



City of Lawndale  
**PLANNING COMMISSION**  
Regular Meeting

**AGENDA**

**June 22, 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 **June 8, 2016**

**F. ADMINISTRATION**

1. Selection of Planning Commission Chairperson and Vice Chairperson.

**G. CONTINUED PUBLIC HEARINGS**

**1. Case No. 16-05: Design Review, and CEQA Categorical Exemption (4209 W 169<sup>th</sup> Street.)**

Location: 4209 W 169<sup>th</sup> Street  
Applicant: Christian Golphin  
Description: A request for approval of a Design Review, to construct a second residential dwelling unit with attached garage and detached two car garage for existing front unit at the property located at 4209 W. 169<sup>th</sup> Street within the Two-Family Residence (R-2) Zone. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15303, and 15332 of the CEQA Guidelines.

**2. Case No. 14-11: Special Use Permit, Design Review, Vesting Tentative Tract Map No. 735302 and Density Bonus (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 Mixed use development consisting of 41-unit residential condominium complex and 2,800 square feet of commercial tenant space on a 1.2-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.

**H. NEW PUBLIC HEARINGS**

None

**I. REPORTS**

None

**J. COMMISSION AND STAFF COMMENTS**

**K. ADJOURNMENT**

The next scheduled Planning Commission meeting is **Wednesday, July 6, 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 Director, I declare under penalty of perjury that I caused the Planning Commission Agenda to be posted on **June 16, 2016** in accordance with the provisions of State law and local regulations.

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Sean M. Moore, AICP  
Community Development Director  
Community Development Department