

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA

January 13, 2016

6:30 PM

City Council Chambers
14717 Burin Avenue
Lawndale, California 90260

A. CALL TO ORDER

Chairperson Abram called the regular meeting of the Lawndale Planning Commission to order at 6:31 p.m. in the Lawndale City Council Chambers, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioner's Present: Chairperson Abram
Vice Chairperson Finley
Commissioner Cordova
Commissioner Moller
Commissioner Martinez

Staff Members Present: Community Development Director Perez
Community Development Manager Banner
City Attorney Huston

C. PLEDGE OF ALLEGIANCE

Commissioner Martinez led those assembled in a salute to the flag.

D. PUBLIC COMMENTS

Pam London, Lawndale Resident expressed her disappointment with the City Council's decision to require licensed and insured contractors for the installation of artificial turf and limiting it to 250 sq. ft. **Ms. London** added that the governor has signed a law into place that allows for artificial turf and asked why the City Attorney is not explaining to the City Council that they must be respectful of this law. **Ms. London** stated that she is sorry that the Planning Commission and staff have to continually waste their time on this item.

Commissioner Martinez asked about what transpired at the last City Council meeting. **Chairperson Abram** stated that the City Council's decision limited artificial turf to 50% and required a licensed and insured contractor for installation and added that this will be a significant cost increase to the property owner. **Commissioner Martinez** stated that the expert mentioned that there is a minimum lot size for an installer to do the work and property owners will be forced to pay for square footage that they do not have. **Chairperson Abram** stated that the second reading is on the consent calendar for the City Council meeting of January 19, 2016. **Commissioner Cordova** stated that bringing in the expert on artificial turf may be helpful in explaining the process. **Chairperson Abram** stated that he was disappointed that there was no one from the audience to speak on the item.

E. APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of **October 28, 2015**.
2. Minutes of the regular Planning Commission meeting of **November 11, 2015**.
3. Minutes of the regular Planning Commission meeting of **December 9, 2015**.
4. Minutes of the regular Planning Commission meeting of **December 21, 2015**.

Chairperson Abram stated that he would like to include more detail on the discussion on Artificial Turf for the meeting minutes of December 9, 2015. **Director Perez** stated that staff will make the revision.

Chairperson Abram made a motion to approve the Planning Commission minutes of the meetings of October 28, November 11, and December 21, 2015. **Commissioner Martinez** seconded the motion.

Motion carried Ayes: 5 Noes: 0 Abstained: 0 Absent: 0

F. CONTINUED PUBLIC HEARINGS

1. 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).
Project Planner: Community Development Manager Banner

Manager Banner presented Case No. 15-22, amending the zoning regulations for outdoor storage and display. **Manager Banner** stated that the requirement for a Special Use Permit would give the City flexibility in handling requests on a case-by-base basis.

Manager Banner stated that staff recommends that the Planning Commission (1) conduct a public hearing (2) approve Resolution No. 15-16 recommending that the City Council adopt the draft ordinance, and (3) approve the categorical exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local environmental guidelines.

Vice Chairperson Finley asked if all businesses were notified about this item. **Community Development Manager Banner** stated that this is for new businesses that are coming in for new uses. **Vice Chairperson Finley** stated that he would like to hear from businesses because it would affect them if they moved to a new site.

Commissioner Moller asked if Christmas Tree sales need a Special Use Permit. **Community Development Manager Banner** stated that there is nothing in the ordinance regarding seasonal uses and will check if the Special Event Permit will cover seasonal uses.

Chairperson Abram opened the public hearing.

Dyan Davis, Lawndale Chamber of Commerce asked if this does not affect the current businesses and will only affect new businesses. **Ms. Davis** asked if it is “grandfathered” in for the businesses who already have outdoor storage. **Ms. Davis** gave an example of a business and stated that they have shipping containers that are opened every day and asked if they would be affected if they added another shipping container on their site. **Ms. Davis** stated that she would like the ordinance to be clear because she has had issues with the terms “flexibility” and “discretion” since it could be left up to the interpretation of the reader. **Ms. Davis** stated that the businesses she works with may have an issue with the ordinance. **Ms. Davis** requested literature on this item so that she can give businesses notification and they can give their input.

Manager Banner stated that currently the code does not allow businesses on Hawthorne Blvd. to have outdoor storage containers on their site. This change would allow them. **Commissioner Cordova** asked to clarify that businesses that have shipping containers on their site now are in violation. **Manager Banner** stated yes.

The **Planning Commission** agreed that they would like to hear input from the businesses on this item.

Commissioner Cordova asked if there is a permit required if someone has a sidewalk sale. **Manager Banner** stated that there is a Special Event Permit required. In the Hawthorne Blvd. Specific Plan there are certain businesses, such as florists, that are allowed to have outdoor displays.

Chairperson Abram made a motion to continue this item to the next Planning Commission meeting of January 27, 2016. **Vice Chairperson Finley** seconded the motion.

Motion carried Ayes: 5 Noes: 0 Abstained: 0 Absent: 0

G. NEW PUBLIC HEARINGS

None

H. REPORTS

Director Perez stated that the City Council introduced the Medical Marijuana Dispensaries, Cultivation, and Delivery ordinance and there were no changes. The item will be presented for adoption at the January 19, 2016 City Council meeting.

I. COMMISSION AND STAFF COMMENTS

Director Perez stated that City Hall will be closed for the Martin Luther King Jr. holiday on January 18, 2016. **Director Perez** wished everyone a Happy New Year.

Commissioner Moller stated that it is nice to see everyone back and wished everyone a Happy New Year.

Commissioner Martinez stated that he has a concern that only the businesses affected by the Outdoor Storage ordinance will be notified regarding the continued public hearing and hopes to hear from surrounding businesses as well. **Commissioner Martinez** asked if anything can be done about contractors or handymen that bring debris to store in their home or vehicles and are left on the public right-of-way. **Director Perez** stated to please let staff know. **Commissioner Martinez** wished everyone a Happy New Year.

Commissioner Cordova stated that Baja California Fish Taco is getting quite popular and there is only one way in and out and asked about the construction signs. **Commissioner Cordova** would like to know what is going on because traffic is becoming a problem on that corner.

Vice Chairperson Finley wished everyone a Happy New Year

Chairperson Abram wished everyone a Happy New Year and asked what is coming up for the next meeting. **Director Perez** stated that Outdoor Storage and an update on the proposed Condominium project.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 7:20 p.m. to the next regular meeting of the Planning Commission on **Wednesday, January 27, 2016.**

Randall Abram, Chairperson

ATTEST:

Perry Banner, Acting Community Development Director
/clc