



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
JANUARY 8, 2025**

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:48 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Ni Kal S. Price, Commissioner Madonna Sitka, Commissioner Dr. Daniel Urrutia

Commissioners Absent: Commissioner Scott Smith, Vice Chairperson John Martinez

Other Participants: Assistant City Attorney Solange Z. Fortenbach, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Chairperson Price led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – October 23, 2024

Commissioner Sitka requested to postpone the motion until the next regularly scheduled meeting since not all members that were present for the October 23, 2024, meeting was available to vote. Chairperson Price approved to postpone the motion.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 25-02: Consideration of Amendments to Title 17 of the Lawndale Municipal Code to Update Accessory Dwelling Units and Junior Accessory Dwelling Units to Development Standards to Reflect Recent Changes in State Law and Finding of Exemption from CEQA

Associate Planner Martinez presented the item.

Commissioner Sitka asked for clarification on Senate Bill 1211. Associate Planner Martinez and Community Development Director Kann responded to her inquiry stating that, pursuant to the bill, ADU's are allowed to be built on top of open carports and uncovered parking without needing to replace those parking spaces.

Chairperson Price opened the public hearing at 7:00 p.m.

Realtor Jaime Sutachan asked why the R-2 zone was not included in the scope of the ordinance update if the properties in that zone have more than one unit. Community Development Director Kann clarified that the City's General Plan considers the R-2 zone as single-family, not multi-family.

Chairperson Price closed the public hearing at 7:02 p.m.

A motion was made by Commissioner Sitka and seconded by Commissioner Urrutia to approve Case No. 25-02 and Resolution Number 25-01, and that the project is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines. The motion passed 3-0 with Commissioner Smith and Vice Chairperson Martinez absent.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Community Development Director Kann clarified the process for updating the City's zoning ordinance. He also responded to Chairperson Price's question regarding ordinance readings.

Community Development Director Kann formally introduced himself as the new Director of the Community Development Department.

Community Development Director notified the Commission about submitting applications to be part of the Planning Commission during the 2025-2027 term.

I. ITEMS FROM THE COMMISSION

The Commission congratulated Community Development Director Kann on becoming director.

Commissioner Sitka advertised the next upcoming Neighborhood Watch meeting.

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 7:07 p.m. to the next regularly scheduled meeting to be held on Wednesday, January 22, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Ni Kal S. Price, Chairperson

ATTEST:

Peter Kann, Community Development Director