

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

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 March 5, 2020 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATION**

Director Avalos presented all ground rules and instructions for teleconferencing PEC meetings beginning today.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 855, AMENDMENT NO. 1 REQUESTING APPROVAL OF MODIFICATION (REDUCTION) OF GYMNASIUM ON PROPERTY LOCATED AT 6757 CARSON STREET (Kevin Parris, representing Relentless Fitness)**

Senior Planner Paul Kuykendall delivered the oral report, explaining that there had been some corrections, summarized the slide presentation and the corrected written report all as contained in the file for Conditional Use Permit No. 855, Amendment No. 1.

Commissioner Samaniego asked if CUP 855, Amendment No. 1 is strictly pertaining to Relentless Fitness.

Senior Planner Kuykendall responded affirmatively.

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.

Kevin Parris, 11609 Walcroft Street, Lakewood, California, 90715, identified himself as the applicant and addressed the commission, stating that he had nothing to add to the report delivered by Senior Planner Kuykendall.

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

Mr. Parris responded affirmatively.

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

**Commissioner Stuckey moved and Vice-Chairperson Quarto seconded that RESOLUTION NO. 03-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 855, Amendment No. 1 be approved as submitted.**

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

**CONDITIONAL USE PERMIT NO. 996 and JOINT USE PARKING AGREEMENT NO. 2020-1, REQUESTING APPROVAL TO OFFER BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT AND A JOINT USE PARKING AGREEMENT ON PROPERTY LOCATED AT 6759 CARSON STREET (Bernard Martinez, representing Ferraro's Restaurant)**

Senior Planner Paul Kuykendall delivered the oral report, explaining that there had been some corrections, summarized the slide presentation and the corrected written report all as contained in the file for Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1.

Chairperson Samaniego asked about 39 parking spots that include 13 related to Andy's Carwash and asked if the owners of Andy's Carwash have any rights over their domain where they can request that their spots not be used.

Senior Planner Kuykendall responded that either Attorney Tsai or Patrick McGuckian would be qualified to answer that question. However, there is a condition regarding that in the resolution.

Chairperson Samaniego referred to the five on-site liquor sale licenses, asking if Shell Gas Station also sells alcohol.

Senior Planner Kuykendall responded that for this case, we are only looking at on-site liquor sales.

There being no further questions of staff, Chairperson Samaniego opened the public hearing on CUP 995 and JUP 2020-1, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Bernard Martinez, 7699 9<sup>th</sup> Street, Buena Park, California, 90621 addressed the commission, identifying himself as the applicant.

Mr. Martinez stated that he wanted to clarify an issue regarding a contention by Andy's Car Wash regarding an incident at Ferraro's. Mr. Martinez explained that since August of 2019, at no time did Ferraro's have permission to have alcohol on site for consumption. There was no right for storage or sale of alcohol. This modification to allow Ferraro's to offer beer and wine for on-site consumption is going to be a great asset for the City.

Chairperson Samaniego asked Mr. Martinez if he had read the Resolution and was agreeable to the conditions. Mr. Martinez replied that the landlord, Alanna Mallory was available to respond.

Alanna Mallory, 6042 Modoc Road, Westminster, California 92683, replied affirmatively.

Allen Gafford addressed the commission, asking where is the letter from an attorney that is not here for the public and not on the website.

Mr. Gafford was handed the paperwork to which he was referring and he stated that carwashes provide zero sales tax.

Attorney Tsai explained that the project before the commission tonight is not about the car wash.

Alan Gafford explained that he was addressing the letter from the car wash owner's attorney. The 13 parking spaces belong to the Regal Inn. The applicant indicated that there are homeless people coming out from the Regal Inn, but the Regal Inn has no homeless people. Also, across the street they actually sell liquor and can have that on site.

Joseph Cardella, 28241 Crown Valley Parkway, #F-286, Laguna Niguel, California, 92677, addressed the commission, identifying himself as the attorney for Andy's Carwash. Attorney Cardella explained that he had no objection to Ferraro's Restaurant and hoped they would be successful. He stated that he had a problem with the Center and the way the staff report was written, because the Center needs to meet minimum standards. This is the City's opportunity to ensure that they do what they should do, e.g. signage, landscape, etc. Although it is not a Class "A" building, it should not be an eyesore. Attorney Cardella explained that if a Joint Use Parking Agreement is used, the burden is on the applicant. The applicant only listed the hours they are open, but every one of those tenants are all open at the same time that the restaurant would be open. There are primary occupancy hours of operation, but no findings on which to base an analysis.

Vice Chairperson Quarto asked when it is full, if they illegally park in the carwash at any time.

Attorney Cardella responded affirmatively, explaining that there is overflow parking in the carwash area.

Vice-Chairperson Quarto stated that there is parking by the next door business and asked if this is affecting the business next door.

Attorney Cardella responded that he had not done that analysis.

Vice-Chairperson Quarto replied that, if Attorney Cardella had not done the analysis, this subject does not matter.

Attorney Cardella replied that it does matter, because there has to be minimum parking. You are allowed to take a 50% reduction in parking according to the Lakewood Municipal Code, but the City needs to do the homework on this and the homework hasn't been done.

Vice Chairperson Quarto stated that he owns a business in a strip mall and you should be a viable business man in the City next to the carwash.

Attorney Tsai stated that when there are no other questions, the applicant shall have opportunity to respond to public comments.

Chairperson Samaniego replied that he did have a question, not for Attorney Cardella, but for staff.

Attorney Cardella replied that he had no further comments.

Andy Sehremelis stated that his address is on file, and addressed the commission, identifying himself as the owner/operator, developer of Andy's Car Wash. Mr. Sehremelis explained that Andy's Car Wash maintains a first-class operation and had never prevented anyone from parking. He stated that parking with respect to Regal Inn has caused nothing but problems for Andy's Car Wash who had to hire security due to alcoholism, urination, etc. It is costing thousands of dollars in security to keep customers off the property. Andy's Car Wash installed a fence to prevent intoxicated people, because there is no security guard there and it is a property of which the City of Lakewood should be ashamed.

Chairperson Samaniego asked about the wall or a fence that was installed.

Mr. Sehremelis replied that it was a wrought-iron fence installed between Andy's Car Wash and the Regal Inn.

Chairperson Samaniego asked, once you have closed your business, is there any way for you to close off your parking lot or if that is a public domain.

Mr. Sehremelis replied that he leaves his parking lot open.

Mr. Martinez returned to speak to the commission and stated that he wanted to address the attorney's concern regarding the parking issue. Mr. Martinez stated that he has confidence in the Senior Planner Paul Kuykendall's calculations and analysis of the situation, adding that there could be a plan to specify designated parking for each business.

Mr. Ferraro, 1112 Montecito Street, Los Angeles, California, addressed the commission, stating that it would be easy to fix this. He noted that he understood the issue with the bar, but someone can speak to the owner. He stated that Senior Planner Kuykendall explained that most activity occurs after 6:00 p.m.

Attorney Ivy Tsai explained that what is not related to this operation cannot be imposed on this case.

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

**Commissioner McKinnon moved and Vice-Chairperson Quarto seconded that RESOLUTION NO. 04-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 996 and Joint Use Parking Agreement No. 2020-1 be approved as submitted.**

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

**REPORTS**

- **Development Review Board** reports for February/March 2020 were received and filed.

**PUBLIC COMMENTS:** None.

**STAFF COMMUNICATIONS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:10 p.m.



Secretary