

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF APRIL 7, 2022  
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**

Assistant Chairperson Bill Baca 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  
                          Carolyn Lehouillier, Housing Specialist  
                          Charles Carter, Neighborhood Preservation Manager  
                          Jacque Cochran, Code Enforcement Officer  
                          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 March 3, 2022 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Director Avalos announced the following:

1. Community Car Show: The first of three Spring Community Car Shows will be held on Friday, April 8, from 6:00 to 9:00 p.m. at Palms Park, as part of the Play at Palms event series.

2. Lakewood Volunteer Day: There will be over 300 volunteers working at 25 project sites on Saturday, April 9, for the 25<sup>th</sup> annual Lakewood Volunteer Day event. The volunteers will be treated to a thank you luncheon at the Lakewood Youth Center following the morning of volunteerism.
3. RCS Staff Alex Bauman is Leaving Lakewood: Alex Bauman has accepted the Director of Community Services position with the City of La Puente and his last day in the office was Monday, April 4. Alex has been with Lakewood a total of 24 years between his part time and full time positions, most recently serving as a Community Services Manager for the past six years.
4. Wienerschnitzel Temporary Closure: March 31, 2022 was the last day of business for the 1964 Wienerschnitzel building at 5721 Bellflower Boulevard. Plans are underway for the iconic A-frame building to be demolished and the business owner has been working with the city's Planning Department on plans to construct a new Wienerschnitzel building with a drive-thru on the same site.
5. Walmart Fuel: Final construction wrap-up is in progress. Final electrification of facility has been delayed by SCE scheduling. Final landscaping and paving have not yet been completed.
6. America's Tire Store, 4771 Candlewood Street: A lease has been signed to replace the old East Side Mario's restaurant building with this new tire store.

## **PUBLIC HEARINGS**

### **CDBG 2021-2022 Action Plan**

Housing Specialist Carolyn Lehouillier delivered the proposed Action Plan report, which identifies the activities that will be undertaken during FY 2022-2023 using CDBG Entitlement Funds. The City's current consolidated plan was adopted in 2020 for the Fiscal Years 2020-2024. While the City has not yet received its allocation from HUD, based on last year's allocation, it is anticipated that the City will receive an estimated \$458,894 in CDBG funds and approximately \$27,000 in program income from the repayment of housing rehabilitation loans during Fiscal Year 2022-2023. This brings the total amount of anticipated funding available to disperse in FY 2022-2023 to \$458,894.

These funds are allocated for use in carrying out activities that meet the mandates of the Housing and Community Development (HCD) Act. Proposed projects within Lakewood's Action Plan include, but are not limited to, capital improvements, e.g., renovating the Weingart Senior Center, public services, e.g. Community Family Guidance, Pathways Volunteer Hospice, Meals on Wheels, Community Services Association and Fair Housing. CDBG also funds Community Conservation Program Administration and Delivery.

There being no further questions of staff, Chairperson McKinnon declared it to be the time and place for the public hearing on the CDBG 2022-2023 Action Plan, asking anyone wishing to be heard on the matter to come forward.

Vice Chairperson Bill Baca asked what the Planning and Administrations costs are for.

Housing Specialist Carolyn Lehouillier explained that those are staff costs.

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

**Vice-Chairperson Baca moved and Commissioner Manis seconded to direct staff to take into consideration all comments received from the public during the next 30 days in preparation of the FY 2021-2022 Action Plan and to accept the proposed Action Plan upon the approval by the City Council.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>Baca, Manis, McKinnon, Samaniego, Ung</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>	<b>None</b>

**BUILDING REHABILITATION BOARD**

**21004 Pioneer Boulevard  
Cameron Irons**

**Public Nuisance**

Code Enforcement Officer Jacque Cochran delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for this Code Enforcement Case.

Code Enforcement Officer Jacque Cochran asked if any commissioners had questions.

Several PEC commissioners had questions that were answered by Jacque Cochran, Charles Carter and Abel Avalos.

Also, Jamar Boyd Weatherby, Deputy City Prosecutor, spoke to the commissioners. He explained that one of the things needed to be emphasized was the important clearing of the public nuisance. It will be essential for establishing red light abatement if there continues to be a prostitution that is going on. Potential Red Light Abatement is the property that could be shut down.

The Deputy City Prosecutor told the Commissioners that one thing noted by Lakewood City Hall Code Enforcement is that a website page is where you go to look for sex workers and

that is why it was important that they cross-referenced this property on the back page. Each individual property has its own business license.

A commissioner noticed with the staff report that savage clothing is not mentioned and asked if it is pertinent to have it included in this report as far as the strength of this case.

The Deputy City Prosecutor responded that in his opinion, it doesn't need to be things that didn't get into a lot of detail about. There is a lot of junk trash debris at the property.

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.

Cameron Irons, SVN | Vanguard Executive Director, 120 W. 5<sup>th</sup> Street, #210, Santa Ana, CA, 92701, addressed the commission. He stated that it looks like all the citations have to do with massage suite and they are gone. He explained that they are not going to lease it to another massage use. The company will do leasing and background checks on everybody and have plans to fix some property. Savage Clothing has been given a notice to vacate. The company has to go through an eviction. That is a legal process.

Mr. Irons explained that they have offices in Los Angeles, Riverside, Orange County, Long Beach, Santa Ana and San Diego. They have 230 offices in the entire country.

Assistant Chairperson Baca asked about Mr. Irons' statement regarding having plans to fix the center. He wanted to know what that meant.

Mr. Irons responded that it would be landscape and clean-up in the exterior. There are other vacancies there so the company will be focusing to clean it up a little before leasing is done.

Commissioner Joe Ung asked Charles Carter or Abel if this changes anything with the new property management.

Neighborhood Preservation Manager, Charles Carter, replied that they have been given 60 days to come up with a new plan of action. Commissioners will see signs next week and properties in Southern California are managed. There have been multiple inspections beyond what has been seen. A notice to abate was posted on March 24, 2022.

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 Samaniego moved and Commissioner Ung seconded that RESOLUTION NO. 02-2022, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, ON PROPERTY LOCATED AT 21004 PIONEER BOULEVARD, be approved as submitted.**

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

**REPORTS:**

**2021 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall delivered the 2021 General Plan Annual Progress Report and requested that the Commission recommend it to the City Council to receive and file.

**Commissioner McKinnon moved and Commissioner Stuckey seconded approval of staff recommendation to forward the 2021 General Plan Annual Progress report to the City Council to receive and file.**

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

**PUBLIC COMMENTS:** None.

**STAFF COMMUNICATIONS:**

1. Community Development Director, Abel Avalos, reported that George Bouwens, who has been a Code Enforcement Officer for more than 20 years, is retiring on April 14.
2. Mr. Avalos added that the Public Works Director, Lisa Rapp, is also retiring in April.
3. Assistant Director Patrick McGuckian added that Kelli Tunnicliff came to us from Signal Hill three months ago and she will take the position of Director of Public Works.

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

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Secretary