Hernandez, Associate Planner at (310) 973-3206.</p>

DAILY BREEZE

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Torrance, California 90254
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0011673381

City of Lawndale
14717 Burin Ave
Lawndale, California 90260

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

STATE OF CALIFORNIA County of Los Angeles

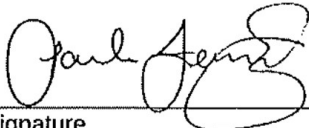
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City 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 15, 1945, Decree No. Pomo C-606. 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:

06/07/2024

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

Dated at Torrance, California

On this 7th day of June, 2024.



Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, 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

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CASE NO. 24-13: AN AMENDMENT OF THE LAWDALE MUNICIPAL CODE IN REFERENCE TO CALIFORNIA'S DENSITY BONUS LAW AND A FINDING OF EXEMPTION FROM CEQA

Pursuant to the California Environmental Quality Act (CEQA) the City of Lawndale has determined that the project is exempt and a Categorical Exemption will be issued.

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 for this case is Jose Hernandez, Associate Planner at (310) 973-3206.
Daily Breeze
Published: 6/7/24

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City of Lawndale
14717 Burin Ave
Lawndale, California 90260

Account Number: 5007749
Ad Order Number: 0011681908
Customer's Reference/PO Number:
Publication: Daily Breeze
Publication Dates: 07/19/2024
Total Amount: \$131.12
Payment Amount: \$0.00
Amount Due: \$131.12
Notice ID: NO2swbfwGgKtLpFBNlaZ
Invoice Text: Ordinance No. 1207-24 amends standards for density bonuses for residential developments that include affordable units to reflect changes in state law. The ordinance was introduced at a regular City Council meeting on June 17, 2024, and adopted at a regular meeting on July 15, 2024, by the following roll call vote: Ayes: Pullen-Miles, Hofmann Gorman, Suarez, Kearney, Cuevas. Noes: 0. It will take effect 30 days after adoption. A complete copy of this ordinance may be viewed at the City Clerk Department, Lawndale City Hall, 14717 Burin Ave. or on the city's website (www.lawndalecity.org). Yvette Palomo, Assistant City Clerk

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2615 Pacific Coast Highway #329
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(310) 543-6635

0011681908

City of Lawndale
14717 Burin Ave
Lawndale, California 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 party to or interested in the above-entitled matter. I am the principal clerk of the printer of 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 15, 1945, Decree No. Pomo C-606. 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:

07/19/2024

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

Dated at Torrance, California

On this 19th day of July, 2024.



Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, 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

Ordinance No. 1207-24 amends standards for density bonuses for residential developments that include affordable units to reflect changes in state law. The ordinance was introduced at a regular City Council meeting on June 17, 2024, and adopted at a regular meeting on July 15, 2024, by the following roll call vote: Ayes: Pullen-Miles, Hofmann Gorman, Suarez, Kearney, Cuevas. Noes: 0. It will take effect 30 days after adoption. A complete copy of this ordinance may be viewed at the City Clerk Department, Lawndale City Hall, 14717 Burin Ave. or on the city's website (www.lawndalecity.org). Yvette Palomo, Assistant City Clerk
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Published: 7/19/24