



# MINUTES

## CITY OF LAWNDALE, CALIFORNIA

### A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA

**June 8, 2016**

**6:30 PM**

City Council Chambers  
14717 Burin Avenue  
Lawndale, California 90260

**A. CALL TO ORDER**

**Chairperson Moller** called the regular meeting of the Lawndale Planning Commission to order at 6:30 p.m. in the Lawndale City Council Chambers, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioner's Present:** Chairperson Moller  
Commissioner Cordova  
Commissioner Martinez  
Commissioner Cuevas  
Commissioner Smith

**Staff Members Present:** Community Development Director Moore  
Associate Planner Wilson  
City Attorney Huston

**C. PLEDGE OF ALLEGIANCE**

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

**D. PUBLIC COMMENTS**

**Randall Abram, Lawndale Resident** welcomed the new Planning Commissioners and shared a statement regarding Planning Commission service.

**Pam London, Lawndale Resident** congratulated the Planning Commissioners and shared a statement regarding Planning Commission service.

**E. APPROVAL OF MINUTES**

1. Minutes of the regular Planning Commission meeting of May 25, 2016.

**Commissioner Martinez** made a motion to approve the corrected minutes of the Planning Commission meeting of May 25, 2016. **Commissioner Cordova** seconded the motion.

**Motion carried      Ayes: 3    Noes: 0    Abstained: 2    Absent: 0**

**Ayes:**                    Moller, Cordova, Martinez

**Abstained:**            Cuevas, Smith

**F. CONTINUED PUBLIC HEARINGS**

1. **Case No. 14-11: Special Use Permit, Design Review, Vesting Tentative Tract Map No. 735302 and Density Bonus (4430-4440 W. 153<sup>rd</sup> Street)**

Location:                    4430-4440 W. 153<sup>rd</sup> Street

Applicant:                    Ali Awad

Description:                A request to construct a Mixed use development consisting of 41-unit residential condominium complex and 2,800 square feet of commercial tenant space on a 1.2-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.

**Associate Planner Wilson** stated that the project documents were re-circulated for review and agencies were required to respond to the new proposal for the 41-unit complex. The City has received correspondence from the Fire Department and requested that this item be placed on hold to give the applicant time to meet the required fire flow test and make corrections to their plan to meet Fire Department minimum standards.

**Associate Planner Wilson** stated that staff recommends that Case No. 14-11 be continued to the next Planning Commission meeting of June 22, 2016.

**Commissioner Moller** opened the public hearing

**Shaida Ambler, Lawndale Resident** inquired about the change in the number of units to 41-units and asked if the traffic study had been completed and if the drainage system was looked into. **Planner Wilson** stated that the traffic study was completed and the project was re-analyzed and re-circulated for review. **Planner Wilson** stated that the grading and drainage will be part of the review process prior to obtaining permits. **Attorney Huston** informed Ms. Ambler that this item has been continued to the next Planning Commission meeting of June 22,

2016. **Director Moore** stated that the public is welcome to give written comments to the Planning Department during regular business hours or sent them by mail.

**Commissioner Martinez** made a motion to continue Case No. 14-11 to the Planning Commission meeting of June 22, 2016. **Commissioner Cuevas** seconded the motion.

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

**G.    NEW PUBLIC HEARINGS**

None

**H.    REPORTS**

Overview of Brown Act – **Attorney Huston** presented the Planning Commission with an overview of the Brown Act.

The Planning Commission held a general discussion on the presentation.

**I.    COMMISSION AND STAFF COMMENTS**

**Community Development Director Sean Moore** introduced himself to the Planning Commission.

**Commissioner Cuevas** thanked the Planning Commission for welcoming her and looks forward to serving the community.

**Commissioner Martinez** welcomed the new Planning Commissioner's and acknowledged the former Commissioner's and thanked staff and the audience.

**Commissioner Cordova** welcomed the new Planning Commissioner's and Director Moore and thanked former Chairperson Abram for his work and professionalism.

**Commissioner Moller** welcomed the new Planning Commissioner's and requested updated contact information for the Planning Commission. **Director Moore** stated that it will be updated and sent to the Planning Commission.

**J.    ADJOURNMENT**

**Chairperson Moller** adjourned this meeting at 7:28 p.m. to the next Planning Commission meeting of **Wednesday, June 22, 2016.**

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Uffe Moller, Chairperson

ATTEST:

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Sean M. Moore, AICP  
Community Development Director  
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