

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF AUGUST 5, 2021
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson McKinnon at 7:00 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Commissioner Baca led the Pledge of Allegiance.

ROLL CALL: Chairperson McKinnon
 Vice Chairperson Baca
 Commissioner Ung

ABSENT: Commissioner Manis
 Commissioner Samaniego

Also present: Abel Avalos, Director
 J. Patrick McGuckian, Assistant Director
 Paul Kuykendall, Senior Planner
 David Barboza, Assistant Planner
 Ivy Tsai, City Attorney
 Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson McKinnon ordered the corrected Minutes of the Regular Meeting of July 1, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos stated that he had no presentations, but he did have announcements:

1. City of Lakewood was approached by Fair Housing Foundation to provide rent relief workshops for the residents of Lakewood and that is scheduled for next Tuesday, August 10 from 9:00 a.m. to 12:00 p.m. at the Weingart Center.

2. The Farmers and Merchants Building is open. The improvements to the building have been completed. The only thing left is the external landscaping as well as a new message sign. That sign will be coming to the Planning Commission in September.
3. There was a study session regarding the Housing Element with the City Council the first week of July. Community Development will be sending a draft to the Housing Element over to the State ACD in the next couple of weeks. Then, in September, staff will be bringing an update to the PEC.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1007, REQUESTING APPROVAL FOR INDOOR COMMERCIAL RECREATION AND CATEGORICAL EXEMPTION ON PROPERTY LOCATED AT 500 LAKEWOOD CENTER MALL, #332 (Koray Okceci representing Galactic Challenge)

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. 1007.

Vice Chairperson Baca asked if the applicant has any other facilities.

Senior Planner Kuykendall responded that the applicant is present at the meeting and can probably answer that question. He also stated that he knew they did have other facilities in Temecula and San Fernando.

There being no further 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.

Koray Okceci, 16703 Nicklaus Drive, #30, Sylmar, CA 91342, addressed the commission, identifying himself as the applicant.

Chairperson McKinnon asked Mr. Okceci if he had read the Resolution and was agreeable to all of the conditions.

Mr. Okceci responded affirmatively.

Chairperson McKinnon asked Mr. Okceci if he had any comments.

Mr. Okceci responded to Vice Chairperson Baca's question, stating that they began in 2019 and there are eight facilities: San Fernando Valley, Northridge-Santa Ana, Riverside, Promenade Temecula, Canoga Park, Moreno Valley, Panorama City, and Thousand Oaks.

Chairperson McKinnon asked if there were any questions for the applicant.

Mr. Okceci responded to more questions, explaining that there is no age or height requirement and they are providing safety glasses and shields. The average number of customers is approximately 40 to 50 during the week and approximately double those numbers on the weekend.

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

Vice Chairperson Baca moved and Commissioner Ung seconded that RESOLUTION NO. 9-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1007, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 615, A-3, REQUESTING APPROVAL FOR EXPANSION AND RENOVATION OF AN EXISTING CARWASH AND WALL EXTENSIONS OVER 7'-6" IN HEIGHT ON PROPERTY LOCATED AT 5450 SOUTH STREET, (Yoonkyeog Choi representing Crown America Carwash)

Assistant Planner David Barboza delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Conditional Use Permit No. 615, A-3.

There being no questions for 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.

Yoonkyeong Choi, 5450 South Street, Lakewood, California, 90712, addressed the commission, identifying herself as the applicant and the owner of the carwash.

Chairperson McKinnon asked Ms. Choi if she had read the Resolution and was agreeable to the conditions.

Ms. Choi responded affirmatively. She explained that she was trying to increase the efficiency of the carwash and reduce the noise.

Chairperson McKinnon asked how long the construction would take.

Ms. Choi replied that it would be six months to one year.

Chairperson McKinnon asked the commissioners if they had any questions.

Assistant Chairperson Baca asked for an explanation about the reason for the vinyl extensions.

Ms. Choi replied that the Development Review Board recommended that they make the wall higher due to the possible noise increase.

Assistant Planner Barboza explained that the vinyl extension was a condition of approval of the Development Review Board. He stated that he did not expect it to reduce noise, but it would create a visual separation that would benefit the homeowners.

There being no further questions, Chairperson McKinnon asked if anyone else wanted to address the commission.

Alan Gafford stated that his address is on file in the City Clerk's Office and he spoke in opposition to the approval of Conditional Use Permit 615, A-3. Mr. Gafford made several statements regarding this project, including: 1) this site had possible violations of the NPDES approximately 14 years ago; 2) the existing restaurant on this site is operating without a proper business license; 3) the DRB, to his knowledge, has never recommended fence extension to be placed on top of a block wall, such as the one proposed for this project; 4) the ambient noise study was not modeled with the 981 additional vehicle trips; 5) the photometric study shows that light would shine onto an adjacent residential property; 6) the traffic study identified 981 additional vehicle trips being generated by this project; 7) asked if the existing gate on the west side of the property is open for ingress/egress movement to and from the adjacent alley; 8) the proposed carwash, as all carwashes, is a non-sales tax generating business; and 9) the project will increase the total number of vacuums from 5 to 20.

Chairperson McKinnon asked if the applicant wanted to address the commission and defend the opposition.

Yong Park, Architect, 5860 Wilshire Boulevard, #208, Los Angeles, CA 90010, addressed the commission in defense of Alan Gafford's comments.

Assistant Chairperson Baca asked if the noise levels for this proposed project were similar to those of Andy's Carwash on Carson Street.

Assistant Director of Community Development, Patrick McGuckian, indicated that the two projects were not similar, as the tunnel for the proposed project is longer and is not immediately adjacent to residential.

Assistant Chairperson Baca asked if the operational noise level of the proposed project would be lower than the maximum allowed under the City's ordinance.

Assistant Director of Community Development McGuckian indicated that the operational noise level would be below the maximum allowable noise level.

Chairperson McKinnon asked staff for a response to some of Mr. Gafford's comments.

Assistant Director of Community Development McGuckian, responded to some of Mr. Gafford's statements/questions: 1) with regards to the restaurant operating without a license, staff is

aware of the situation and will be handled accordingly; 2) the proposed wall extension will help further reduce any light spilling on to the adjacent alley. Mr. McGuckian also clarified that the light spills on the centerline of the alley, but does not impact any adjacent residential properties; 3) the fence extension was done for visibility, light spill, and a modest amount of sound attenuation; 4) unlike some other carwashes, this one will have a small amount of sales tax generating uses, including the restaurant.

There being no further questions and no one else wishing to speak on the matter, Chairperson McKinnon closed the public hearing.

Vice Chairperson Baca moved and Chairperson McKinnon seconded that RESOLUTION NO. 10-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 615, A-3, be approved as submitted.

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

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

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



Secretary