

MINUTES

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

May 11, 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 Cordova

Staff Members Present: Acting Community Development Manager Wilson
City Attorney Huston

C. PLEDGE OF ALLEGIANCE

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

D. PUBLIC COMMENTS

Pam London, Lawndale Resident stated that if a couple of the Planning Commissioners' will not return for another term, she hopes that they will continue to attend meetings as an audience member and be involved.

E. APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 24, 2016.

Chairperson Abram made a motion to approve the corrected minutes of the February 24, 2016 Planning Commission meeting. **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.

Manager Wilson stated that the applicant initially submitted a proposal for 26-units and has since changed the scope of the project to 41-units with a commercial component.

Manager Wilson stated that additional time was needed for agency reviews and noticing requirements.

Manager Wilson stated that staff recommends that the Planning Commission continue the public hearing for Case No. 14-11 to the meeting of June 8, 2016.

The **Planning Commission** held a general discussion on this item.

Chairperson Abram made a motion to continue the public hearing for Case No. 14-11 to the Planning Commission meeting of June 8, 2016. **Vice Chairperson Finley** seconded the motion.

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

G. NEW PUBLIC HEARINGS

None

H. REPORTS

1. City Council Updates – Director Wilson stated that applications are still being accepted for appointment to the Planning Commission and stated that the City Council will be appointing commissioner's at the first City Council meeting in June.

I. COMMISSION AND STAFF COMMENTS

Commissioner Moller stated that he was doing research on the internet and found that Lawndale has the most density in the South Bay at 16,599 residents per square mile. **Commissioner**

Moller stated that his should be taken into consideration when more construction is proposed and there should be a maximum so that the standard of living is not negatively affected. **Commissioner Moller** asked staff to take a look at the density in Lawndale. The **Planning Commission** held a discussion on this topic.

J. ADJOURNMENT

Chairperson Abram adjourned this meeting at 7:01 p.m. to the next Planning Commission meeting of **Wednesday, May 25, 2016.**

Randall Abram, Chairperson

ATTEST:

Christopher Wilson, Acting Community Development Manager
/clc