

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MARCH 5, 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
Vice Chairperson Quarto
Commissioner Manis
Commissioner McKinnon
Commissioner Stuckey

Also present: Abel Avalos, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
Carolyn Lehouillier, Housing Specialist
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 January 2, 2020 approved as submitted.

ANNOUNCEMENTS AND PRESENTATION

Director Avalos announced the Mayor's Prayer Breakfast on Wednesday, March 11, 2020 from 7:30 a.m. to 9:00 a.m. at The Centre.

PUBLIC HEARINGS

COMMUNITY DEVELOPMENT BLOCK GRANT-CONSOLIDATED PLAN 2020-2025 AND ACTION PLAN 2020-2021 AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE.

Carolyn Lehouillier, Housing Specialist, presented the report on Analysis of Impediments which examines Lakewood's residents' access to Fair Housing choice.

Chairperson Samaniego noted the low percentage for Fair Housing and asked about the definition of Fair Housing.

Housing Specialist Carolyn Lehouillier explained that the City has a Fair Housing consultant, so the consultant is paid to respond and assist residents who may be discriminated against based on

age, income, race, or anything for housing. It is her job to help residents who are not getting access to Fair Housing.

Commissioner McKinnon stated that she would like to compliment Carolyn Lehouillier, Paul Kuykendall and the code enforcement officers, because they are the employees in the Community Development department who are working really hard and working overtime.

Commissioner McKinnon stated that in the Analysis of Impediments, one of the action items about removing the family definition from the code could result in all longitudinal data being taken away.

Director Avalos responded that they would add that to their comments and explained that when you are trying to preserve affordable housing that is at risk of expiring, you have to look at how it is funded. Often times affordable housing elements rely on Section 8. Once we understand what makes it affordable, we will know how affordability can continue in the future.

Commissioner McKinnon asked if the covenants are attached to the land, the mortgage or the building.

Director Avalos responded that the covenants are attached to the land. Every affordable housing project is slightly different; researching how they are put together will determine how to defend them.

There being no further questions of staff, Chairperson Samaniego declared it to be the time and place for the public hearing on the Community Development Block Grant Consolidated Plan 2020-2025, the Action Plan 2020-2021 and the Analysis of Impediments to Fair Housing, asking anyone wishing to be heard on the matter to come forward.

Seeing no one, Chairperson Samaniego closed the public hearing.

Commissioner McKinnon moved and Vice Chairperson Quarto seconded, the recommendation of Community Development Block Grant Consolidated Plan 2020-2025, Action Plan 2020-2021 and the Analysis of Impediments to Fair Housing to City Council for approval.

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

REPORTS:

- **Report of CUP No. 948, six-month review, 6741 Carson Street, for the operation of a carwash, was presented by Senior Planner Paul Kuykendall.**

Alan Gafford addressed the Commission, discussed the history of CUP No. 948, explaining that it had been approved by the Planning and Environment Commission in 2017 and subsequently appealed to the City Council. The City Council upheld the approval, but added

restrictions. The business owner submitted plans for the mitigation. However, the business owner did not realize that he had 13 parking spaces he had to provide to a neighboring business. Mr. Gafford also discussed calibration.

Chairperson Samaniego responded that additional information would be available to Mr. Gafford on Page APX-4, where there is a summary of measurements and overall setting areas and a pre-calibration record. The most recent calibration was done on February 21, 2020.

Senior Planner Kuykendall added that page two of the study indicated that factory calibration had been done on June 23, 2017.

The Report of CUP No. 948, six-month review, 6741 Carson Street, for the operation of a carwash, was received and filed.

- **Development Review Board** reports for January and February of 2020 were received and filed.
- **2019 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall delivered the 2019 General Plan Annual Progress Report and requested that the Commission recommend it to the City Council to receive and file.

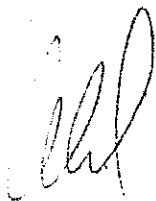
Commissioner McKinnon moved and Commissioner Stuckey seconded approval of staff recommendation to forward the 2019 General Plan Annual Progress report to the City Council to receive and file.

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

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: Director Avalos commended Paul Kuykendall and Carolyn Lehouillier for being excellent employees who have done an enormous amount of work.

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



Secretary