

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MARCH 4, 2021
MINUTES**

A regular Zoom meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Manis at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chairperson Manis led the Pledge of Allegiance.

ROLL CALL: Chairperson Manis
 Vice Chairperson McKinnon
 Commissioner Baca
 Commissioner Samaniego
 Commissioner Ung

Also present: Abel Avalos, Director
 J. Patrick McGuckian, Assistant Director
 Carolyn Lehouillier, Housing Specialist
 Paul Kuykendall, Senior Planner
 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 January 7, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos made the following announcements:

1. Things are starting to get a little back to normal. As we had a meeting with city managers we have to stay vigilant and do the right thing. One of the returns to normalcy is that parking enforcement has started again. If you get complaints or comments from neighbors, tell them it is a good sign we are approaching normalcy.
2. The Lakewood Sheriff Station will be conducting a catalytic converter event on Friday, March 12. It is a high ticket item. My landscaper came by on Monday. An hour later he called me and said to cancel the check because someone stole his truck. The catalytic converter was gone. So, the event itself is already filled out. Sheriffs will have a company that will engrave your catalytic converter with a number.
3. By now, everybody knows the tragic event regarding a sheriff deputy who had a really bad accident. A private group of individuals has organized a vehicle parade in honor of the deputy. It will occur on Saturday, March 6 starting at 10:00 a.m. at the Pico Rivera station, making its way to the Lakewood station.

4. Deputy Lavotny is working with Walmart on the increased homeless situation in the vacant lot. In addition to the gas station that is already being planned for the frontage part of that lot, the permits for that Walmart gas station were paid for this week. I want to extend congratulations to the entire Lakewood team that played a part signing off on building permits. They will be moving all of their inventory to the space as early as March 15, but definitely by April 1. That is a huge win for the Lakewood community.
5. Carl's Junior is closed and we knew this would occur, but the good news is that their plans and permits are being processed so that they can open up their new restaurant.

CDBG 2021-2022 Action Plan

Housing Specialist Carolyn Lehouillier delivered the proposed Action Plan report, which identifies the activities that will be undertaken during FY 2021-2022. To receive these funds, HUD requires a five year consolidated plan and an annual action plan. The action plan we review tonight is the second one of the five year plan. It opens tonight at this meeting and closes at the City Council Meeting on April 13, 2021.

While the City has not yet received its appropriations, it is anticipated that the City will receive an estimated \$510,476 in CDBG funds and \$40,000 in program income this Fiscal Year (2020-2021) from the repayment of housing rehabilitation loans made from CDBG funds. This brings the total amount of anticipated funding available to disperse in FY 2020-2021 to \$550,476. These funds are allocated for use in carrying out activities that meet the mandates of the Housing and Community Development (HCD) Act. Proposed projects within Lakewood's Action Plan include, but are not limited to, capital improvements, e.g., renovating the Burns Center, which is well underway, public services, e.g. Community Family Guidance, Pathways Volunteer Hospice, Meals on Wheels, Community Services Association and Fair Housing. CDBG also funds Community Conservation Program Administration and Delivery.

Vice Chairperson McKinnon asked a question about the covenant expiring in 2024.

Housing Specialist Carolyn Lehouillier explained that we will be negotiating with SUCASA for the upcoming housing element to ensure our affordable housing. Regarding the use, they are pretty large. If they keep it until 2025, they have complied with the conditions of the money we gave them several years ago to operate there. It is unlikely that they will disappear.

Chairperson McKinnon asked if this is just something they file or a grant deed situation.

Director Avalos explained that Housing Specialist Carolyn Lehouillier explained that the basic concept here is that many years ago the City provided them with a loan or grant. In exchange for that, they agreed to covenant the use for a period of times that runs to 2025. The exact process of how it gets extended is renewing the lease. A city and a developer would sit down and express their mutual desire. If their business model says we don't need this in Lakewood, which is highly unlikely, we would probably start that negotiation in the next couple of years.

Commissioner Samaniego asked for a definition of affordable housing.

Director Avalos responded that he could provide a technical definition. References to affordability will sound like AML, Area Medium Income. Basically, the state has strict guidelines about what they consider affordable. They establish a bench mark. Off of that dictates whether you are affordable or not. If the bench mark is \$100,000 and your income is \$50,000 that would qualify a person as very low income. \$77,300 is considered medium income.

There being no further questions of staff, Chairperson Manis declared it to be the time and place for the public hearing on the CDBG 2020-2021 Action Plan, asking anyone wishing to be heard on the matter to come forward. There were no comments received.

Commissioner Samaniego stated that he has noticed a lot of homeless people around the city, especially close to Lakewood Boulevard and Candlewood. He asked if there were 100 or 200 homeless people in the city.

Housing Specialist Carolyn Lehouillier responded that this year's homeless count was cancelled due to COVID. Last year's documentation from HUD indicated approximately 123 homeless people in the City of Lakewood.

Director Avalos stated that homelessness is an ongoing issue that flairs up in certain areas, such as Carson and the 605 freeway, next to the hotel. Lakewood staff had to do a coordinated clean-up there and continues to monitor it periodically. If you get rid of one, it pops up somewhere else. It is a challenge.

There being no one wishing to speak on the matter, Chairperson Manis closed the public hearing.

COMMISSIONER BACA MOVED AND VICE CHAIRPERSON MCKINNON SECONDED TO DIRECT STAFF TO TAKE INTO CONSIDERATION ALL COMMENTS RECEIVED FROM THE PUBLIC DURING THE NEXT 30 DAYS IN PREPARATION OF THE CDBG FY 2021-2022 ACTION PLAN AND TO ACCEPT THE PROPOSED ACTION PLAN UPON THE APPROVAL BY THE CITY COUNCIL.

AYES:	COMMISSIONERS:	Baca, McKinnon, Samaniego, Ung, Manis
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

ORDINANCE AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO THE LAKEWOOD MUNICIPAL

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report as contained in the file for Ordinance pertaining to sign regulation updates. Assistant Director McGuckian responded to all of the commissioners' questions and comments.

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

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

Commissioner McKinnon moved and Commissioner Baca seconded that RESOLUTION NO. 03-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION TO FORWARD TO THE CITY COUNCIL FOR APPROVAL, be approved as submitted.

AYES: COMMISSIONERS: McKinnon, Baca, Ung, Manis
NOES: COMMISSIONERS: Samaniego
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

REPORTS:

- **2019 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall delivered the 2020 General Plan Annual Progress Report and requested that the Commission recommend it to the City Council to receive and file.

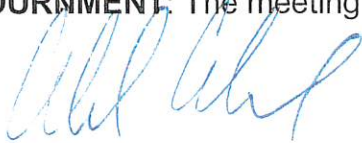
Commissioner McKinnon moved and Commissioner Baca seconded approval of staff recommendation to forward the 2019 General Plan Annual Progress report to the City Council to receive and file.

AYES: COMMISSIONERS: McKinnon, Baca, Samaniego, Ung, Manis
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.



Secretary