

MINUTES

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

January 27, 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
Associate Planner Wilson
City Attorney Huston

C. PLEDGE OF ALLEGIANCE

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

D. PUBLIC COMMENTS

None

E. APPROVAL OF MINUTES

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

Chairperson Abram made a motion to approve the Planning Commission minutes of the meetings of December 9, 2015. **Vice Chairperson Finley** seconded the motion.

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

F. CONTINUED PUBLIC HEARINGS

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

Location: 4430-4440 W. 153rd 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.
Project Planner: Community Development Manager Banner

Manager Banner stated that the project is being revised and more time is needed before it can be presented to the Planning Commission.

Manager Banner stated that staff recommends that Case No. 14-11 be continued to the meeting of March 23, 2016.

Commissioner Cordova asked how many units are being proposed. **Manager Banner** stated that the applicant is now proposing 41-units.

Pam London, Lawndale Resident asked for clarification on the density bonus. **Manager Banner** stated that there is a State Density Bonus Law, which says that a developer is allowed to increase the density if there is an affordable housing component.

Pam London, Lawndale Resident asked if there will be another traffic study. **Manager Banner** stated yes.

Commissioner Cordova made a motion to continue Case No. 14-11 to the meeting of March 23, 2016. **Vice Chairperson Finley** seconded the motion.

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

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).
Project Planner: Community Development Manager Banner

Manager Banner gave an overview of Case No. 15-22 and stated that there is a change in the definition of Outdoor Storage. The ordinance now clarifies that it does not apply to seasonal storage uses, such as Christmas tree lots.

Manager Banner stated that the current code does not address the use of shipping containers and this ordinance would address that. The requirement for a Special Use Permit (SUP) would allow neighbors the opportunity to give their input at a public hearing and the City would have the flexibility to analyze each business proposing outdoor storage.

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 about the cost of the SUP. **Manager Banner** stated that it is \$1,800.

Commissioner Moller brought in an LA Times Newspaper article from Sunday, January 24, 2016 regarding the use of storage containers as small businesses in Los Angeles and asked if this can be done in Lawndale. **Manager Banner** stated that they would be considered structures and will still go through the review process. **Manager Banner** stated that this ordinance includes many types of outdoor storage and not only shipping containers. **Chairperson Abram** stated that the use of an outdoor storage container as a small business would not be regulated by this ordinance. **Director Perez** stated that this ordinance is defined under outdoor storage. **Director Perez** stated that an SUP would give the City the ability to apply conditions of approval.

Chairperson Abram asked about hazardous materials being stored. **Manager Banner** stated that there is a section of code that addresses hazardous materials on a site. **Director Perez** added that an SUP would allow the Planning Commission to approve or deny the use of a storage unit if they believe the items are too dangerous to be on site.

Chairperson Abram opened the public hearing.

Dyan Davis, Lawndale Chamber of Commerce stated she does not feel that this ordinance is pro-business and stated that once a business begins to pull permits, they would be required to bring everything up to code including existing shipping containers.

Pam London, Lawndale Resident stated that businesses would be required to be brought up to code if they begin to pull permits.

Commissioner Cordova stated that currently storage containers are not allowed so this ordinance will assist in legalizing containers that currently exist on business sites. **Manager Banner** stated yes.

Director Perez stated that currently if someone wanted to put a container on their site, they could not. This ordinance would allow for businesses to apply for a SUP to have a storage container but would give the Planning Commission the flexibility to address site specific issues.

Chairperson Abram asked if someone wanted to build an outdoor storage on their site now, they would not be required to apply for a SUP. **Director Perez** stated that now they would not have to apply for a SUP for outdoor storage.

Vice Chairperson Finley stated that he believes that this ordinance will hurt businesses.

Commissioner Cordova stated that he disagrees and believes that now there will be an opportunity to review each application so that staff and the Planning Commission are able to work with business owners.

Dyan Davis, Lawndale Chamber of Commerce, asked if the SUP fee is per container. **Manager Banner** stated that the fee is per application.

Manager Banner stated that fees established by the City are based on cost recovery.

Dyan Davis, Lawndale Chamber of Commerce, asked why there is a sudden urgency to bring this ordinance. **Director Perez** stated that 1) this has been discussed for months; 2) the code does not currently address outdoor storage; 3) and there have been instances where the staff has been unable to mitigate unsightly storage issues.

Chairperson Abram closed the public hearing.

Commissioner Martinez stated that this was going to come up at some point and this ordinance will help to improve the City. It is an issue that needs to be addressed. **Commissioner Cordova** stated that this is beneficial and does not think this is anti-business at all. **Vice Chairperson Finley** stated that he disagrees. **Commissioner Martinez** asked about the businesses that currently have storage containers.

Manager Banner clarified the definition of “grandfathered in”.

Commissioner Moller stated that he is concerned about any impact to the businesses and stated that Lawndale needs to be business friendly. **Chairperson Abram** stated that he understands that the City’s hands are tied since there is no ordinance in place for storage containers, but this ordinance may affect other businesses.

Attorney Huston stated that on Page 4 Section 8 of the ordinance, the second sentence should be removed since it is already factored in to the definition of outdoor storage.

Commissioner Cordova made a motion to approve Resolution No. 15-16 recommending that the City Council adopt the draft ordinance as amended in Section 8 and approve the categorical

exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local environmental guidelines. **Commissioner Martinez** seconded the motion.

Motion carried Ayes: 4 Noes: 1 Abstained: 0 Absent: 0

G. NEW PUBLIC HEARINGS

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

Location: 16601 Hawthorne Blvd.
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 California Environmental Quality Act (CEQA) pursuant to Sections 15305 and 15332 of the CEQA Guidelines.

Manager Banner gave background information on Case No. 15-14, 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. **Manager Banner** stated that this project is required to go through the SUP process because of the site and not because of the use.

Manager Banner stated that staff needs more time to review this case. **Manager Banner** stated that staff recommends that the Planning Commission continue the public hearing for Case No. 15-14 to the meeting of February 10, 2016.

Vice Chairperson Finley asked if it is fact that the Chevron oil line goes under the site. **Manager Banner** stated that it is correct and is one of the challenges in developing the site.

Chairperson Abram opened the public hearing.

Dr. Fozoonmehr, stated that the reason he could not develop it at the time, it was a loan to value problem with the bank. **Dr. Fozoonmehr** will fund this project himself and stated that he will improve the site and would like to begin as soon as possible.

Chairperson Abram made a motion to continue the public hearing for Case No. 15-14 to the meeting of February 10, 2016. **Vice Chairperson Finley** seconded the motion.

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

H. REPORTS

Director Perez stated that the Medical Marijuana Dispensaries, Cultivation, and Delivery ordinance was adopted. **Director Perez** stated that the formal introduction of the artificial turf ordinance was presented and will be adopted at the next City Council meeting.

I. COMMISSION AND STAFF COMMENTS

Director Perez stated that it was a privilege working with the Planning Commission and thanked them on his last day.

The Planning Commissioner's wished Director Perez good luck and stated that it has been a pleasure working with him.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 8:02 p.m. to the next meeting of the Planning Commission on **Wednesday, February 10, 2016.**

Randall Abram, Chairperson

ATTEST:

Christopher Wilson, Acting Community Development Manager
/clc