

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JANUARY 2, 2020
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 December 5, 2019 approved as submitted.

ANNOUNCEMENTS AND PRESENTATION

Director Avalos announced the State of the City Luncheon at The Centre, 5000 Clark Avenue, from noon to 1:30 p.m. on Wednesday, January 22, 2020.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 995, REQUESTING APPROVAL OF MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 5530 DEL AMO BOULEVARD (Li Ding, representing Lily's Massage)

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. 995.

Commissioner Manis asked how many massage parlors are in the City of Lakewood.

Senior Planner Kuykendall responded that there had been 36, but the City had closed some of them and there were approximately 23 to 25 at this time.

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.

Ernst Aschacher, 114 N. Nicholson Street, Apartment B, Monterey Park, CA, addressed the commission, identifying himself as the applicant's fiancé.

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

Mr. Aschacher responded that he had nothing to add and asked what his next step would be.

Chairperson Samaniego said that Building and Safety staff would help him to proceed.

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

Mr. Aschacher responded affirmatively.

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

Commissioner Stuckey moved and Commissioner Manis seconded that RESOLUTION NO. 01-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 995 be approved as submitted.

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

URGENCY ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS / 2020

Director Avalos began the report. Assistant Director McGuckian continued the report.

Commissioner Stuckey asked about the impact on the infrastructure

Director Avalos explained that staff does not yet have an analysis, because they are popping up one at a time. However, they do appear to be evenly spread throughout the City and not

overly concentrated in any one area. There are presently 51, and as staff works with the Public Works Department, more will be learned about which parts of the City are more affected.

Chairperson Samaniego asked if the entrance to a Junior ADU would have to be constructed at the outside of the house or if the person residing in the Junior ADU could simply walk in and out of the attached garage door.

Assistant Director McGuckian replied that the State requires a Junior ADU to have its own defined entrance.

Director Avalos added that there are so many different home layouts, a resident should not have to go through the other unit as an entrance to the Junior ADU.

Chairperson Samaniego asked if the City must create incentives for ADU's.

Assistant Director McGuckian responded affirmatively, explaining that the incentives would be related to the Housing Element that is updated on an eight-year basis.

Director Avalos explained that the Housing Element is a roadmap for how the City plans to deal with housing production every eight years. The State expects the City to incorporate some incentives. Although the State does not dictate what the incentives must be, they do require the Housing Element to include some incentives to promote the development of ADU's or to remove areas to the development of ADU's.

Commissioner Manis asked if an ADU or Junior ADU living space would have the same address as the original residence.

Assistant Director McGuckian responded that separate addresses have been issued for ADU's, but Junior ADU's were only authorized by the State yesterday, so according to the State law, someone with a Junior ADU would have the right to request a separate address now.

Chairperson Samaniego opened the public hearing on the Urgency Ordinance Pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units, asking anyone wishing to be heard on the matter to come forward.

There being no one wishing to speak on the matter, Chairperson Samaniego closed the public hearing and asked the commissioners if they had any additional questions or comments.

Commissioner McKinnon asked about educating the residents regarding this new housing scenario and resources for the related parking situation, particularly residents complaining about parking issues.

Director Avalos suggested that commissioners talk to their neighbors every chance they get and let them know that City staff members take their jobs seriously. They do not want to run afoul of Sacramento and they do want to fight for quality of life. If this ordinance is approved by the City Council, there will probably be something published, e.g. Lakewood Connect, that will explain some of the details. Staff expects to also interact with local brokers who are pushing this and advising their clients of this opportunity. Interacting with them and having round-table discussions with them will be helpful.

Chairperson Samaniego stated that there would be a lot of census takers pounding the pavements this summer and asked how that would work and if people in ADU's would be considered residents.

Director Avalos responded affirmatively, adding that ADU's and Junior ADU's will be individually addressed. However, a census worker may see a multi-family unit as only one unit and the information may not be updated immediately with every unit that comes into place. Therefore, from a census standpoint, this could be initially confusing.

There being no further questions or comments, Chairperson Samaniego requested a motion.

Commissioner Stuckey moved and Commissioner Manis seconded that RESOLUTION NO. 02-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF URGENCY ORDINANCE PERTAINING TO ACCESORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS/2020 be approved as submitted.

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

REPORTS:

- **Development Review Board** reports for December 2020 were received and filed.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.



Secretary