



MINUTES

CITY OF LAWDALE, CALIFORNIA

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

June 22, 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
Assistant City Attorney Huston

C. PLEDGE OF ALLEGIANCE

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

D. PUBLIC COMMENTS

None

E. APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of **June 8, 2016**.

Commissioner Cuevas made a motion to approve the minutes of the Planning Commission meeting of June 8, 2016. **Commissioner Martinez** seconded the motion.

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

F. ADMINISTRATION

1. Selection of Planning Commission Chairperson and Vice Chairperson – The Planning Commission held a vote and concluded the following:

Commissioner Martinez made a motion to elect **Commissioner Moller** to assume the role of Planning Commission Chairperson. **Commissioner Cordova** seconded the motion.

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

Commissioner Martinez made a motion to elect **Commissioner Cordova** to assume the role of Planning Commission Vice Chairperson. **Commissioner Moller** seconded the motion.

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

F. CONTINUED PUBLIC HEARINGS

1. **Case No. 16-05: Design Review, and CEQA Categorical Exemption (4209 W 169th Street.)**

Location:	4209 W 169 th Street
Applicant:	Christian Golphin
Description:	A request for approval of a Design Review, to construct a second residential dwelling unit with attached garage and detached two car garage for existing front unit at the property located at 4209 W. 169 th 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, and 15332 of the CEQA Guidelines.

Associate Planner Wilson presented Case No. 16-05, relating to the property at 4209 W. 169th Street, which is currently a single-family residence. **Planner Wilson** stated that the applicant is proposing to build a second dwelling unit (1,327 sq. ft.) with an attached 2-car garage (approx. 400 sq. ft.). In addition, a detached 2-car garage will be built for the existing unit.

Associate Planner Wilson stated that staff recommends that the Planning Commission conduct a public hearing, adopt the findings of fact relative to the submitted application, approve the CEQA Categorical Exemption, and approve Resolution 16-04, conditionally approving this Design Review case located at property address 4209 W. 169th Street.

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

Christian Golphin, CG Building Design (Applicant), confirmed that the front setback measures 20 feet and corrected the square footage for the new unit is 1,237 sq. ft. not 1,327 sq. ft. **Mr. Golphin** asked if the trim for the new unit will need to match the existing unit or will the existing unit need to match trim of the new unit.

Chairperson Moller opened the public hearing.

Jerry Finley, Lawndale Resident, stated that there is a dimension called discretionary and stated that the commission should allow the applicant to use this for the front setback. **Mr. Finley** added that the applicant should not be required to underground utilities.

Ryan Strebel, Property Owner, stated that they intend to comply with all of the city's requirements.

Chairperson Moller closed the public hearing.

Vice Chairperson Cordova stated that matching the old trim to the new trim would look better and will result in a better development.

Commissioner Cuevas and Chairperson Moller agreed that the trim on both units should look the same.

Commissioner Cuevas made a motion to adopt Resolution No. 16-04 conditionally approving Design Review Case No. 16-05 for a proposed development at property address 4209 W. 169th Street reflecting the conditions of approval modified by the Planning Commission and approval of a CEQA Categorical Exemption. **Commissioner Martinez** seconded the motion.

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

2. Case No. 14-11: Special Use Permit, Design Review, Vesting Tentative Tract Map No. 73502 and Density Bonus (4430-4440 W. 153rd Street)

Location:	4430-4440 W. 153 rd 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 presented Case No. 14-11, relating to a Special Use Permit, Design Review, Vesting Tentative Tract Map No. 73502, Density Bonus, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the property address 4430-

4440 W. 153rd Street. The applicant is proposing a mixed use development consisting of 41-residential condominium units and approximately 2,800 square feet of commercial retail space on a 1.2 acre site.

Planner Wilson stated that staff recommends that the Planning Commission conduct a public hearing, approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project pursuant to CEQA and the local environmental guidelines, adopt the findings of fact relative to the submitted application, and adopt Resolution No. 16-05 approving the project subject to compliance with the conditions of approval.

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

Following are concerns expressed by the Planning Commissioner's:

- Parking
- Lack of Laundry Facilities
- Traffic Study
- Density Bonus – low income requirements and monitoring

Ike Mbelu, Architect, stated that this projects' design is in accordance to city code and exceeds the city's parking requirement. **Mr. Mbelu** stated that every unit has its own laundry facility and every bedroom has its own bathroom. **Mr. Mbelu** stated in regards to the traffic study, the project exceeds the traffic count that is required and stated that the two years mentioned in the traffic study referred to projected numbers.

The **Planning Commission** and **Mr. Mbelu** held a discussion regarding the findings of the traffic study.

Chairperson Moller opened the public hearing.

Randall Abram, Lawndale Resident, stated that he has been following this project for months and stated that this was originally proposed as a 26-unit condominium complex and at the time there were design issues. The applicants returned and now it is 41-units with a commercial element. **Mr. Abram** stated that this is one of the nicest projects that has been proposed at the city in a long time. **Mr. Abram** stated that he has lived in a similar complex and there was never an issue with getting out or coming into the building. **Mr. Abram** stated that he does not see a problem with the traffic study but the Planning Commission may need to request clarification from the traffic engineer.

Jerry Finley, Lawndale Resident, stated that the parking requirement is two and one-half parking spaces per unit and not two as previously stated. **Mr. Finley** stated that if a right-hand turn is installed then 154th street would be the only street in the vicinity to turn left. **Mr. Finley** quoted facts regarding density in several cities including Lawndale.

Commissioner Martinez stated that residents had mentioned that there have been problems with the sewer lines and asked for clarification if this complex will go into another sewage system.

Chairperson Moller closed the public hearing.

Attorney Huston stated that there is State law on the limit of parking spaces that a city can require. The Lawndale Municipal Code coincides with the State law on the number of parking spaces required by cities. This project exceeds the requirement by approximately 9 parking spaces. **Attorney Huston** stated related to a density bonus project, there would need to be factual findings made. If the Planning Commission needs more information on the traffic study, but he does not think that the conclusion will change.

Chairperson Moller made a motion to continue Case No. 14-11 to the next Planning Commission meeting with the appropriate documentation. **Vice Chairperson Finley** seconded the motion.

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

H. REPORTS

I. COMMISSION AND STAFF COMMENTS

Community Development Director Sean Moore stated that for future, the turn-around time to bring back additional documentation will need to be extended to allow staff sufficient time for review.

Commissioner Cuevas stated that she enjoyed reviewing the plans for this project.

Commissioner Martinez thanked everyone and congratulated Chairperson Moller and Vice Chairperson Cordova.

Commissioner Cordova thanked everyone.

Commissioner Moller thanked everyone.

J. ADJOURNMENT

Chairperson Moller adjourned this meeting at 8:39 p.m. to the next Planning Commission meeting of **Wednesday, July 6, 2016 (corrected to the meeting of July 13, 2016).**

Uffe Moller, Chairperson

ATTEST:

Sean M. Moore, AICP
Community Development Director
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