



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

July 27, 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

Commissioners Present: Chairperson Moller
Vice Chairperson 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 Cordova led those assembled in a salute to the flag.

D. PUBLIC COMMENTS

Jerry Finley, Lawndale Resident, stated that he was insulted by a previous comment and stated that he believes two Commissioner's will need to be excused from voting on an upcoming project due to an action expressed at the last meeting.

Pam London, Lawndale Resident, suggested that the residents should explain the protocol on how the Planning Commission votes in regards to the requirements that each project must meet in order to be denied or approved.

Commissioner Martinez asked for clarification on **Mr. Finley's** comment. **Mr. Finley** stated that he was insulted by a comment from one of the Planning Commissioners' at the last meeting.

E. APPROVAL OF MINUTES

None

F. ADMINISTRATION

None

G. NEW PUBLIC HEARINGS

1. Case No. 16-08: Special Use Permit for full service fitness center known as CKO Kickboxing at the property addressed as 4433 Redondo Beach Blvd., Suite 4415.

Location: 4433 Redondo Beach Blvd., Suite 4415
Applicant: Asha Ross
Description: A request to establish and operate a full service fitness center within a 4,187 square foot tenant space of an existing commercial center (South Bay Place) located at 4433 Redondo Beach Boulevard in the "General Commercial" (GC) zone. Pursuant to the California Environmental Quality Act, the project is deemed to be Categorical Exempt pursuant to Section 15301 "Existing Facilities" of the CEQA guidelines.

Associate Planner Wilson presented Case No. 16-08, Special Use Permit, a request to establish and operate a full service fitness center within a 4,187 square foot tenant space of an existing commercial center located at 4433 Redondo Beach Blvd. Currently, staff is asking that the applicant provide a parking study for the site.

Chairperson Moller opened the public hearing

Asha Ross, Applicant, provided a presentation to the Planning Commission. **Ms. Ross** stated that at the hours that the fitness center will be operating, the parking will be empty and stated that this item has been delayed several times.

Commissioner Martinez asked about the length of the class. **Ms. Ross** stated that they allow for an hour per class.

Ann Neidlinger, Property Manager, stated that she has never received a complaint regarding parking from any tenant or from the public at the site. **Ms. Neidlinger** described various businesses in the complex which do not require much or any parking. **Ms. Neidlinger** stated that Ms. Ross' business will be a great addition to the City and to the center.

Fariva Solamani, Representative of the Property Owner, stated that she also works in one of the offices in the center. **Ms. Solamani** stated that the parking lot is about 70% vacant and

stated that it will help with the transient issue due to the vacant spaces. **Ms. Solamani** stated with ICDC being gone, there is plenty of parking for CKO Kickboxing customers and requested for this case to be expedited.

Vice Chairperson Cordova stated that the previous school was significantly over the parking requirement. **Community Development Director Moore** stated that considering all of the uses, they are 60 spaces short. **Vice Chairperson Cordova** stated that the code requirements may need to be reviewed and suggested that the item be moved up to an earlier meeting.

Chairperson Moller stated that at the time that ICDC was approved, there was a parking study done and there were no issues and stated that if they are not increasing the number of people then he does not see any issue with expediting this item.

Associate Planner Wilson stated that staff recommends that the Planning Commission open the public hearing, receive public comment and continue the public hearing to the September 14, 2016 Planning Commission meeting to allow the applicant/property owner time to conduct a parking study to evaluate on-site parking conditions as they relate to the current uses located within the South Bay Place commercial center.

Commissioner Cuevas made a motion to continue the public hearing to the Planning Commission meeting of August 10, 2016. **Vice Chairperson Cordova** seconded the motion.

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

H. REPORTS

1. Discussion regarding Medical/Dental Office uses within commercial zones –

Associate Planner Wilson provided information and a presentation on the current number of Medical/Dental office uses in the City and opened the discussion.

The **Planning Commission** held a general discussion on restrictions on Medical/Dental Office uses.

Chairperson Moller opened the public hearing.

George Pelz, Lawndale Resident, suggested that Medical Specialties be brought into the City.

Jerry Finley, Lawndale Resident, stated that there are too many dental office uses and there are three child & drug abuse rehab centers and stated that this use should also be limited and encouraged the Planning Commission to move forward with this.

Pam London, Lawndale Resident, stated that there is an approval for a new building and

stated that a dentist owns it. **Ms. London** stated that she does not see retail businesses coming to Lawndale and stated that the Planning Commission should consider that the restriction may affect commercial property owners.

The **Planning Commission** directed staff to research how surrounding cities are regulating these types of uses and bring back a report. **Attorney Huston** stated that he has heard that other cities have restricted uses to the second floors or higher.

I. COMMISSION AND STAFF COMMENTS

Commissioner Cuevas stated that she was asked by residents to bring up parking and parking permits and stated that she was informed that a resident is renting Uber cars. **Planner Wilson** stated that parking and parking permits would be under the Traffic Committee's purview.

Commissioner Martinez stated that there have been many transients in the area and asked if this could be looked into. **Director Moore** stated that the transient issue is rising and stated that there are non-profits and government agencies looking into this issue and stated that staff could look at what other cities are doing and bring it back for discussion.

Vice Chairperson Cordova asked if there is anything that the Planning Commission could do about street parking issues. **Planner Wilson** stated that street parking is under the Traffic Committee's purview.

Commissioner Cuevas asked if the Traffic Committee approves the red curbs and asked when they meet. **Planner Wilson** stated that he will provide that information.

J. ADJOURNMENT

Chairperson Moller adjourned this meeting at 7:31 p.m. to the next Planning Commission meeting of **Wednesday, August, 10, 2016.**



Uffe Moller, Chairperson

ATTEST:



Sean M. Moore, AICP
Community Development Director
/clc