

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF APRIL 7, 2016
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairperson Quarto led the Pledge of Allegiance.

ROLL CALL: Chairperson Quarto
Vice Chairperson Stuckey
Commissioner Manis
Commissioner McKinnon
Commissioner Samaniego

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
Carolyn Lehouillier, Housing Specialist
David Barboza, Assistant Planner
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Quarto ordered the Minutes of the Regular Meeting of March 3, 2016 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC HEARINGS

CDBG 2016-2017 Action Plan

Housing Specialist Carolyn Lehouillier delivered the proposed Action Plan, which identifies the activities that will be undertaken during FY 2016-2017 using CDBG Entitlement Funds. The City will receive an estimated \$529,000 in CDBG funds for FY 2016-2017. The City anticipates receiving \$33,000 in program income this Fiscal Year (FY 2015-2016) from the repayment of housing rehabilitation loans made from CDBG funds. The City has an unspent allocation of \$65,544 and carryover entitlement of \$595,000. This brings the total amount of funding available to disperse in FY 2016-2017 to \$1,257,433. These funds are allocated for use in carrying out activities that meet the mandates of the Housing and Community

Development (HCD) Act. Proposed projects within Lakewood’s Action Plan include, but are not limited to, Burns Center capital improvements, Code Enforcement, Fair Housing, Meals on Wheels, and Pathways Volunteer Hospice. The largest expenditure will be for the Burns Center, including landscape and irrigation upgrades, hardscape repair, the addition of some square footage to the center and an ADA compliant elevator.

Director Southwell added that the rotting wood on the exterior of the Burns Center would be replaced with stucco.

There being no questions of staff, Chairperson McKinnon declared it to be the time and place for the public hearing on the CDBG 2016-2017 Action Plan, asking anyone wishing to be heard on the matter to come forward. There were no comments received.

There being no one wishing to speak on the matter, Chairperson Quarto closed the public hearing.

Vice Chairperson Stuckey moved and Commissioner McKinnon seconded to DIRECT staff to take into consideration all comments received from the public during the next 30 days in preparation of the CDBG FY 2016-2017 Action Plan and to ACCEPT the proposed Action Plan upon the approval by the City Council.

AYES:	COMMISSIONERS:	Stuckey, McKinnon, Manis, Quarto, Samaniego,
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

CONDITIONAL USE PERMIT NO. 932 REQUESTING APPROVAL FOR A COTTAGE FOOD OPERATION ON PROPERTY LOCATED AT 5817 YEARLING AVENUE (David Buono for Vegan Wonka)

Assistant Planner David Barboza delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 932. Mr. Barboza recommended that the Commission approve the application for a cottage food operation; and the related categorical exemption.

Commissioner Manis asked about personal use of the kitchen.

Mr. Barboza responded that the law creates a division between cooking for the family and cooking for the business. As an example, the applicant would not be permitted to have children or pets in the kitchen area while cooking for the business.

Vice Chairperson Stuckey asked if the responsibility for inspections rests with the City of Lakewood or with the Health Department.

Director Southwell responded that the City deals only with land use. Therefore, the City would monitor issues such as business-related parking and traffic that could impact the neighbors or complaints of the business operating outside of their defined hours. Inspections related to the preparation of food would be handled by the Health Department.

There being no further questions of staff, Chairperson Quarto declared it to be the time and place for the public hearing on Conditional Use Permit No. 932, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

David Buono, 5817 Yearling Avenue, Lakewood California, 90713, addressed the Commission, identifying himself as the applicant.

Chairperson Quarto asked the applicant if he had read the Resolution and was agreeable to the conditions.

Mr. Buono replied affirmatively.

Commissioner Samaniego asked Mr. Buono how often he expected to cook.

Mr. Buono replied that he would have to cook enough to supply Farmers markets, family and friends and would be cooking more frequently as demand increases.

There being no one else wishing to be heard on the matter, Chairperson Quarto closed the public hearing.

Commissioner Samaniego moved and Vice Chairperson Stuckey seconded that RESOLUTION NO. 04-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 932 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 5817 YEARLING AVENUE, be approved as submitted.

**AYES: COMMISSIONERS: Samaniego, Stuckey, Manis, McKinnon, Quarto
 NOES: COMMISSIONERS: None
 ABSENT: COMMISSIONERS: None
 ABSTAIN: COMMISSIONERS: None**

CONDITIONAL USE PERMIT NO. 194, Amendment No. 6 REQUESTING APPROVAL FOR A NEW SANCTUARY AND FELLOWSHIP HALL ON PROPERTY LOCATED AT 21225 BLOOMFIELD AVENUE (Myung Chung for True Jesus Church)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 194, Amendment No. 6. Mr. Kuykendall recommended that the Commission approve the application for a new sanctuary and fellowship hall; and the related categorical exemption.

There being no questions of staff, Chairperson Quarto declared it to be the time and place for the public hearing on Conditional Use Permit No. 194, Amendment No. 6, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Myung Chung, CMC Architects, 9040 Telstar Avenue, #128, El Monte, California, 91731 addressed the Commission, identifying himself as the representative for the True Jesus Church.

Chairperson Quarto asked Mr. Chung if he had read the Resolution and was agreeable to the conditions.

Mr. Chung responded affirmatively.

There being no one else wishing to be heard on the matter, Chairperson Quarto closed the public hearing.

Commissioner Manis moved and Vice Chairperson Stuckey seconded that RESOLUTION NO. 05-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 194, AMENDMENT NO. 6 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 21225 BLOOMFIELD AVENUE, be approved as submitted.

AYES: COMMISSIONERS: Manis, Stuckey, McKinnon, Quarto, Samaniego
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

- **Development Review Board** reports for March of 2016 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:40 p.m.

Secretary