

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MAY 5, 2016
MINUTES**

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
Commissioner Manis
Commissioner McKinnon
Commissioner Samaniego

EXCUSED: Vice Chairperson Stuckey

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Didier Murillo, Planning Technician
Helene Knight, Administrative Secretary

REORGANIZATION

Chairperson Quarto vacated his office.

Attorney Skolnik called for nominations for the position of Chairperson.

By unanimous ballot, Vicki Stuckey was elected Chairperson.

Attorney Skolnik called for nominations for the position of Vice Chairperson.

By unanimous ballot, Linda Manis was confirmed as Vice Chairperson.

APPROVAL OF MINUTES

There being no objections, Vice Chairperson Manis ordered the Minutes of the Regular Meeting of April 7, 2016 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

The commissioners welcomed the new Planning Technician, Didier Murillo, who comes to Lakewood from the City of Cudahy.

Director Southwell reminded the commissioners of the upcoming Lakewood Celebrates event on Tuesday, May 24.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 933 REQUESTING APPROVAL FOR THE DEVELOPMENT OF A 16-UNIT APARTMENT COMPLEX IN EXCESS OF THREE STORIES OR 25 FEET IN HEIGHT ON PROPERTY LOCATED AT 20712-20718 SEINE AVENUE (Luke Chao for Right Time Development)

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. 933. Mr. Barboza recommended that the Commission approve the application for a three-story apartment building; and the related categorical exemption.

Commissioner Samaniego asked about the distance between Buildings "A" and "C."

Mr. Barboza replied that the driveway between the buildings measures 26 feet, which exceeds the City's standard.

There being no further questions of staff, Vice Chairperson Manis declared it to be the time and place for the public hearing on Conditional Use Permit No. 933, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Luke Chau, 20716 Seine Avenue, Lakewood, California, addressed the Commission, identifying himself as the applicant for Conditional Use Permit No. 933 as well as the Project Manager for Right Time Development. Mr. Chau stated that the project would occupy two lots and that he is in the process of requesting a lot line adjustment to combine these lots. The apartment complex will consist of 10 three-bedroom units, four two-bedroom units, two one-bedroom units and 41 parking spaces. Mr. Chau indicated that 125 square feet would also be dedicated to the City. Mr. Chau expressed his gratitude to staff for walking him through a process that was completely new to him.

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

Mr. Chau replied affirmatively.

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

Commissioner Quarto moved and Commissioner McKinnon seconded that RESOLUTION NO. 06-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 933 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 20712-20718 SEINE AVENUE, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 934 FOR DUAL DRIVE THROUGH ORDER LANES AT AN EXISTING RESTAURANT ON PROPERTY LOCATED AT 2707 E. CARSON STREET (Robert Preece for Core States Group/McDonald's)

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. 934. Mr. Kuykendall recommended that the Commission approve the application for dual drive-through order lanes at an existing restaurant, and the related categorical exemption.

Vice Chairperson Manis asked for clarification regarding parking on the north.

Mr. Kuykendall explained that the area in question is part of the McDonald's property and is not for the dental office.

There being no further questions of staff, Vice Chairperson Manis declared it to be the time and place for the public hearing on Conditional Use Permit No. 934, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Robert Preece, 591 Woodhaven Court, Upland, California, 91786, addressed the Commission, identifying himself as the representative for Core States Group/McDonald's. Mr. Preece explained that McDonald's is investing in a fresh look in southern California, attempting to raise standards to meet customer expectations in terms of food, building and site flow. This particular project is designed to move customers through the drive-thru more quickly and efficiently.

Vice Chairperson Manis asked Mr. Preece if he had read the Resolution and was agreeable to the conditions.

Mr. Preece responded affirmatively.

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

Commissioner McKinnon moved and Commissioner Quarto seconded that RESOLUTION NO. 07-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 934 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 2707 E. CARSON STREET, be approved as submitted.

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

ORDINANCE PERTAINING TO DEVELOPMENT REVIEW BOARD PROCEDURES

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for the Ordinance Pertaining to Development Review Board Procedures.

Assistant Director McGuckian explained that some of the current Development Review Board provisions in the Lakewood Municipal Code are no longer applicable and need to be updated and clarified to reflect current operating procedures and practices. Among the items requiring modification are references to the now disestablished Lakewood Redevelopment Agency, application submittal requirements, notification requirements, quorum requirements, review and referral procedures, appeal procedures, and authority for interim appointments to fill temporary vacancies.

There being no questions of staff, Vice Chairperson Manis declared it to be the time and place for the public hearing on the Ordinance Pertaining to Development Review Board Procedures, asking anyone wishing to be heard on the matter to come forward.

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

Commissioner Samaniego moved and Commissioner Quarto seconded MOVING STAFF RECOMMENDATION TO FORWARD THE ORDINANCE PERTAINING TO DEVELOPMENT REVIEW BOARD PROCEDURES TO THE CITY COUNCIL FOR APPROVAL.

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

- **Development Review Board** reports for April 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