



Introduction to Land Use

The Land Use Element is a guide to land use planning in Lawndale and provides a framework for the economic, environmental, and infrastructure issues examined in the other General Plan elements. The Land Use Element, which includes the Land Use Map (Figure LU-1), identifies how and where land will be used in the future—for housing, commercial and industrial uses, public facilities, parks, open space, and transportation. The Land Use Element identifies the range of allowed uses and development densities and intensities permitted by the Land Use Plan. Overall, this element is designed to:

- Preserve and protect the City's existing residential neighborhoods,
- Direct future growth to key opportunity areas along the City's primary transportation corridors,
- Support quality expanded housing and employment opportunities, and
- Promote a strong sense of place and identity in Lawndale.

Organization of Element

The Land Use Element goals and policies address each of the following topics as they relate to Lawndale:

- Land Use Mix
- Managed Growth
- Land Use Compatibility
- Community Character and Design



Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lawndale's unique small-town character while promoting opportunities for expanded housing opportunities, economic development, and local job growth. Ensuring that Lawndale has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time; the Economic Development Element provides important complementary policy direction to support the City's land use priorities.

State law requires the Land Use Element to address the following, to the extent they are locally relevant:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding (the Lawndale General Plan addresses this topic within the context of its Public Safety Element).

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Planning Area Boundaries

City Limits

The *City Limits* include all area within the City's corporate boundary, over which the City exercises land use authority and provides public services.

Sphere Of Influence

A *Sphere of Influence* (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

Planning Area

The *Planning Area* is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lawndale's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure LU-2, includes the entire city limits (approximately 917 acres) as well as the City of Lawndale's SOI (approximately 229 acres); the entire Planning Area is approximately 1,146 acres.



Specific Plan Area

A city will often have neighborhoods or areas that are unique and/or important in ways that require special consideration. A specific plan is a major planning document that includes land use and development policies specific to an area. For Lawndale, the Hawthorne Boulevard Specific Plan (HBSP) regulates and guides the development of the Hawthorne Boulevard corridor and the north side of both Artesia Boulevard and Redondo Beach Boulevard. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the area. The Specific Plan was originally adopted in June 1999 and has undergone various amendments since its adoption. A key action item of this Land Use Element is to update the HBSP to implement the goals and policies included in the City's updated General Plan.

The purpose of the HBSP is to help facilitate the successful redevelopment of the Specific Plan area into a thriving mixed-use activity center featuring high-quality multifamily housing choices, dynamic commercial options, and inviting public spaces. The Specific Plan is important to the City and its residents because it emphasizes economic growth along Hawthorne Boulevard and other significant transportation corridors, and accounts for the unique conditions along these corridors when providing detailed development guidance.

The boundaries of the HBSP are depicted on Figure LU-3.

Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

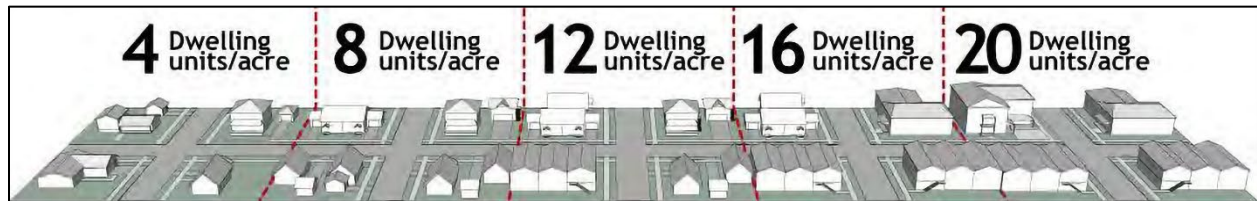
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes nine land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes three land use designations and an overlay designation that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Commercial and Industrial) as well as designations that serve the public good, including Public Facilities and Open Space. Finally, the Hawthorne Boulevard Specific Plan designation indicates that the Hawthorne Boulevard Specific Plan guides future land use and zoning decisions for that area of the City.



Density

Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of allowable development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for Lawndale and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

The overall future development in Lawndale is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.



Residential Land Use Designations

Low Density Residential (LDR); 0 – 8.9 du/ac

The Low Density Residential land use designation provides for the development of single-family dwellings. This designation allows a density of 0–8.9 du/ac.

Medium Density Residential (MDR); 9.0 – 17.4 du/ac

The Medium Density Residential land use designation allows for a range of housing types including single-family detached and attached units and duplexes, condominiums, and townhouses. This designation allows a density of 9.0–17.4 du/ac.

High Density Residential (HDR); 17.5 – 33 du/ac

The High Density Residential land use designation provides for a variety of small-lot single-family dwelling units and multi-family dwelling units including: courtyard homes, patio homes, duplex, condominiums, townhouses, apartments, and manufactured homes. This designation allows a density of 17.5–33 du/ac.

Housing Opportunity Overlay (HOO); 20.0 – 100 du/ac

The Housing Opportunity Overlay, which applies to select sites outside of the Hawthorne Boulevard Specific Plan, provides opportunity for the development of high density housing in single-use and mixed-use formats at a density of 20.0–100.0 du/ac. New residential development at HOO sites, including residential development as part of a mixed-use project, must meet a minimum residential density of at least 20.0 du/ac, regardless of the underlying land use designation. For new nonresidential development, all standards related to the underlying land use designation shall continue to apply.

Non-Residential Land Use Designations

Commercial (C)

The Commercial land use designation provides for a variety of retail and service-oriented business activities, restaurants, services and office uses to meet the daily needs of residents. There is no minimum or maximum building intensity.

Industrial (I)

The Industrial designation permits light manufacturing, assembly, packaging, fabrication and processing of materials into finishing products rather than the conversion of raw materials. The industrial activity shall be conducted primarily within structures and outside storage areas and assembly activity should be limited. There is no minimum or maximum building intensity.

Open Space (OS)

The Open Space designation includes public parks, parks that are part of school sites, public and private outdoor recreational facilities, and landscaped open space areas.

Public Facilities (PF)

The Public Facilities designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. There is no minimum or maximum building intensity.



Hawthorne Boulevard Specific Plan

Hawthorne Boulevard Specific Plan (HBSP); Densities and Intensities Vary

The Hawthorne Boulevard Specific Plan designation provides detailed policies, standards, and criteria for the area's development. Land uses within the Specific Plan area are detailed in the Specific Plan document. The Specific Plan serves as the land use and zoning map for the Specific Plan area. Any future amendments to the land uses identified in the Specific Plan will not require a revision to the General Plan (General Plan Amendment).

Table LU-1 General Plan Land Use 2045 Potential Buildout Summary

Land Use Designation	Acres ¹	Allowed Density and/or Building Intensity	Assumed Density and/or Building Intensity ²	Units	Population	Non-Residential Square Feet	Jobs
RESIDENTIAL LAND USES							
Low Density Residential	49	0-8.9 du/ac	8.5 du/ac	420	1,537	-	-
Medium Density Residential	460	9-17.4 du/ac	12 du/ac	5,534	18,404	-	-
High Density Residential	115	17.5-33 du/ac	30 du/ac	3,464	9,418	-	-
Housing Opportunity Overlay ³		20-100 du/ac	50 du/ac			-	-
<i>Residential Subtotal</i>		-	-			-	-
NON-RESIDENTIAL LAND USES							
Commercial	38	No max	0.5	311	706	4,904,877	1,673
Industrial	21	No max	0.5	-	-	459,130	612
Public Facilities	172	No max	0.15	-	-	1,124,243	1,124
Open Space	14	-	-	27	62	-	-
<i>Non-Residential Subtotal</i>		-	-				
SPECIFIC PLAN LAND USES							
Hawthorne Boulevard Specific Plan Area ⁴	95	Varies	24-75 du/ac and 0.6	3,931	11,017	2,484,823	4,970
<i>Specific Plan Subtotal</i>	95	-	-	3,931	11,017	2,484,823	4,970
Totals	1,195	-	-	15,405	47,430	5,351,026	9,208

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/building intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. While no minimum or maximum building intensities apply to land uses within Lawndale, an assumed building intensity) is used in Table LU-1 to establish potential buildout totals. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Acreage and the development potential of the Housing Opportunity Overlay is not included in the total acreage; figures associated with development of these areas are included within the underlying base designations. The assumed density for all sites designated with the HOO is 50 du/ac, regardless of the underlying base designation.
4. Parcels within the Hawthorne Boulevard Specific Plan that are identified in the City's 2021-2029 Housing Element as Housing Overlay 150 sites shall have a maximum density of 150 du/ac. The buildout estimate for the Hawthorne Boulevard Specific Plan uses an assumed density of 75 du/ac for sites in the Specific Plan area identified in the City's Housing Sites Inventory. All other sites where residential uses are allowed have an assumed density of 24 du/ac.



GOAL LU-1 LAND USE MIX

A community with a fiscally sustainable mix of land uses that meets the diverse needs of Lawndale residents, offers a variety of housing, employment opportunities, and supports the provision of public services.

Every community requires a mixture of land uses: residential land to provide housing; commercial and industrial land to provide goods and services, tax revenue, employment opportunities; public and institutional land to provide public services and infrastructure; and parks and open space for the enjoyment of all. A desirable community provides a balance of land uses that responds to and anticipates its residents' current and future needs.

LU-1 Policies

- LU-1.1 **Sustainable Land Use Pattern.** Provide an appropriate land use plan that promotes efficient development; fosters and enhances community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map (LU-1).
- LU-1.2 **Balance Jobs and Housing.** Balance levels of employment and housing within the community to provide more opportunities for Lawndale residents to work locally, reduce commute times, and improve air quality.
- LU-1.3 **Diversity of Residential Options.** Strive to maintain a reasonable balance between rental and ownership housing opportunities across all residential types, including single family detached homes and senior housing, by maintaining a range of allowable land use densities.
- LU-1.4 **Commercial Corridors.** Encourage development of well-maintained, functional, and appropriate commercial, retail, and employment opportunities in stand-alone and mixed-use formats, particularly along Hawthorne Boulevard, major arterials, and at major intersections where there is maximum visibility and access.
- LU-1.5 **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.
- LU-1.6 **Uses to Meet Daily Needs.** Encourage uses that meet daily needs, such as grocery stores, local-serving restaurants, and other businesses and activities, within walking distance of residences to reduce the frequency and length of vehicle trips.
- LU-1.7 **Public Gathering Spaces.** Support the provision of attractive outdoor public gathering places such as plazas, green space, and squares to strengthen social engagement and provide visual relief throughout the City.



LU-1 Actions

- LU-1a Create consistency between the City's Zoning Code and Zoning Map and General Plan.
- LU-1b Update the Hawthorne Boulevard Specific Plan as appropriate to ensure consistency with this Land Use Element, designations shown on Figure LU-1, and the City's adopted 2021-2029 Housing Element.
- LU-1c Review the Zoning Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.
- LU-1d As part of development review process, ensure that developments fall within the minimum and maximum density requirements stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.
- LU-1e Initiate a coordinated process to regularly review and adjust population assumptions and forecasts in conjunction with the Department of Finance, Southern California Association of Governments (SCAG), and the County of Los Angeles in order to adequately plan for growth, including jobs-housing balance projections.



GOAL LU-2 MANAGED GROWTH

A City that manages and directs growth to strategic locations so that the community and its neighborhoods are protected and enhanced.

Population growth in Lawndale and the Los Angeles metropolitan region is expected to continue, accompanied by a variety of new development that has the potential to impact community character. While recognizing that change is inevitable, the community can strategically plan and guide future development to specific locations most suitable for redevelopment to support the provision of new residential and employment opportunities, while protecting and enhancing the existing character of Lawndale and its neighborhoods.

LU-2 Policies

- LU-2.1 **Existing Land Use Pattern.** Strive to maintain the basic pattern of existing land uses, preserving residential neighborhoods, while providing for enhancement of mixed-use corridors to accommodate desirable redevelopment plans and improve economic sustainability.
- LU-2.2 **Focused Areas for New Development.** Encourage new development to be focused within the Hawthorne Boulevard Specific Plan area and within the City's Housing Opportunity Overlay sites to preserve the character of the community's existing single-family uses, promote active transportation options, and create vibrant mixed-use activity nodes.
- LU-2.3 **Hawthorne Boulevard Specific Plan.** Facilitate the redevelopment of Hawthorne Boulevard through implementation of the Hawthorne Boulevard Specific Plan which encourages a mixture of quality multi-family housing development, local- and destination-type commercial uses, eateries, and civic uses such as cultural and performing art facilities in innovative development formats.
- LU-2.4 **Developable Parcels.** Encourage the consolidation of small lots into larger developable parcels (at least 0.50 acres), particularly in the Hawthorne Boulevard Specific Plan area, to create new opportunities for financially viable development that supports the City's desired land use mix.
- LU-2.5 **Homeownership Opportunities.** Encourage the development of for-sale housing to expand local homeownership opportunities.
- LU-2.6 **Regional Growth.** Notify adjacent jurisdictions and agencies of proposed land use actions within the Planning Area that may affect them and take appropriate action to consider and respond to their concerns.
- LU-2.7 **Unincorporated Areas.** Respect the history of the unincorporated neighborhoods in Lawndale's planning area and continue to provide land use direction for those areas in accordance with applicable local, regional, and State regulations.



LU-2 Actions

- LU-2a Prepare a General Plan Status Report annually as required by California Government Code. This includes reviewing the General Plan Land Use planning objectives and General Plan Land Use Map to ensure they continue to support the community's long-term land use vision and amend the text and map as necessary to maintain a modern land use planning perspective.
- LU-2b Conduct outreach to commercial center owners to discuss strategies, benefits, and opportunities for lot consolidation, parcel assemblage, and parking/reciprocal access agreements.
- LU-2c Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations, especially in the Hawthorne Boulevard Specific Plan area and Housing Opportunity Overlay sites.
- LU-2d Investigate possible incentives for new pedestrian-friendly anchor development at important road intersections to attract retail clientele and increase foot traffic.
- LU-2e Implement the Hawthorne Boulevard Specific Plan to guide future development in this area. This includes reviewing and revising the implementation strategies identified in the Specific Plan as part of the Specific Plan's comprehensive update, and prioritizing the most critical actions for funding and staff resources.



GOAL LU-3 LAND USE COMPATIBILITY

A community where new development is sensitively integrated with existing development, including residential neighborhoods, and minimizes impacts on surrounding land uses.

Lawndale is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, office, and industrial uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community and neighborhoods.

LU-3 Policies

- LU-3.1 **Surrounding Uses.** Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.
- LU-3.2 **Use Configuration.** Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU-3.3 **Code Compliance.** Require land use compatibility through adherence to the policies, standards, and regulations in the Municipal Code, Zoning Code, and other regulations or administrative procedures that manage the form and relationship of projects and uses.
- LU-3.4 **Residential Uses.** Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including transportation facilities.
- LU-3.5 **Scale and Massing.** Require that the scale and massing of new development provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjacent lower density neighborhoods.
- LU-3.6 **Mixed-Use Design Integration.** Require that residential and nonresidential portions of mixed-use buildings and sites be integrated through site and building design to ensure compatibility among uses.
- LU-3.7 **Development Buffers.** Require new uses to provide buffers between existing uses where potential adverse impacts could occur, such as decorative walls, setbacks and landscaping, restricted vehicular access, parking enclosures, and lighting control.
- LU-3.8 **Telecommunications Facilities.** To the extent legally possible, regulate and ensure that telecommunications facilities such as cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of Lawndale.
- LU-3.9 **Interagency Cooperation.** Establish and maintain an ongoing liaison with Caltrans, LA Metro, utility companies, adjacent cities, and other major government and private agencies to help minimize the traffic, noise, and visual impacts of their facilities and operations.



LU-3 Actions

- LU-3a Prepare and adopt Objective Design Standards applicable to all new multi-family residential and mixed-use development.
- LU-3b Ensure all projects are reviewed and processed per the California Environmental Quality Act (CEQA) Guidelines.
- LU-3c Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development and neighborhoods.
- LU-3d Review the Zoning Code, and amend it, if necessary, to create standards addressing appropriate treatments to buffer nonresidential uses from residential and other sensitive uses.
- LU-3e Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-3f Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall:
- Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails.
 - Require new development to underground all utility lines needed to serve the development.



GOAL LU-4 COMMUNITY CHARACTER AND DESIGN

A visually attractive community that helps create a unique sense of place.

As a built-out, primarily residential community, Lawndale respects existing neighborhoods that comprise the community character. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's identity and quality of life. Comprehensive policies, standards, and guidelines that encourage thoughtful community design and foster a sense of place should be implemented.

LU-4 Policies

- LU-4.1 **Local Identity.** Enhance Lawndale's local identity, distinct from its South Bay neighbors, through implementation of attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas.
- LU-4.2 **Standards and Guidelines.** Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects consistent with the City's desired aesthetic.
- LU-4.3 **Site Planning.** Require that new development use site planning techniques (e.g., the placement of proposed structures, building materials, landscaping, access ways) that consider the physical characteristics of its site and surrounding land uses, maximize access to sunlight and natural airflow between buildings, and optimize energy efficiency.
- LU-4.4 **Pedestrian-Scale Amenities.** Support the installation of pedestrian-scale amenities throughout the City that contribute to a high-quality living environment, such as street furniture, fountains, pedestrian-scaled signs and lighting, murals or public art, landscaping, and sidewalk improvements.
- LU-4.5 **Gathering Places.** Encourage the integration of on-site plazas or gathering spaces in new multi-family and mixed-use developments, and explore ways to creatively integrate outdoor dining, seating, or other activity-generating features into project design.
- LU-4.6 **Older Neighborhoods and Businesses.** Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.
- LU-4.7 **Landscaping.** Encourage, to the maximum extent feasible, project and streetscape landscaping be designed to include drought tolerant, native California plant species and the use of a drip, micro-spray or other low-flow irrigation systems.
- LU-4.8 **Arts in Public Places.** Promote art in public places to provide a diverse and culturally rich environment for Lawndale's residents and visitors.
- LU-4.9 **Undergrounding of Utilities.** Encourage and assist, where possible, with the undergrounding of utility lines consistent with City regulations established in the Municipal Code.



LU-4 Actions

- LU-4a Create a master streetscape plan addressing landscaping, signage, lighting, gateway design, and special design features along enhanced corridors and at key entryways to the City. The plan should identify selected features and amenities that will create separate identities in different parts of the City.
- LU-4b Meet with Caltrans to stay informed regarding ongoing freeway improvements and to develop a strategy to create enhanced landscaping at the City's interchanges.
- LU-4c Create a process to consider community-generated requests in the formulation of the annual Capital Improvement Program budgeting process.
- LU-4d Research and evaluate the possibility of creating a façade improvement program to encourage property owners to improve upon and reinvest in their businesses.
- LU-4e Continue to implement the City's existing development standards, or create new standards if appropriate, to regulate new construction and revisions to existing buildings. New standards shall be created for higher density stand-alone residential projects and mixed-use projects to promote quality infill developments.
- LU-4f Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along community corridors, with a focus on Hawthorne Boulevard.
- LU-4g Work with local nurseries to make trees more easily available.
- LU-4h Continue to implement the City's Art in Public Spaces ordinance, collect impact fees, and install art as appropriate.
- LU-4i Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible.



Figure LU-1 Land Use Map



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Figure LU-2 Planning Area



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Figure LU-3 Hawthorne Boulevard Specific Plan Map



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