

MINUTES

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

February 24, 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

Vice Chairperson Finley led those assembled in a salute to the flag.

D. PUBLIC COMMENTS

None

E. APPROVAL OF MINUTES

None

F. CONTINUED 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 staff spoke with the Fire Department and the applicant has yet to perform a fire flow test for the site.

Planner Wilson stated that staff recommends that the Planning Commission continue the public hearing to the March 23, 2016 Planning Commission meeting to allow the applicant time to complete the fire flow test.

Chairperson Abram opened the public hearing.

Manuel Lam, Project Representative, stated that the property owner did not have the required form from the Fire Department. **Mr. Lam** stated that he gave the property owner the information two week ago.

Kamal Aped, Project Representative, stated that he submitted forms to the water company 10 days ago and they stated that the fire flow test would be done in two weeks and they will contact him with the outcome of the test.

The **Planning Commission** discussed a rescheduling date for this item.

Chairperson Abram made a motion to continue the public hearing for Case No. 15-13 to the meeting of March 23, 2016. **Vice Chairperson Finley** seconded the motion.

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

Chairperson Abram asked for clarification on the resolution in the section where it refers to adopted design guidelines. **Manager Banner** stated that in 2006 when the City adopted new residential design standards it was anticipated that design guidelines would be established. Funding was earmarked for design guidelines but with the downturn in the economy, that funding was no longer available, therefore, no design guidelines have been created. **Planner**

Wilson stated that there is a section in the design criteria that refer to that which is why it was included in the resolution.

G. NEW PUBLIC HEARINGS

None

H. REPORTS

- 1. City Council Updates – Manager Banner** stated that the next City Council Meeting of March 7, 2016 will take place at the Community Center Main Event Room due to a flood at City Hall. The residential roof top item will be on the City Council agenda. Also, the exclusive negotiation agreement with the developer for the Hawthorne Blvd. and Manhattan Beach Blvd. may be ready for the March 7, 2016 City Council meeting as well.

Manager Banner also recommended that the Planning Commission meeting of March 9, 2016 be cancelled due to repairs at City Hall’s Council Chamber.

Chairperson Abram inquired about the condominium project. **Manager Banner** stated that the item was continued until March 23, 2016. Due to the change in the project size and scope, the environmental documents needed to be revised. Currently, the engineer is revising the traffic report and that needs to be done before the rest of the environmental documents can be completed. **Manager Banner** stated that the project is proceeding.

I. COMMISSION AND STAFF COMMENTS

Chairperson Abram stated that the Planning Commission discuss cancelling the March 9, 2016 Planning Commission meeting.

Chairperson Abram made a motion to cancel the March 9, 2016 Planning Commission meeting. **Commissioner Martinez** seconded the motion.

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

Commissioner Moller stated that he is being approached by residents who are not clear on the residential zones and what they can build. **Manager Banner** provided the Planning Commission with a brief overview on the calculation on what may be built in each residential zone. **Manager Banner** stated that it is detailed in the Lawndale Municipal code and a matrix with the Residential Development standards is available at the Community Development Counter. **Manager Banner** stated that realtors should be researching permits for their buyers and in addition asking about what may be built in their specific zone.

Commissioner Cordova will not be attending the March 23, 2016.

Vice Chairperson Finley asked if the Planning Commissioners will be participating in the Youth

Day Parade. **Chairperson Abram** stated that he will not be able to make it.

Chairperson Abram thanked everyone for attending.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 7:04 p.m. to the next Planning Commission meeting of **Wednesday March 23, 2016.**

Randall Abram, Chairperson

ATTEST:

Christopher Wilson, Acting Community Development Manager
/clc