



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

**July 13, 2016**

**6:30 PM**

**City Council Chambers**  
**14717 Burin Avenue**  
**Lawndale, California 90260**

**A. CALL TO ORDER**

**Vice Chairperson Cordova** 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**

**Commissioners Present:** Vice Chairperson Cordova  
Commissioner Martinez  
Commissioner Cuevas  
Commissioner Smith

**Commissioners Absent:** Chairperson Moller

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

**C. PLEDGE OF ALLEGIANCE**

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

**D. PUBLIC COMMENTS**

**Randall Abram, Lawndale Resident** presented information on cities with high density.

**E. APPROVAL OF MINUTES**

1. Minutes of the regular Planning Commission meeting of **June 22, 2016**

**Commissioner Cuevas** made a motion to approve the Planning Commission meeting minutes of June 22, 2016. **Commissioner Smith** seconded the motion.

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

**F.    ADMINISTRATION**

None

**G.    CONTINUED PUBLIC HEARINGS**

**1.    Case No. 14-11: Special Use Permit, Design Review, Vesting Tentative Tract Map No. 73502, Density Bonus, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program. (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 and the Planning Commission will consider approval of the Mitigated Negative Declaration and adoption of a Mitigation Monitoring and Reporting Program.

**Associate Planner Wilson** presented Case No. 14-11, Special Use Permit, Design Review, Vesting Tentative Tract Map No. 73502, Density Bonus, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program. The project consists of a mixed use development of a 41-unit residential condominium complex and 2,800 square feet of commercial space on a 1.2 acre site.

**Associate Planner Wilson** provided the Planning Commission with answers to questions and concerns that were raised at the Planning Commission meeting of June 22, 2016, specifically concerning, handicap parking, laundry facilities, trash enclosures, and sewer capacity. **Planner Wilson** stated that the Planning Commission had concerns regarding the Traffic Study and presented a representative from Willdan.

**Joanna Takagi, Senior Design Manager, Willdan Engineering**, provided the Planning Commission with an overview of the Traffic Study for this project site.

**Commissioner Cuevas** asked how the traffic was measured. **Ms. Takagi** stated for turning movement counts, the only way to do this is to have a person taking count of each vehicle. An electronic machine is used to take count.

**Vice Chairperson Cordova** stated asked what the turn-around time will be for the new traffic study. **Ms. Takagi** stated that since this project is near a school, the study will be done at least two weeks into school resuming, approximately the second week of September.

**Community Development Director Moore** stated that Regional Allocation needs will be included in the next staff report.

**Commissioner Cuevas** asked if Planning Commissioners could be included in any outreach events. **Attorney Huston** stated that he will provide further information since it could be a potential Brown Act issue.

**Public Works Director Senteno** stated that staff has asked Willdan to extend the scope of their analysis and expand the travel routes to Inglewood Avenue and to Marine Avenue. **Director Senteno** stated that there are concerns with pedestrian traffic; street segment analysis; identifying the possibility for “right-turn-only” onto Hawthorne Blvd.; and turning radius for vehicles leaving the site.

**Ike Mbelu, Architect**, stated that he believes that this project is the beginning of the City’s Hawthorne Blvd. Specific Plan. **Mr. Mbelu** stated that the scope of traffic study is beyond what is required for this development.

*Chairperson Cordova opened the public hearing.*

**Jerry Finley, Lawndale Resident**, stated that he requests to be notified of any outreach events. **Mr. Finley** stated his concerns with re-installing a “right-turn-only” onto Hawthorne Blvd.; traffic to Manhattan Beach Blvd.; crime; and density in Lawndale.

**Xenia Maradiaga, Lawndale Resident**, stated that she has been a resident of Lawndale since 1984 and has seen a lot of progress. **Ms. Maradiaga** stated her concerns with traffic flow, and parking for residents, which she stated is already an issue.

**Larry Bonnell, Lawndale Resident**, stated that Anastasi proposed a similar project on Grevillea and it was voted down due to the same issues. **Mr. Bonnell** stated his concerns with parking; crime; and stated that he is against this project.

**Earl Wood, Lawndale Resident and Business Owner**, stated his concern with the streets width and is concerned with the commercial vehicles that will go in and out. **Mr. Wood** expressed his concern with his child that goes to school in the City.

**Pam London, Lawndale Resident**, stated that she does not believe that this project will bring with it more crime and stated that it is a shame that this project keeps being put off. **Ms. London** stated that parking is a problem due to original design of the City and not due to large projects; the intersection will not be changed if the project is rejected; stated that it is time to get attractive construction in the City; and would like to see the City grow.

**Randall Abram, Lawndale Resident**, stated that this project would make better use than what is there now. **Mr. Abram** stated his concerns with the traffic study and what is required for this project; believes that homeowners are unlikely to be criminals; and parking is an issue in the City including where he resides.

**Betty Wright, Lawndale Resident**, stated that her concerns with traffic, parking, and water issues due to the addition of units. **Ms. Wright** stated that the schools will be affected; it is too many units; and stated that the height of the building will take any sunlight to her property. **Mr. Wright** stated that the project should be scaled down.

**Jerry Finley, Lawndale Resident**, stated that the reason this project has been delayed is due to the scope of the project being changed by the applicant and stated that the traffic study was not done properly.

*Chairperson Cordova closed the public hearing.*

**Commissioner Smith** stated that he manages and resides in a complex three times this size and there is sufficient parking for all residents, the only issue is when residents have guests. **Commissioner Smith** disagreed with the comment regarding a rise in crime.

**Commissioner Cuevas** stated that she resides close to schools and a large development and stated that she does not believe that there will be an impact from this project and also disagreed with the comment regarding a rise in crime. **Commissioner Cuevas** stated that the City will have traffic issues whether this project is approved or not.

**Commissioner Martinez** stated that these condominiums will likely be owner-occupied and stated that the parking problem is City-wide. **Commissioner Martinez** stated that this is a large project for the City and the facts need to be reviewed.

**Vice Chairperson Cordova** stated that the Planning Commission needs to look at the facts and findings. The standards of this project are a lot more stringent than those in place years ago. **Vice Chairperson Cordova** stated that he agrees traffic and parking are an issue.

**Associate Planner Wilson** stated that staff recommends that the Planning Commission continue the Public Hearing to a date uncertain, re-notice the Public Hearing, and provide additional reports for review.

**Vice Chairperson Cordova** made a motion to continue the Public Hearing to a date uncertain and directs staff to provide additional information as stated. **Commissioner Martinez** seconded the motion.

**Motion carried      Ayes: 4    Noes: 0    Abstained: 0    Absent: 1**  
**(Chairperson Moller absent)**

**H. REPORTS**

None

**I. COMMISSION AND STAFF COMMENTS**

**Commissioner Scott** apologized to Mr. Mbelu for the residents' outburst and thanked him for attending the meeting.

**Commissioner Martinez** thanked Vice Chairperson Cordova on leading the meeting today. **Mr. Martinez** stated that there are always issues with parking and asked if there could be changes to the code. **Director Moore** stated that updating the zoning code can be looked into and stated that this project does meet the parking requirements.

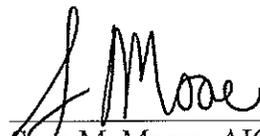
**Vice Chairperson Cordova** stated that the parking standards are stringent and stated that it may be time to looking into parking permits and thanked the residents for attending the meeting and stated that they are sympathetic to the issues in the City. **Vice Chairperson Cordova** stated that they come back when the item is brought back for review. **Director Moore** stated that there have been discussions on different ideas on resolving the parking issues throughout the City.

**J. ADJOURNMENT**

**Vice Chairperson Cordova** adjourned this meeting at 7:34 p.m. to the next Planning Commission meeting of **Wednesday, July, 27, 2016** .

  
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Pedro Cordova, Vice Chairperson on behalf of  
Uffe Moller, Chairperson

ATTEST:

  
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Sean M. Moore, AICP  
Community Development Director  
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