

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF JANUARY 4, 2024  
MINUTES**

**CALL TO ORDER**

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Baca at 7:00 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

**PLEDGE OF ALLEGIANCE**

Terry Cole led the Pledge of Allegiance.

**ROLL CALL:**         *Present:*     Chairperson Baca  
  Vice Chairperson Ung  
  Commissioner Samaniego  
  Commissioner Stuckey  
  Commissioner Cole

**ALSO PRESENT:**         Abel Avalos, Director of Community Development  
  Carolyn Lehouillier, Housing Specialist  
  Ivy Tsai, City Attorney  
  Cindy Kojaku, Administrative Secretary

**APPROVAL OF MINUTES**

There being no objections, Chairperson Baca ordered the Minutes of the Regular Meeting of December 7, 2023, approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Abel made the following announcements:

- Update on on-going City Hall construction, progressing as planned.
- Lakewood Education Foundation 2023 Improvement Grants. This year, they gave out \$58,920.00 worth of grants.
- Survive For 7 teaches people how to survive 7 disaster days, Jan. 23, 6:00 p.m. at Burns Community Center.
- Red Cross CPR Training for field personnel/employees only; goal is to get all City employees trained.
- Lakewood Leadership Academy program brings residents and business owners together that are interested in learning more about the community and the City. Accepting applications now. First session to start January 31, 2024.

**PUBLIC HEARINGS:****1. Fiscal Year 23-24 CDBG Action Plan, Substantial Amendment No. 1.**

Housing Specialist, Carolyn Lehouillier, presented the staff report and exhibits of Fiscal Year 23-24 CDBG Action Plan, Substantial Amendment No. 1. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommended that the Commission hold a public hearing for citizen input for the proposed Action Plan, Substantial Amendment and, following the hearing, move to direct staff to take into consideration all comments received by the public and recommend approval of the proposed Action Plan Amendment by the City Council on February 13, 2024. Housing Specialist Lehouillier explained the City is seeking to amend the Fiscal 23-24 Action Plan to shift CDBG funds from the Weingart Senior Center Improvement Project to a Curb Replacement Project within the City. HUD requires communities carry no more than 1 ½ times their annual allocation, and HUD does a timeliness test on May 2<sup>nd</sup> of each year. On May 2, 2023, the City's ratio is 1.51 which means this year, May 2, 2024, HUD will conduct another timeliness test in which we would not have spent all the money down which puts Lakewood in jeopardy of losing CDBG funds. City staff is proposing to amend the current Action Plan to shift \$200,000 in CDBG funding to a Curb Replacement Project to avoid losing CDBG funds. The project includes replacing curbs with ADA compliant curb ramps within a CDBG target area which is Census Tract 555105. There are 40 locations where the City will be replacing curbs within that Census Tract. HUD mandates a 30-day public comment period for all proposed projects. The comment period opens January 4 at the Planning and Environment Commission meeting and will conclude with the February 13, 2024 City Council Meeting. Housing Specialist Lehouillier asked if there are any questions of staff.

**Chairperson Baca asked if there are any questions of staff.**

Commissioner Cole clarified that we want to move the \$200,000 from the Weingart Senior Center Project, and we have that money, but we are waiting on additional money for that project?

Housing Specialist Lehouillier answered that we are waiting for additional funding for the Weingart Senior Center. We were promised funding in November of 2023 but because of budgetary delays, especially with the Federal government, we probably will not see that funding until November 2024. In order to meet the ratio requirements of HUD by May 2, 2024, we need to quickly shift \$200,000, which will bring the ratio to the appropriate amount, to another project, so we do not lose the funds.

Commissioner Cole stated that makes sense and asked the likelihood of not getting all the funds?

Housing Specialist Lehouillier stated we will be getting the State funding, but we are waiting for the appropriate department to handle the transaction.

Community Development Director, Abel Avalos, stated it is less a matter of will we get the funding—it is more like when will we get the funds, so it has been earmarked for us, but we are operating under a stop gap budget measure, so that is what is really holding things up. We will get the funds, but it will not come in time for us to get below the 1.5 threshold.

Chairperson Baca asked what percentage of Lakewood has this type of curb already?

Housing Specialist Lehouillier stated that is not a question she is able to answer, and Public Works is working to make all curbs compliant. This would just be a portion of the curbs.

Director Avalos stated it is a good question, and staff should be prepared to provide that information when we take this to Council. As Carolyn showed you, there are some curb cuts that look like they are ADA compliant, but the guidelines have changed, so they are non-compliant.

**Chairperson Baca opened the public hearing.**

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission if there was any discussion or a motion.

**Commissioner Cole moved and Commissioner Stuckey seconded to recommend approval of the proposed Action Plan Amendment by the City Council on February 13, 2024.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>Cole, Stuckey, Samaniego, Ung and Baca</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>

Chairperson Baca announced that the Motion has passed.

**REPORTS:**

None.

**PUBLIC COMMENTS:**

None.

**STAFF COMMUNICATIONS:**

Abel thanked the Commission and wished them a Happy New Year. We will have three items for the Planning and Environment Commission Meeting in February.

Chairperson Baca received a trade magazine, and he thinks it is interesting.

Director Avalos stated that Paul Kuykendall was securing that through APA and questioned the Commissioners if they receive that magazine. Commissioner Samaniego confirmed he receives the magazine from APA. Commissioner Cole also confirmed. Chairperson Baca stated it may have been APA, and he stated it is a great read and brought up an article about malls going towards sports centers and pickle ball courts rather than having a brick-and-mortar store.

Director Avalos stated that there will be a lot of discussion in the next several years about revitalization of aging malls. He mentioned the West Side Pavilion Mall in Los Angeles was bought by UCLA, and they are going to turn it into a research facility for viruses—something that will be helpful to the rest of society.

Commissioner Stuckey asked if there is any update on our post office? Director Avalos stated nothing significant--we have reached a point where we are still talking to the postal service, and we are trying to work with them and give them leads of what we can do going forward.

**ADJOURNMENT:** The meeting was adjourned at 7:30 p.m.



Next meeting will be February 1, 2024.

---

Secretary