



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
JANUARY 22, 2025**

A. CALL TO ORDER

Chairperson Price called the regular meeting to order at 6:34 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Ni Kal S. Price, Vice Chairperson John Martinez, Commissioner Madonna Sitka, Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

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

C. PLEDGE OF ALLEGIANCE

Vice Chairperson Martinez led the flag salute.

D. CONSENT CALENDAR

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

A motion was carried by Commissioner Sitka and seconded by Vice Chairperson Martinez to approve the minutes. The motion passed 4-0 with Commissioner Smith abstaining.

2. Minutes of the Lawndale Planning Commission Regular Meeting – January 8, 2025

A motion was carried by Commissioner Sitka and seconded by Chairperson Price to approve the minutes. The motion passed 3-0 with Commissioner Smith and Vice Chairperson Martinez abstaining.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 24-26: A Request for Approval of a Design Review Application to Construct Two 2-Story Single-Family Residences for the Property Located at 4030 W. 159th Street

Associate Planner Hernandez presented the item. He mentioned that he received a phone call in relation to this project and general information about similar types of developments.

Chairperson Price asked for clarification on the location of the required parking spaces for the rear unit. Associate Planner Hernandez responded to her inquiry.

Commissioner Sitka asked if vehicle access to the property was going to be through the street or the alley. Associate Planner Hernandez responded that the garage access for the front unit will be on 159th Street, while the garage access for the rear unit will be through the alley.

Vice Chairperson Martinez requested clarification on the number of proposed units. Associate Planner Hernandez clarified that the Commission is only reviewing the approval of two brand new units. Staff will review the proposed accessory dwelling unit separately at an administrative level.

Vice Chairperson Martinez also inquired whether the code mandates that guest parking spaces be covered or open. Associate Planner Hernandez responded that the municipal code does not specify.

Chairperson Price opened the public hearing at 6:49 p.m.

The applicant, Russ Barto, thanked the commission for their consideration in reviewing the project and thanked Associate Planner Hernandez for his hard work with the handling and preparation of the project.

The property owner, Sam Sidhu, thanked the commission for their time and consideration in reviewing the project.

Chairperson Price closed the public hearing at 6:51 p.m.

A motion was made by Vice Chairperson Martinez and seconded by Commissioner Urrutia to approve Case No. 24-26 and Resolution Number 24-14, and that the project is categorically exempt under sections 15303(b) and 15332 of the CEQA Guidelines. The motion passed 5-0.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

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

Community Development Director Kann reminded the Commission about reapplying for their roles as commissioners.

Lastly, Community Development Director Kann provided information on CEQA exemption regulations and its processes.

I. ITEMS FROM THE COMMISSION

Chairperson Price requested an update on a fence for a specific property.

Vice Chairperson Martinez congratulated Community Development Director Kann on his new position.

Commissioner Sitka explained that the cancellation of the previous Neighborhood Watch meeting was due to the wildfires. She mentioned that the next meeting will be on February 19, 2025.

J. ADJOURNMENT

Chairperson Price adjourned the meeting at 6:57 p.m. to the next regularly scheduled meeting to be held on Wednesday, February 12, 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