



# MINUTES

## CITY OF LAWDALE, CALIFORNIA

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

**September 28, 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 Cuevas  
Commissioner Smith  
Commissioner Martinez

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

**C. PLEDGE OF ALLEGIANCE**

**Associate Planner Wilson** 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 **August 10, 2016**.

**Chairperson Moller** made a motion to approve the corrected minutes of the August 10, 2016 Planning Commission meeting. **Commissioner Cuevas** seconded the motion.

**Motion carried Ayes: 4 Noes: 0 Abstained: 1 Absent: 0  
(Commissioner Martinez abstained)**

2. Minutes of the regular Planning Commission meeting of **August 24, 2016.**

**Vice Chairperson Cordova** made a motion to approve the minutes of the August 24, 2016 Planning Commission meeting. **Commissioner Martinez** seconded the motion.

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

**F. CONTINUED PUBLIC HEARINGS**

None

**G. REPORTS**

1. **Discussion on Medical Office Uses – Planner Wilson** presented a report on Medical Office Uses within the City of Lawndale. The primary question is how to encourage more sales tax generating businesses and limit medical office uses within the City.

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

**Chairperson Moller** opened to public comments.

**Pam London, Lawndale Resident** stated that she is glad that parking was mentioned in the discussion. **Ms. London** stated her concerns with being too restrictive.

**Randall Abram, Lawndale Resident** stated that although some businesses do not generate sales tax themselves, they may generate sales tax when buying from neighboring businesses. **Mr. Abram** asked about the Planning Commission’s vision on the type of businesses that they expect to come to the City.

**Vice Chairperson Cordova** made a motion to draft an ordinance with the comments as discussed. **Commissioner Cuevas** seconded the motion.

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

2. **Update on South Bay Galleria project – Director Moore** stated that the draft EIR for this project is not ready yet. Once the draft EIR is released, staff will provide the Planning Commission with more information.
3. **Update on letter to Metro regarding draft EIR for airport Metro connector 96<sup>th</sup> Street transit station – Director Moore** provided an update on how staff is responding to this project.

**H. COMMISSION AND STAFF COMMENTS**

**Director Moore** stated that Arroyo Seco, the developer for the site at Manhattan Beach Blvd and Hawthorne Blvd. will be at the October 3 City Council meeting with an update.

**Director Moore** provided an update on the 41-unit condominium project. The developers have scheduled a Community Outreach meeting to be held on October 12, 2016.

**Director Moore** presented a report to the Planning Commission on building permits and stated that almost half of the permits issued in the month of August 2016 were Code Enforcement related.

**J. ADJOURNMENT**

**Chairperson Moller** adjourned this meeting at 7:17 p.m. to the next Planning Commission meeting of **Wednesday, October 12, 2016.**

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Uffe Moller, Chairperson

ATTEST:

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Sean M. Moore, AICP  
Community Development Director  
/clc