

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MARCH 3, 2016
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairperson Quarto led the Pledge of Allegiance.

ROLL CALL: Chairperson Quarto
Vice Chairperson Stuckey
Commissioner Manis
Commissioner McKinnon
Commissioner Samaniego

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Quarto ordered the Minutes of the Regular Meeting of January 7, 2016 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

Director Southwell reminded the Commissioners that the Lakewood City Council reorganizes on Tuesday, March 22nd. This event includes a reception celebrating the outgoing Mayor at 6:00 p.m. in the Weingart Ballroom and a reception honoring the incoming Mayor following the City Council meeting.

PUBLIC HEARINGS

CDBG 2016-17 ACTION PLAN

Director Southwell explained that this item would be continued and re-noticed as there was a delay in receiving the allocation information from HUD.

Attorney Skolnik added that no action would be necessary.

CONDITIONAL USE PERMIT NO. 931 and JOINT USE PARKING AGREEMENT NO. 1-2016 REQUESTING APPROVAL FOR 1) ON-SITE BEER AND WINE IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT; 2) AN ADDITIONAL LOW FREESTANDING SIGN IN EXCESS OF ONE PER INTEGRATED COMMERCIAL CENTER; 3) THE RELATED JOINT USE PARKING AGREEMENT ON A PROPERTY LOCATED AT 5503 WOODRUFF AVENUE (Tatsuro Shoji for Tokyo Hibachi)

Assistant Planner David Barboza delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 931. Mr. Barboza recommended that the Commission approve the application for the sale of beer and wine in conjunction with a bonafide eating establishment; a low freestanding sign in excess of one per integrated commercial center; and the related joint use parking agreement with the related categorical exemption.

There being no questions of staff, Chairperson Quarto declared it to be the time and place for the public hearing on Conditional Use Permit No. 931, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Juan Rasero, 5503 Woodruff Avenue, Lakewood, California 90713, addressed the Commission, identifying himself as the representative for Tokyo Hibachi.

Chairperson Quarto asked Mr. Rasero if he had read the Resolution and was agreeable to the conditions.

Mr. Rasero responded affirmatively.

Commissioner Samaniego asked Mr. Rasero about a gentleman named "George" who formerly owned or managed the restaurant.

Mr. Rasero responded that the person known as "George" is the applicant, Tatsuro Shoji, who is still involved with the restaurant, but could not be present at tonight's meeting.

There being no one else wishing to be heard on the matter, Chairperson Quarto closed the public hearing.

Commissioner McKinnon moved and Commissioner Samaniego seconded that RESOLUTION NO. 03-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 931 WITH CATEGORICAL EXEMPTION and JOINT USE PARKING AGREEMENT NO. 2016-1, ON PROPERTY LOCATED AT 5503 WOODRUFF AVENUE, be approved as submitted.

AYES: COMMISSIONERS: McKinnon, Samaniego, Manis, Quarto, Stuckey
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

REPORTS:

- **Report of CUP No. 904, 2nd six-month review, 6119 Hersholt Avenue, Guest Quarters** was received and filed.
- **2015 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall summarized the 2015 General Plan Annual Progress Report, explaining that every city in the state is required to adopt a General Plan which guides the fiscal development of the city. The General Plan Annual Progress Report is required by the state to be prepared on an annual basis to monitor the ongoing implementation of the General Plan. This report must be submitted to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st of each year.

Lakewood's Housing Element was adopted in October 2013 and placed Lakewood on an eight-year revision cycle rather than the more stringent four-year cycle. Lakewood's RHNA number is 403 dwelling units. There are other residential projects in the planning phase or under construction that could yield up to another 84 new residential units. Residential building permit activity has been increasing slightly over the last two to three years. Commercial building activity has been relatively flat. Commercial properties are typically recycled and reinvestment occurs regularly and in a consistent rate on such properties.

Mr. Kuykendall concluded his report by stating that the Annual Report finds that the General Plan continues to successfully guide the development of the community. Staff recommends that the Commission recommend to the City Council that it receive and file the 2015 General Plan Progress Report.

Commissioner Manis moved and Vice Chairperson Stuckey seconded that, THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, APPROVE STAFF RECOMMENDATION TO SUBMIT THE 2015 GENERAL PLAN ANNUAL PROGRESS REPORT TO THE CITY COUNCIL AND THAT IT DIRECT STAFF TO SUBMIT THE SAME TO THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

AYES: COMMISSIONERS: Manis, Stuckey, McKinnon, Quarto, Samaniego
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

- **Development Review Board** reports for February of 2016 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:17 p.m.

Secretary