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**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF MAY 6, 2021  
MINUTES**

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Manis at 7:00 p.m. at the Weingart Ballroom, Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California.

**PLEDGE OF ALLEGIANCE**

Commissioner Baca 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  
                          Paul Kuykendall, Senior Planner  
                          David Barboza, Assistant Planner  
                          Charles Carter, Neighborhood Preservation Manager  
                          George Bouwens, Code Enforcement Officer  
                          Jacque Cochran, Code Enforcement Officer  
                          Ivy Tsai, City Attorney  
                          Helene Knight, Administrative Secretary

**REORGANIZATION**

Attorney Ivy Tsai opened the floor to nominations for Chairperson.

By unanimous ballot, Jan McKinnon was elected Chairperson.

Attorney Ivy Tsai opened the floor to nominations for Vice Chairperson.

By unanimous ballot, Bill Baca was elected Vice Chairperson.

**APPROVAL OF MINUTES**

There being no objections, Chairperson McKinnon ordered the Minutes of the Regular Meeting of March 4, 2021 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Director Avalos explained that a combination of factors caused Timeless Pints Brewing Company to close. However, Syncopated Brewing Company opened up at the same

address. They will continue the operation like Timeless Pints had with the same location and setup as Timeless Pints.

Director Avalos explained that last night we had the first of two planned meetings for the Housing Element update. Staff has been working hard with the consultant to put together a draft housing element that will be brought to PEC and City Council. The next meeting is scheduled for May 26 and it will be conducted through zoom. They allow people to address their questions and concerns verbally and submit their questions on chat box. This will be brought to the Planning and Environment Commission in the summer or early fall for review. When that occurs, it will be the only item on the agenda, because it is such a broad document.

## **PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 1005, REQUESTING APPROVAL FOR RESTAURANT SERVING BEER AND WINE FOR ON-SITE CONSUMPTION ON PROPERTY LOCATED AT 5809 LAKEWOOD BOULEVARD (Francisco Ruan for Heritage Family Pantry Restaurant)**

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Conditional Use Permit No. 1005.

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

Francisco Ruan, 1509 Lakewood Boulevard, Lakewood, California, identified himself as the applicant.

Chairperson McKinnon asked Mr. Ruan If he had read the Resolution and was agreeable to the conditions.

Mr. Ruan responded affirmatively.

Chairperson McKinnon asked Mr. Ruan if he wanted to submit any other information about adding beer and wine to his menu.

Mr. Ruan replied that that it would just provide additional choices, not a lot of additional sales.

Vice Chairperson Baca asked Mr. Ruan if he would be serving vodka.

Mr. Ruan responded that he would not be serving vodka.

There being no further questions of staff, Chairperson Manis closed the public hearing.

**Vice Chairperson Baca moved and Commissioner Manis seconded that RESOLUTION NO. 3-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1005, be approved as submitted.**

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

**BUILDING REHABILITATION BOARD**

**4809 Ostrom Avenue  
Miguel Aguilar**

**Public Nuisance**

Code Enforcement Officer Jacque Cochran delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case.

Chairperson McKinnon opened the public hearing.

The violation notice recipient, Miguel Aguilar, was not present.

Chairperson McKinnon asked if anyone else wanted to address the notice of violation. There being no one else wishing to be heard on the matter, Chairperson McKinnon closed the public hearing.

**Commissioner Samaniego moved and Chairperson McKinnon seconded that RESOLUTION NO. 4-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, ON PROPERTY LOCATED AT 4809 Ostrom Avenue, be approved as submitted.**

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

**BUILDING REHABILITATION BOARD**

**5739 Candlewood Street  
Gerald & Cheri Carpenter**

**Public Nuisance**

Code Enforcement Officer George Bouwens delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case.

Mr. Bouwens added that the report states that immediate abatement is required, but he was updating that to three days to abate the violation.

Chairperson McKinnon opened the public hearing.

The violation notice recipients were not present.

A commissioner asked if the only concern is the front of the house.

Charles Carter responded that there is a refrigerator unsecured in the driveway and that is a concern. Charles Carter explained that the Sheriff's Department had informed him that the property owner was throwing out items into the street. City staff has cleaned up the street and the front yard since the time this notice was issued.

Chairperson McKinnon asked if anyone else wanted to address the notice of violation. There being no one else wishing to be heard on the matter, Chairperson McKinnon closed the public hearing.

**Vice-Chairperson Baca moved and Commissioner Samaniego seconded that RESOLUTION NO. 5-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, ON PROPERTY LOCATED AT 5739 Candlewood Street be approved as submitted.**

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

**REPORTS:**

- **Report of four month review of CUP No. 981, Amendment No. 1 and Joint Use Parking Agreement No. 2012-3, Amendment No. 1, 5449 South Street, ROCKS SPORTS BAR, for the sale of beer, wine and distilled spirits for on-site consumption, was approved and filed.**
- **Report of six-month review of CUP 1002, 5001 Candlewood Street, RAISING CLAW, for the sale of beer and wine for on-site consumption in conjunction with an existing restaurant located, was approved and filed.**
- **Report of six-month review of CUP 1003, 4949 Graywood Avenue, MASSAGE ENVY, for a massage establishment, was approved and filed.**

**PUBLIC COMMENTS:** None.

**STAFF COMMUNICATIONS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:05 p.m.



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Secretary