

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF OCTOBER 7, 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 Samaniego led the Pledge of Allegiance.

ROLL CALL: Chairperson McKinnon
 Commissioner Samaniego
 Commissioner Ung

ABSENT: Vice Chairperson Baca
 Commissioner Manis

Also present: Abel Avalos, Director
 Paul Kuykendall, Senior Planner
 Jacque Cochran, Community Conservation Representative
 George Bouwens, Community Conservation Representative
 Charles Carter, Neighborhood Preservation Manager
 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 September 2, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos provided updates on recent things in the news:

1. The big tree out in front of City Hall off of Clark is lighting up pink in honor of breast cancer awareness, because October is recognized as Breast Cancer Awareness Month.
2. Upcoming Award of Valor event is planned for November 10, but because of COVID there will be some changes to the way the event is conducted. It will be done outdoor under large tents at City Hall in the back parking lot and we will be taking precautions.

We will have various COVID protocols in order to keep public safety in mind, but the Award of Valor event is a special event here in Lakewood.

3. McCormick Pool has been closed. They have been dealing with an issue with the water heater and the pump. The pool will be up and running shortly.
4. The Farmers and Merchants Bank is well under construction, finishing up the landscaping and the patio area as well as the electronic digital sign.
5. Walmart Fuel construction permits have been issued. Up in the front where the gas station is has started the grading. Once all the tanks are in, the actual above ground work will be pretty quick.
6. Dave's Hot Chicken had the grand opening since the last time and now they have done some modifications.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 499, A-4, REQUESTING APPROVAL FOR FULL-SERVICE RESTAURANT WITH ALCOHOL TO ADD PERMANENT OUTDOOR PATIO ON PROPERTY LOCATED AT 4130 PARAMOUNT BOULEVARD (PATRICK FITZGERALDL FOR O'CONNOR'S IRISH PUB)

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. 499, A-4.

Commissioner Samaniego asked what would be added to the patio area.

Senior Planner Kuykendall responded that a total of 20 seats would be added to the patio area.

Chairperson McKinnon stated that she wanted to be clear about how patrons enter O'Connor. Since the door on the back where parking is, is not accessible to patrons, is it supposed to be closed?

Senior Planner Kuykendall explained that it is meant to be closed so that patrons can enter through the back door, but it's not meant to be kept open all the time due to noise control purposes.

Chairperson McKinnon replied that she was under the impression that you could not serve alcohol outdoors like that when it was free and easy for someone from another establishment to come in. Yet, this place is sharing.

Senior Planner Kuykendall replied that there would be restrictions from the Department of Alcohol and Beverage Control.

Chairperson McKinnon stated that since there are no parking signs, she wondered if there is a fence around that back parking area.

Senior Planner Kuykendall explained that the "No Parking" signs would be on the north side of the building on the alley. The intent is to make sure that people are not parking in the alley at this location.

There being no further 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.

Patrick Fitzgerald, 4130 Paramount Boulevard, Lakewood, California 90712, representing O'Connor's Irish Pub, identified himself as the applicant. Mr. Fitzgerald explained that to get on the patio, you would have get in through the front door or the rear door and pass through the restaurant and onto the patio.

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

Mr. Fitzgerald responded affirmatively and complimented Senior Planner Paul Kuykendall.

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

Commissioner Samaniego stated that he is surprised that no one from the adjoining neighborhoods are here tonight, because in the past they have come to voice their opinions.

Mr. Fitzgerald replied that he has communicated with 15 neighbors and showed them that it is a family friendly place.

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 Ung seconded that RESOLUTION NO. 13-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 499, A-4, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 568, A-4, REQUESTING APPROVAL TO ADD FENCE TO FRONT YARD OF EXISTING CHURCH WITHIN SETBACK ON PROPERTY LOCATED AT 3114 SOUTH STREET (KENT CORNWALL FOR CORNWALL ASSOCIATES)

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. 568, A-4.

Commissioner Samaniego asked Senior Planner Kuykendall about the five-foot setback that he mentioned with the photos.

Senior Planner Kuykendall replied that it is less than that, approximately four feet.

Chairperson McKinnon asked if the two pedestrian gates are part of the project.

Senior Planner Kuykendall stated that the applicant could respond to that question.

There being no further 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.

Kent Cornwall, 234 N. El Molino Avenue, Suite 201, Pasadena, California, 91101, with Cornwall Associates. Mr. Cornwall stated that they have been retained by the church to help them through this process to get them the approval. He explained that the church needs to secure their property for the safety of their members.

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

Mr. Cornwall responded affirmatively.

Chairperson McKinnon asked Mr. Cornwall if the two pedestrian gates are part of the project.

Mr. Cornwall replied that they would be locked the same as the driveway gates and then when the building is being used, they would be unlocked.

Thomas Sawyer with the Church of Jesus Christ of Latter Day Saints, addressed the commission, stating that he is responsible for the safety of the building and the grounds of the church. He is called two or three times a week when they have an issue there. He stated that he feel not everyone is appropriate for the grounds there and he is very much in favor of sealing up the building.

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

Commissioner Samaniego had another question for Mr. Cornwall who returned to the podium.

Commissioner Samaniego asked Mr. Cornwall if there are fences or gates or walls up already in the back of the property, and if they would be replaced.

Mr. Cornwall explained that there are gates on the sides and rear of the property that completely enclose it and that will stay the way it is.

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 Ung seconded that RESOLUTION NO. 14-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 568, A-4, be approved as submitted.

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

BUILDING REHABILITATION BOARD **APN 7065-024-017**
Substandard Property/Excessive Trash and Debris **Fazal Rahman for Rahman Family Trust**

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.

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

The violation notice recipient, Fazal Rahman for Rahman Family Trust, 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 and requested a motion.

Commissioner Samaniego moved and Commissioner Ung seconded that RESOLUTION NO. 15-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, REGARDING APN 7065-024-017, be approved as submitted.

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

BUILDING REHABILITATION BOARD **6340 Charwood Street**
Overgrown Vegetation **Gerald and Jacquelyn Rabideaux**

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.

There being no questions of staff, Chairperson McKinnon opened the public hearing and asked if anyone wanted to address the notice of violation. The violation notice recipients, Gerald and Jacquelyn Rabideaux, did not attend the meeting.

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 Ung moved and Commissioner Samaniego seconded that RESOLUTION NO. 16-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, REGARDING 6340 CHARLWOOD STREET, be approved as submitted.

AYES: COMMISSIONERS: Samaniego, Ung, McKinnon,

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Baca, Manis

ABSTAIN: COMMISSIONERS: None

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

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



Secretary