



Minutes

Lakewood City Council

Adjourned Regular Meeting held
October 9, 2018

MEETING WAS CALLED TO ORDER at 6:32 p.m. by Mayor Croft in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Steve Croft
Vice Mayor Todd Rogers
Council Member Diane DuBois
Council Member Ron Piazza
Council Member Jeff Wood

ORDINANCE NO. 2018-6; REGARDING THE LOCATION, DESIGN AND OPERATION OF COMMERCIAL CARWASHES

Thaddeus McCormack, City Manager, stated that the purpose of the study session was to address questions posed by Council Members at and subsequent to its previous meeting with regards to hours of operation for car washes and the intentions of the proprietor and owner of the property located at 4905 Bellflower Boulevard.

Responding to Mayor Croft's inquiry regarding recommendations to the Planning and Environment Commission, Patrick McGuckian, Assistant Director of Community Development, stated that staff's study found that the hours of operation for a majority of the car washes in the City were from 8:00 a.m. to 6:00 p.m., with a few that were from 7:00 a.m. to 9:00 p.m., and a coin-operated facility that was open 24 hours.

Vice Mayor Rogers concurred with Council Member Piazza's estimation that having parameters for hours of operation would ensure more equitable handling of car wash applicants regardless of the varying situations.

Steve Skolnik, for the City Attorney, responded to Vice Mayor Rogers' question regarding the Bellflower Boulevard site by stating that the property owner had assumed incorrectly that because a study of sound readings had indicated there would be no noise issues that the City should approve his car wash regardless of any other requirements.

Responding to Council Member Wood's questions pertaining to implementation of policies on car wash hours, Mr. Skolnik stated that the proposed ordinance could be amended at a later date to incorporate outer parameters on the hours of operation or the Planning and Environment Commission could be informed of the objectives, which would not be legally binding, however, the intentions of the City Council would be conveyed to the Commission and to staff.

ORDINANCE NO. 2018-6; REGARDING THE LOCATION, DESIGN AND OPERATION OF COMMERCIAL CARWASHES - Continued

In response to Mr. McGuckian's suggestion that administrative guidelines could be established within the Development Review Board handbook for car washes, Vice Mayor Rogers voiced concerns that information on such policies would not be available to those who might research business options by viewing the Municipal Code.

Council Member DuBois inquired whether a limit could be set on the number of car wash businesses. Mr. Skolnik stated that rather than specifying an arbitrary number, such a threshold could be accomplished by restricting the zoning allowed.

Council Member Piazza expressed reluctance with constraining the number of such businesses noting that demand for them would be dictated by the customers. He stated that although the proposed ordinance would prohibit the property owner on Bellflower Boulevard from being able to build a car wash at that site, there were other appropriately zoned properties he could acquire on which that type of business would be permitted.

Mayor Croft concurred that there was a proliferation of car washes but noted that the proposed ordinance could be effective in minimizing the opportunity for new ones. He further stated that those businesses not adhering to their conditional use permits should be brought into compliance.

Vice Mayor Rogers concurred with Mayor Croft's suggestion that inclusion of the hours of operation with the Development Review Board process would be the best approach initially with an amendment to the ordinance to follow.

Mr. Skolnik confirmed with the Council Members that the outside parameters on the hours of operation would be between 7:00 a.m. to 8:00 p.m. for any newly approved car wash.

Responding to Council Member Wood's question regarding the timeline for implementation, Mr. Skolnik stated that an amendment could be considered after the proposed ordinance became effective. Mr. McGuckian confirmed that the conditional use permit application process would take a minimum of two months.

ORAL COMMUNICATIONS: None

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Croft adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk