



**MINUTES OF THE  
LAWNDALE PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 25, 2026**

**A. CALL TO ORDER**

Vice Chairperson Sitka called the regular meeting to order at 6:36 p.m. at the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Vice Chairperson Madonna Sitka, Commissioner John Martinez, Commissioner Ni Kal S. Price, Commissioner Ignatius Lin

**Commissioners Absent:** Chairperson 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**

Commissioner Price led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – December 10, 2025**

A motion was carried by Commissioner Martinez and seconded by Commissioner Price to approve the minutes. The motion passed 3-0 with Chairperson Urrutia absent and Commissioner Lin abstaining.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 26-04: A Proposal to Construct a New Two-Story Single-Family Residential Unit that Requires a Design Review Approval for the Property Located at 4522 W. 156th Street**

Associate Planner Hernandez presented the item.

Vice Chairperson Sitka opened the public hearing at 6:37 p.m.

Resident Jesse Gutierrez stated that the property is being used as an Airbnb rental. He asked how the city could ensure that property would no longer be used as an Airbnb. He also mentioned that the renters block access to the driveway.

Applicant Farbod Sadegh responded to the claims and pointed out that the new four car garage will be setback twenty-four feet, which will prevent the driveway from being blocked.

Vice Chairperson Sitka closed the public hearing at 6:41 p.m.

Commissioner Lin inquired about the evidence and claims made regarding the property being used as an Airbnb. Deputy City Attorney Fortenbach responded that the issue is a code enforcement matter and that it is not related to the Design Review. She added that city staff will follow up on the claim separately.

Commissioner Price spoke about the driveway being blocked. She mentioned that the design for the proposed garage will eliminate that issue.

Commissioner Martinez reiterated the comments made by Deputy City Attorney Fortenbach.

**A motion was carried by Commissioner Lin and seconded by Commissioner Martinez to approve Resolution 26-01, setting forth findings of fact and determinations relative to Case No. 26-04, and find the project is categorically exempt under section 15303(a) of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 4-0 with Chairperson Urrutia absent.**

**G. REGULAR AGENDA**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

None

**I. ITEMS FROM THE COMMISSION**

Commissioner Lin wished everyone a happy new year and commented that he is looking forward to working with the city.

Commissioner Martinez spoke about the start for the new Lawndale Little League season and mentioned that the code violations related to the project site be reported to Code Enforcement.

**J. ADJOURNMENT**

Vice Chairperson Sitka adjourned the meeting at 6:50 p.m. to the next regularly scheduled meeting to be held on Wednesday, March 11, 2026, at 6:30 p.m. in the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

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Madonna Sitka, Vice Chairperson

ATTEST:

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Peter Kann, Community Development Director