

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF AUGUST 3, 2017
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson Manis led the Pledge of Allegiance.

ROLL CALL: Chairperson Manis
Commissioner Quarto
Commissioner Samaniego

EXCUSED: Vice Chairperson McKinnon
Commissioner Stuckey

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
Charles Carter, Neighborhood Preservation Manager
Tony Williams, Community Conservation Representative
Ivy Tsai, City Attorney
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of July 6, 2017 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

None.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 952, REQUESTING APPROVAL OF A SECOND-STORY ACCESSORY BUILDING OVER EXISTING GARAGE ON PROPERTY LOCATED AT 6165 AMOS AVENUE (Kyle Yaw for Dominick Calise)

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. 952.

There being no questions of staff, Chairperson Manis opened the public hearing.

Brian Fitzgerald addressed the Commission, identifying himself as the representative for Kyle Yaw who is on vacation. Mr. Fitzgerald explained that Mr. Calise has cars in his driveway and at his ex-wife's house and wants to be able to park his cars in his garage and get them off the street.

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

Mr. Fitzgerald responded that he had not read the Resolution, but that Kyle Yaw had.

Senior Planner Kuykendall explained that Kyle Yaw is the representative for Dominick Calise and that Mr. Yaw had notified staff that he would be represented this evening by Brian Fitzgerald.

Chairperson Manis asked Mr. Calise if he would like to speak.

Mr. Calise responded, "No. Everything is great."

Director Southwell stated that the question as to whether the owner has read the Resolution and agrees to the conditions must be answered.

Assistant Director McGuckian asked Mr. Calise to approach the podium and sign in so that there would be a record of his agreement to the conditions of the Resolution.

Dominick Calise, 6165 Amos Avenue, Lakewood, California, addressed the Commission, identifying himself as the property owner.

Commissioner Samaniego asked Mr. Calise if he was aware that an accessory structure was going to be built on top of his garage.

Mr. Calise replied affirmatively.

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

Mr. Calise replied affirmatively.

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

Commissioner Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 16-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 952 ON PROPERTY LOCATED AT 6165 AMOS AVENUE, be approved as submitted.

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

BUILDING REHABILITATION BOARD

Chairperson Manis called to order the meeting of the Planning and Environment Commission sitting as the Building Rehabilitation Board.

Neighborhood Preservation Manager, Charles Carter, introduced Community Conservation Representative Tony Williams, who presented the public nuisance case, for 5917 Castana Avenue.

Public Nuisance

5917 CASTANA AVENUE (Sharon Stormes)

CCR Williams delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case and requested approval of staff recommendation to declare the property at 5917 Castana Avenue to be a public nuisance.

Commissioner Samaniego asked about the August 15 auction.

CCR Williams replied that, according to Ms. Stormes, the mortgage company is adamant about moving forward with the auction; however, she is making some last-minute efforts in an attempt to keep the property. Staff is hopeful that she is successful in that attempt as she is a long-term resident of the City.

Jeff Hudson, 5917 Castana Avenue, Lakewood, California, addressed the Commission, identifying himself as a resident of the property in question. Mr. Hudson stated that the property looks much better now than it looks on the slide presentation. He explained that both he and the other resident, Desiree McKinney, are both disabled and it is difficult for them to accomplish the physical labor necessary to correct the violations. Mr. Hudson stated that money is tight and there is a possibility that the house will be lost to foreclosure. He asked for some kind of extension or leniency.

Desiree McKinney, 5917 Castana Avenue, Lakewood, California, addressed the Commission, identifying herself as a resident of the property in question. Ms. McKinney acknowledged that they had been given a considerable amount of time to correct the violations, but that her lack of endurance has interfered with her efforts. Ms. McKinney stated that the partition walls and carpeting have been removed from the garage and that truckloads of items have been removed from the property. Ms. McKinney added that there are not sufficient funds available to hire anyone to help with the remaining clean-up, but that recently friends have started assisting. Ms. McKinney concluded her remarks by stating that CCR Williams would be pleased if he saw the property today, because they have improved the overall appearance since his last inspection.

Commissioner Samaniego asked if Ms. Stormes, the property owner, was available to help.

Ms. McKinney responded that Ms. Stormes is in poor health and is not in a position to help.

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

Commissioner Quarto asked if an extension of time was a possibility.

Mr. Carter replied that, while the current Resolution indicates 30 days, staff would be open to an extension. However, Mr. Carter requested that a definitive time frame be included in the Resolution, because this has already been an 18-month process.

Attorney Tsai added that the current Resolution indicates 30 days, but does include an option for the Director of Community Development to extend that time frame.

Director Southwell explained that the current Resolution is somewhat open-ended, indicating 30 days, but allowing her to grant an extension. Director Southwell stated that the Commission could impose a final deadline.

Commissioner Quarto suggested a final deadline of no more than 90 days.

Director Southwell replied that she would be agreeable to that as long as progress is being made. An inspection at 30 days would have to demonstrate recognizable progress in order to justify an extension.

Commissioner Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 17-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, ON PROPERTY LOCATED AT 5917 CASTANA AVENUE, be approved as amended.

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

REPORTS:

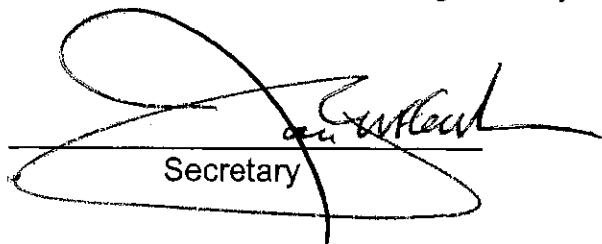
- **Development Review Board** reports for July of 2017 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:32 p.m.



Secretary