

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF SEPTEMBER 2, 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 Manis led the Pledge of Allegiance.

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

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 Minutes of the Regular Meeting of August 5, 2021 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Director Avalos provided updates on recent things in the news:

1. The SB9 legislation bill would make it possible for additional housing. The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. The bill was passed and will go to reconciliation.

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

**Commissioner Samaniego moved and Commissioner Manis seconded that RESOLUTION NO. 11-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1008, be approved as submitted.**

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

**JOINT USE PARKING AGREEMENT NO. 2021-1, REQUESTING APPROVAL OF A JOINT USE PARKING AGREEMENT FOR A COMMERCIAL SHOPPING CENTER ON PROPERTY LOCATED AT 5501-5531 DEL AMO BOULEVARD, (Winston Chen for Prodigy Corporation)**

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Joint Use Parking Agreement No. 2021-1.

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

Winston Chen, P.O. Box 50275, Irvine, CA 92619, representing Prodigy Corporation, addressed the commission, identifying himself as the applicant.

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

Mr. Chen responded affirmatively.

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 Commissioner Ung seconded that RESOLUTION NO. 12-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF JOINT USE PARKING AGREEMENT NO. 2021-1, be approved as submitted.**

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

**REPORTS:**

- **Report of 2021-2029 Housing Element Update** was approved and filed.

**PUBLIC COMMENTS:** None.

**STAFF COMMUNICATIONS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:40 p.m.



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Secretary