

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MARCH 3, 2022
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson McKinnon at 7:00 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Chairperson McKinnon led the Pledge of Allegiance.

ROLL CALL: Chairperson McKinnon
 Vice Chairperson Baca
 Commissioner Manis
 Commissioner Samaniego
 Commissioner Ung

Also present: Abel Avalos, Director
 J. Patrick McGuckian, Assistant Director
 Paul Kuykendall, Senior Planner
 Ivy Tsai, City Attorney
 Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson McKinnon ordered the Minutes of the Regular Meeting of December 9, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos provided updates on recent things in the news:

1. Director Avalos explained that a letter was received from the State Department of Housing and Community Development in response to the City of Lakewood's most recent submittal. Having met in December to get approval of the Housing Element, it was then taken to the City Council in January. Unfortunately, the desired letter that would certify the housing element was not received. Out of the 190 jurisdictions, only six received a full certification.
2. This Saturday Lakewood is returning to the Lakewood Run, another small example of getting back to some normalcy. For more than 30 years, the Lakewood Run has brought the community together for a day of healthy family fun for everyone.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1010, REQUESTING APPROVAL FOR EXCESS HEIGHT WALL IN REAR YARD ON PROPERTY LOCATED AT 4176 FLEETHAVEN ROAD (Deborah Kobayashi)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Conditional Use Permit No. 1010.

Commissioner Pete Samaniego asked if the top of the wall would be ten feet or eight feet and six inches.

Senior Planner Kuykendall replied that it would be ten feet on the Lakewood Boulevard side of the wall and approximately 8 ½ feet on the property.

Commissioner Samaniego asked if that would be level with the neighboring walls.

Senior Planner Kuykendall responded that it would probably be a little bit taller.

Vice Chairperson Bill Baca asked how much higher it would be than the side walls running on the perimeter.

Senior Planner Kuykendall replied that it would be about six feet tall.

Vice Chairperson Bill Baca asked if the neighbors have mentioned anything about that wall being taller than theirs.

Senior Planner Kuykendall responded that he has not spoken to any neighbors about this yet.

There being no further questions for staff, Chairperson McKinnon opened the public hearing, asking anyone wishing to be heard on the matter to come forward with the applicant to speak first.

Jon Eric Decuir, the representative for the applicant, Deborah Kobayashi, at 4176 Fleethaven Road, addressed the commission, identifying himself as an engineer who prepared all of the plans the commissioners have for CUP 1010.

Chairperson McKinnon asked Mr. DeCuir if he had read the Resolution and was agreeable to all of the conditions.

Mr. DeCuir responded affirmatively.

Chairperson McKinnon asked if there were any questions for the engineer representing the applicant.

Vice Chairperson Bill Baca stated that he did not have any questions for the engineer, and that he believed that Mr. DeCuir has everything in order, but Vice Chairperson Bill Baca stated that he was concerned about the opinions of the neighbors.

Mr. DeCuir responded affirmatively and stated that the purpose for this conditional use permit is privacy and sound.

Chairperson McKinnon asked if there was anyone else who wished to speak on this matter.

Conder Chandler, 4186 Fleethaven Road, Lakewood, CA, right next door, just to the north of the CUP 1010 property, addressed the commission. He asked if it would affect his existing wall.

Director Avalos stated that Mr. Chandler had been in earlier and that he was concerned about the manner in which this wall was going to be constructed. Mr. Chandler wanted to know if it would have any negative effect on the existing walls both on his property to the north and other properties to the south.

Mr. DeCuir addressed the commission in response to Mr. Chandler's concern. He replied that the wall would be independent of the north wall and the south wall so that there would be no interaction between them. Mr. DeCuir explained that during the construction, normal precautions would be made to protect the existing wall while the new wall is being built.

There being no further questions and no one else wishing to speak on the matter, Chairperson McKinnon closed the public hearing.

Commissioner Ung moved and Commissioner Manis seconded that RESOLUTION NO. 1-2022, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1010, be approved as submitted.

AYES: COMMISSIONERS: Ung, Manis, Baca, Samaniego, McKinnon
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.



Secretary