

MINUTES

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

March 23, 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 6:34 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 Martinez
Commissioner Moller

Commissioner's Absent: Commissioner Cordova

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 it is her understanding that the City now inspects properties sold in Lawndale for parking and illegal conversions. **Ms. London** asked what the City's take is on a property that has several bonus rooms with a full bathroom and is open to the garage and has tile installed throughout. **Ms. London** stated that it looks like living space; if it is living space, why is there no separation between the rooms and the garage to prevent an occupant from being exposed to fumes within the garage.

Manager Banner stated that a residential property report is required for properties of less than 10-units sold in the City. **Manager Banner** stated that an exterior inspection is done and an interior inspection of the garage specifically to look for garages that have been converted to livable space. **Manager Banner** stated that it sounds like there is some type of conversion at the

property that Ms. London described. The building code requires that rooms directly adjacent to a garage have a fire-rated door installed to prevent fumes from coming into the room.

E. APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of **January 27, 2016.**

Chairperson Abram recommended corrections to the minutes.

Chairperson Abram made a motion to approve the corrected minutes of the January 27, 2016 Planning Commission meeting. **Vice Chairperson Finley** seconded the motion.

Motion carried Ayes: 4 Noes: 0 Abstained: 0 Absent: 1
(Commissioner Cordova absent)

2. Minutes of the regular Planning Commission meeting of **February 10, 2016.**

Chairperson Abram recommended corrections to the minutes.

Chairperson Abram made a motion to approve the corrected minutes of the February 10, 2016 Planning Commission meeting. **Vice Chairperson Finley** seconded the motion.

Motion carried Ayes: 4 Noes: 0 Abstained: 0 Absent: 1
(Commissioner Cordova absent)

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.

Director Banner stated that this is an update on this project. **Director Banner** stated that at the last Planning Commission meeting it was made very clear that this item will need to be re-noticed due to the changes to the project. **Director Banner** stated that it is anticipated that the revised traffic report will be received next week or the following week. When the environmental documents are received it will be revised and re-circulated and properly noticed. **Director Banner** stated that this item should be ready for the May 11 Planning Commission meeting.

Director Banner stated that staff recommends that Case No. 14-11 be continued to the Planning Commission meeting of May 11, 2016 and the item will be re-noticed.

Vice Chairperson Finley asked if the scope of the project can be clarified. **Director Banner** stated that when the project is re-noticed it will include a new project description.

Commissioner Martinez asked if the property had already been purchased. **Director Banner** stated that when this project was presented, the property had already been purchased.

Chairperson Abram opened the public hearing.

Chairperson Abram closed the public hearing.

Chairperson Abram made a motion to continue Case No. 1411 to the Planning Commission meeting of May 11, 2016. **Vice Chairperson Finley** seconded the motion.

Motion carried **Ayes: 4** **Noes: 0** **Abstained: 0** **Absent: 1**
(*Commissioner Cordova absent*)

2. **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: Nevien Aped
Description: A request for 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.

Planner Wilson presented Case No. 15-13, a request to approve the construction of three (3) townhome-style condominium units with attached garages.

Planner Wilson stated that in addition to the proposed conditions, staff would request to add a condition that indicates that the roof line needs to be pushed back 20 ft. from the property line.

Planner Wilson stated that staff recommends that the Planning Commission conduct a public hearing, approve the categorical exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local guidelines, and adopt

Resolution 16-02 approving the project subject to compliance with the conditions of approval.

Chairperson Abram opened the public hearing.

Pam London, Lawndale Resident inquired about the number of bedrooms for each unit. **Planner Wilson** stated that each unit is 3-bedrooms with 2-full baths and ½ baths.

Attorney Huston requested a change to the conditions of approval.

Chairperson Abram made a motion to approve the categorical exemption for the project pursuant to the California Environmental Quality Act (CEQA) and the local guidelines, and adopt Resolution 16-02 approving the project subject to compliance with the conditions of approval. **Attorney Huston** added that the project will include approval of a Special Use Permit, Design Review, and Tentative Parcel Map No. 73722. **Commissioner Martinez** seconded the motion.

Motion carried Ayes: 4 Noes: 0 Abstained: 0 Absent: 1
(Commissioner Cordova absent)

G. NEW PUBLIC HEARINGS

None

H. REPORTS

- 1. City Council Updates – Director Banner** stated that at the City Council meeting of March 21, 2016 the item on residential roof design was adopted and will be in effect in 30 days from Monday, March 21, 2016. **Director Banner** stated that at the City Council meeting of March 7, 2016, the exclusive negotiation agreement with Arroyo Seco for the development of the Hawthorne Blvd./Manhattan Beach Blvd. site was approved.

I. COMMISSION AND STAFF COMMENTS

Commissioner Martinez stated that regarding the residential property reports, the requirements differ from city to city.

Vice Chairperson Finley thanked the audience for their attendance.

Director Banner stated that he will be leaving the City and this is his last Planning Commission meeting. **Director Banner** stated that Community Development Department will be short of staff and there are no pressing items for the next meeting. **Director Banner** recommends to cancel the Planning Commission meeting of April 13, 2016.

Vice Chairperson Finley made a motion to cancel the Planning Commission meeting of April 13,

2016 to the next Planning Commission meeting of April 27, 2016. **Chairperson Abram** seconded the motion.

Motion carried Ayes: 4 Noes: 0 Abstained: 0 Absent: 1
(Commissioner Cordova absent)

Chairperson Abram thanked Director Banner and wished him well in his future endeavors.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 7:15 p.m. to the next Planning Commission meeting of **Wednesday April 27, 2016.**

Randall Abram, Chairperson

ATTEST:

Christopher Wilson, Acting Community Development Manager
/clc