

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 4, 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 Ung led the Pledge of Allegiance.

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

Also present: Abel Avalos, Director
 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 October 7, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos announced the following:

1. The Award of Valor Luncheon will be held on Wednesday, November 10, 2021 in the Lakewood City Parking Lot.
2. The December 2021 PEC meeting will be moved from December 2, 2021 to December 9, 2021.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1009, REQUESTING APPROVAL TO CONSTRUCT A NEW TWO-STORY DRIVE-THROUGH RESTAURANT ON PROPERTY LOCATED AT 5721 BELLFLOWER BOULEVARD (AMAR MAHMOOD FOR WIENERSCHNITZEL)

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. 1009.

Commissioner Samaniego asked why second or third to last of the letters of support are from someone in Cerritos.

Assistant Planner Barboza responded that the applicant could answer 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.

Amar Mahmood, 5721 Bellflower Boulevard, Lakewood, California, 90713, representing Wienerschnitzel, identified himself as the applicant. Mr. Mahmood stated that he has been in the same place for 22 years.

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

Mr. Mahmood responded affirmatively

Commissioner Samaniego asked the applicant about the letters of support from Cerritos.

Mr. Mahmood explained that those letters were from relatives.

Assistant Chairperson Baca asked what year the building was built.

Mr. Mahmood replied that it was built in 1964.

There being no further questions for the applicant. Chairperson McKinnon asked if anyone else wanted to address the Commission.

John Arjang, 5666 Adenmoor, Lakewood, California, addressed the Commission and explained that he lives right across the street.

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

Commissioner Manis moved and Commissioner Ung seconded that RESOLUTION NO. 17-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1009, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 452, A-2, REQUESTING APPROVAL FOR EXTERIOR WALL GRAPHICS AT AN EXISTING DRIVE-THRU RESTAURANT LOCATED AT 5247 CLARK AVENUE (DEVON WESSELINK FOR ELEVATED RESTAURANT GROUP)

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. 452, A-2.

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.

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

Commissioner Ung moved and Assistant Chairperson Baca seconded that RESOLUTION NO. 18-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 452, A-2, be approved as submitted.

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

ORDINANCE PERTAINING TO STATE MANDATED RESIDENTIAL DENSIFICATION

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report as contained in the file for an Ordinance amending Article IX of the Lakewood Municipal Code pertaining to State Mandated Housing Densification Standards and regulations that require ministerial review of parcel maps and additional dwelling units in the R-1 and R-A single family residential zoning districts, as well as the approval of an administrative manual for residential development. Assistant Director McGuckian responded to all of the commissioners' questions and comments.

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

Commissioner Samaniego moved and Commissioner Manis seconded that RESOLUTION NO. 19-2021, 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.

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

ORDINANCE PERTAINING TO 2021 LMC UPDATES

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report as contained in the file for an Ordinance amending Articles IV, VIII and IX of the Lakewood Municipal Code pertaining to updating and clarifying various sections of the code to recognize procedural changes, consistency within the code and state law and to simplify and clarify review procedures for the Development Review Board, Parking and other regulations. Assistant Director McGuckian responded to all of the commissioners' questions and comments.

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

Assistant Chairperson Baca moved and Commissioner Manis seconded that RESOLUTION NO. 20-2021, 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.

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

REPORTS:

- **Report of six month review of CUP No. 1005, 5809 Lakewood Boulevard, HERITAGE FAMILY PANTRY, for the sale of beer and wine for on-site consumption in conjunction with an existing restaurant, was approved and filed.**

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

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



Secretary