

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 7, 2019
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson Samaniego led the Pledge of Allegiance.

ROLL CALL: Chairperson Samaniego
Commissioner Manis
Commissioner McKinnon
Commissioner Stuckey

EXCUSED: Vice Chairperson Quarto

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 Samaniego ordered the Minutes of the Regular Meeting of October 3, 2019 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos announced the Emergency Preparedness Event on Saturday, November 9, 2019 from 10:00 a.m. to 2:00 p.m. at Burns Community Center, 5510 Clark Avenue, Lakewood, CA 90712.

Director Avalos wished the commissioners a Happy Veterans Day and Happy Thanksgiving.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 992, REQUESTING APPROVAL OF INDOOR COMMERCIAL RECREATION ON PROPERTY LOCATED AT 12554 CENTRALIA STREET (Ramsey Jonah Niumata, representing Uncmn Ethic)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written report and slide presentation all as contained in the file for Conditional Use Permit No. 992.

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

Ramsey Jonah Niumata, 12554 Centralia Street, Lakewood, CA, addressed the Commission, identifying himself as the applicant.

Chairperson Samaniego asked the applicant if he wanted to add anything to the planner's oral report.

Mr. Niumata replied that he wanted to open an athletic development center and the oral report presented by Mr. Kuykendall was complete and he did not need to add anything.

Chairperson Samaniego asked Mr. Niumata if he had read the Resolution and was agreeable to the conditions.

Mr. Niumata responded affirmatively.

Susannah Perez, 8021 San Helice Circle, Buena Park, CA, addressed the Commission in support of Conditional Use Permit No. 992.

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

Commissioner Manis moved and Commissioner Stuckey seconded that RESOLUTION NO. 11-2019, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 992 be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 994, REQUESTING APPROVAL FOR SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT ON PROPERTY LOCATED AT 4419 CANDLEWOOD STREET (Premier Food Concepts, LLC, DBA Luna Grill)

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. 994.

Commissioner McKinnon asked for clarification that this project is not taking up the entire space that was inhabited by Marie Calendar's.

Senior Planner Kuykendall confirmed that it is not taking up that entire space. The landlord has subdivided the former space into three separate tenant spaces and Luna Grill will occupy the most westerly space.

Senior Planner Kuykendall replied affirmatively, stating that it is difficult to see and it is boarded up. Architecture on the exterior of the tower is what it will look like and the patio will be in the dark shadow area.

Chairperson Samaniego asked if Luna Grill had to go through the entire ABC license process to obtain the same type of license that had been issued to Marie Calendar's.

Senior Planner Kuykendall responded affirmatively, explaining that a Type 41 Liquor License is not normally transferred. The new tenant has to submit their own new license application.

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

Nina Raey, 3187-A Airway Avenue, Costa Mesa, CA, addressed the Commission, identifying herself as the applicant. Ms. Raey stated that she had read through the entire Resolution and was agreeable to all of the conditions. Ms. Raey explained that Luna Grill is a Mediterranean restaurant in southern California and Dallas, Texas, and they are expanding to other areas.

Chairperson Samaniego asked for confirmation that Ms. Raey had stated that she was agreeable to all conditions of the Resolution.

Ms. Raey responded affirmatively.

Commissioner Stuckey asked when the applicant anticipated opening Luna Grill.

Ms. Raey replied that the plans have been submitted and they can open once the plans are reviewed and approved.

Ms. Raey addressed the earlier question that had been asked about the liquor license, confirming that they are required to apply for the Type 41 Liquor License and that their liquor license consultant is processing that application.

Chairperson Samaniego asked, with the atmosphere of Luna Grill, if any alterations would be done outside.

Ms. Raey responded affirmatively, explaining that they would be extending the patio and entry area for Luna Grill and that last month they had already been to the Development Review Board that recommended approval for their project.

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

Commissioner McKinnon moved and Commissioner Stuckey seconded that RESOLUTION NO. 12-2019, A RESOLUTION OF THE PANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 989 be approved as submitted.

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

REPORTS:

- **Report of CUP No. 955, Extension Request, 4853 Dunrobin Avenue, for construction of a two-story accessory structure,** was approved and filed.
- **Development Review Board** reports for October 2019 were received and filed.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

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



Secretary