

City of Lawndale  
**PLANNING COMMISSION**  
**REGULAR MEETING**

**AGENDA**

**January 27, 2016**

**6:30 PM**

City Council Chambers  
14717 Burin Avenue, Lawndale, California 90260

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. PUBLIC COMMENTS**

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, state your name and city of residence, and make your presentation. The maximum time for the presentation is 5 minutes.

**E. APPROVAL OF MINUTES**

1. Minutes of the regular Planning Commission meeting of **December 9, 2015**

**F. CONTINUED PUBLIC HEARINGS**

1. **Case No. 14-11: Special Use Permit, Design Review, Vesting Tentative Tract Map No. 73159 (4430-4440 W. 153<sup>rd</sup> Street)**

Location: 4430-4440 W. 153<sup>rd</sup> Street

Applicant: Ali Awad

Description: A request to construct a 26-unit residential condominium complex on a 0.96-acre site, consisting of a three-story structure with tuck-under parking at grade level. Pursuant to the California Environmental Quality Act, an Initial Study and Mitigated Negative Declaration have been prepared for the project.

2. **Case No. 15-22: Outdoor Storage and Display**

Location: Citywide

Applicant: City of Lawndale  
Description: Amending the zoning regulations for outdoor storage and display. The project is categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15061(b)(3).

**G. NEW PUBLIC HEARINGS**

**1. Case No. 15-14: Development Permit and Variance (16601 Hawthorne Blvd.)**

Location: 16601 Hawthorne Boulevard  
Applicant: Dr. Shahram Fozoonmehr  
Description: A request for approval of a Development Permit and Variance to construct a new two-story commercial dental office at the property addressed as 16601 Hawthorne Boulevard within the Neighborhood Commercial (NC) Zone. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 and 15332 of the CEQA Guidelines.

**H. REPORTS**

- 1. City Council updates

**I. COMMISSION AND STAFF COMMENTS**

**J. ADJOURNMENT**

The next scheduled Planning Commission meeting is **Wednesday, February 10, 2016.**

Copies of staff reports or other written documentation relating to each agenda item are on file with the Community Development Department and are available for public inspection prior to the meeting.

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, the City will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at (310) 973-3230 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

**CERTIFICATION**

Pursuant to the requirements of Government Code Section 54954.2, agendas for each Planning Commission meeting must be posted at least 72 hours in advance in a location that is freely accessible to members of the public. As the Community Development Manager, I declare under penalty of perjury that I caused the Planning Commission Agenda to be posted on **January 21, 2016** in accordance with the provisions of State law and local regulations.

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Joe Perez  
Community Development Department  
Community Development Director