

MINUTES

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

February 10, 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 6:32 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 Martinez
Commissioner Moller

Staff Members Present: Acting Community Development Director Banner
Associate Planner Wilson
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, stated that the City Council has postponed the discussion on flat roofs.

E. APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of **January 13, 2016**.

Vice Chairperson Finley made a motion to approve the Planning Commission minutes of the meetings of **January 13, 2016**. **Commissioner Martinez** seconded the motion.

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

G. NEW PUBLIC HEARINGS

1. Case No. 15-13: Special Use Permit, Design Review, and Tentative Parcel Map No. 73722 (4538 W. 164th St.)

Location: 4538 W. 164th Street
Applicant: Nivien Aped
Description: A request to approval of a Special Use Permit, Design Review, and Tentative Parcel Map No. 73722 to construct three (3) townhome-style condominium units with attached garages at the property addressed as 4538 W. 164th 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, 15315, and 15332 of the CEQA Guidelines.

Associate Planner Wilson stated that during the initial assessment of the project, the Fire Department gave staff comments and asked to place a hold on this project in order for the applicant to perform a fire flow test for the site.

Planner Wilson stated that staff recommends that the Planning Commission open the public hearing, receive public comment, and continue the public hearing to the February 24, 2016 Planning Commission meeting.

Chairperson Abram opened the public hearing.

Antonia Madrigal, Lawndale Resident, stated that she has lived in Lawndale for 50 years and stated that the parking situation is bad and it will be worse if three more buildings will be built.

Jose Garcia, Lawndale Resident, stated he has several properties in Lawndale and has been living in Lawndale for over 20 years. **Mr. Garcia** stated that the property adjacent to his measures three feet inside into his property and parking is a problem in the area.

Rosario Garcia, Lawndale Resident, stated she has been living in Lawndale for 30 years. **Ms. Garcia** stated that when they surveyed the property, it was discovered that three feet belong to the adjacent property, which is the new development. **Ms. Garcia** stated that parking is a problem and vehicles are being vandalized and damaged. **Ms. Garcia** asked that the Planning Commission please take into consideration the problems that will arise if the project is approved.

Pam London, Lawndale Resident stated that parking is an issue in many areas of Lawndale. **Ms. London** stated that property lines disputes are still an issue in the City and asked for clarification of the Fire Department issue

Commissioner Moller agreed that parking is a serious issue in Lawndale.

Commissioner Martinez stated that he agrees that parking is an issue. **Commissioner Martinez** suggested that residents with disabilities may look to apply for a blue curb permit.

Commissioner Cordova stated that parking is an issue and suggested that residents bring this up to the City Council as well.

Vice Chairperson Finley stated that the parking situation is coming from the school and it needs to be addressed with the Lawndale School District.

Chairperson Abram thanked the audience for attending.

Director Banner stated that plans may be reviewed at the City of Lawndale Planning counter. **Director Banner** stated that the Fire Department is checking for increased demand for water pressure in case of a fire.

Chairperson Abram made a motion to continue the public hearing for Case No. 15-13 to the meeting of February 24, 2016. **Commissioner Cordova** seconded the motion.

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

F. CONTINUED 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 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.
Project Planner:	Acting Community Development Director Banner

Director Banner presented Case No. 15-14, a request for approval of Development Permit and Variance to construct a new two-story commercial dental office at the property address as 16601 Hawthorne Boulevard.

Director Banner stated that staff recommends that the Planning Commission, 1) conduct a public hearing 2) approve the categorical exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local environmental guidelines 3) adopt the findings of fact relative to the submitted application 4) adopt Resolution No. 16-01 approving the project subject to compliance with the conditions of approval.

Commissioner Cordova asked if there were any traffic studies. **Director Banner** stated that there was no traffic study done due to the size of the project, but Public Works has done a circulation review.

Vice Chairperson Finley stated that this is an improvement to the site. **Director Banner** stated that the applicant had permits at one time but there were problems getting financing. The applicant has to start from the beginning.

Chairperson Abram opened the public hearing.

Pam London, Lawndale Resident asked about extensions on the building permits.

Director Banner stated that he had an opportunity to get a second extension, but there was no progress.

Chairperson Abram closed the public hearing

Chairperson Abram approved the categorical exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local environmental guidelines, adopted the findings of fact relative to the submitted application, and adopted Resolution No. 16-01 approving the project subject to compliance with the conditions of approval. **Vice Chairperson Finley** seconded the motion.

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

H. REPORTS

Director Banner stated that the residential roof top item went before City Council on the meeting of February 1, 2016 and City Council needs more time to review it and it will return to the City Council meeting of March 7, 2016.

I. COMMISSION AND STAFF COMMENTS

Commissioner Martinez thanked the audience for coming and for their comments.

Commissioner Cordova asked about the Baja California project. **Director Banner** stated that the business owners took it upon themselves to improve the parking lot and it entails more work than just repaving. They are working with the property owner on an arrangement to finish the parking lot.

Vice Chairperson Finley thanked the audience for coming to the meeting and stated that it does make a difference and encouraged them to invite their neighbors.

Chairperson Abram stated that there is an event in Palm Springs featuring a developer that designed mid-century homes from the 50's and 60's. **Chairperson Abram** thanked the audience

for coming and thanked staff and commissioners for an interesting meeting.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 7:51 p.m. to the next Planning Commission meeting of **Wednesday February 24, 2016.**

Randall Abram, Chairperson

ATTEST:

Christopher Wilson, Acting Community Development Manager
/clc