

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF DECEMBER 1, 2016
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson Stuckey led the Pledge of Allegiance.

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

EXCUSED: Commissioner Quarto

Also present: Sonia Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
Charles Carter, Neighborhood Preservation Manager
Jamaar Boyd-Weatherby, City Prosecutor
Didier Murillo, Planning Technician
Tony Williams, Community Conservation Representative
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of November 3, 2016 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

Director Southwell reminded the Commissioners of the Tree Lighting ceremony on Friday December 4
1st beginning at 5:30 p.m. Parking will be available for Commissioners if they identify themselves as Commissioners upon entering the parking lot.

Director Southwell invited the Commissioners to the annual Lakewood Celebrates Holiday Reception on Tuesday, December 13, 2016 from 6:00 p.m. to 7:30 p.m. in the Weingart Ballroom.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 941 REQUESTING APPROVAL FOR OPERATION OF A DAY NURSERY SCHOOL ON PROPERTY LOCATED AT 4300 BELLFLOWER BOULEVARD (Sonna Elliott for Educare)

Planning Technician Didier Murillo delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 941.

Director Southwell addressed the email correspondence from the Educare co-applicant, First United Methodist Church Property Management that was distributed to the Commissioners just prior to the meeting. The correspondent was requesting a limitation on the number of students in the daycare, a bathroom facility for adult guests and an annual fire safety inspection. Ms. Southwell explained that the number of students allowed in the facility is under the control of the State and relates directly to the State-issued license. The City would only intervene in limiting students if there were a parking issue. Regarding the bathroom issue, there is already a bathroom in place, and that is not something the City would address in the case of a continued use item such as this.

Attorney Skolnik clarified that the request was not coming from an outside source or someone objecting to approval of the CUP, but rather from the co-applicant.

There being no questions of staff, Chairperson Stuckey declared it to be the time and place for the public hearing on Conditional Use Permit No. 941, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Sonna Elliott, 2999 E. Ocean Boulevard, #1240, Long Beach, California 90803, addressed the Commission, identifying herself as the applicant.

Chairperson Stuckey asked Ms. Elliott if she had read the Resolution and was agreeable to the conditions.

Ms. Elliott replied affirmatively.

Chairperson Stuckey asked Ms. Elliott if she could tell the Commission something about her business.

Ms. Elliott responded that Educare has been in business at this location for 16 years; they are licensed for 69 children, but typically have anywhere from 50 to 55. The children range in age from two years to the first grade and the facility is open from 7:00 a.m. to 6:00 p.m. The children are divided by age group both indoors and on the playground and they bring their own lunches. Ms. Elliott concluded her remarks by stating that she has enjoyed her 42-year career in this field and her 16 years here in Lakewood.

Ryan Bushore, 4300 Bellflower Boulevard, Lakewood, California, 90713 addressed the Commission, identifying himself as the property manager for the First United Methodist Church. Mr. Bushore explained that the email had been composed as a result of concern about the licensing of Educare. Mr. Bushore noted that the staff report indicated 12 teachers with five students assigned to each for a total of 60 students and he did not know if the license would allow for that. Regarding the bathroom, Mr. Bushore stated that he is aware that there is a bathroom on the premises and if the City is not concerned about it, the church would be fine with it also. Lastly, not being familiar with the fire safety requirements, Mr. Bushore wanted to verify that fire safety inspections would be conducted as required by law and thought that that provision might have to be included in the Conditional Use Permit.

Regarding the annual fire safety inspection, Planning Technician Didier Murillo explained that the resolution contained a provision in Section 4.F. requiring the applicant to comply with all local, state and federal regulations, including, but not limited to, the Lakewood Municipal Code. Mr. Murillo stated that Ms. Elliott had discussed with him the fact that she is subject to yearly fire safety inspections as well as random inspections from the State.

Lori Ramsey, address illegible, addressed the Commission, identifying herself as a trustee of the First United Methodist Church. Ms. Ramsey stated that her nieces and nephews had attended the Educare preschool and it was a positive experience and that she wanted to be here to show her support for Educare.

Chairperson Stuckey asked the commissioners if they had any questions of the applicant.

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

Commissioner Samaniego moved and Vice Chairperson Manis seconded that RESOLUTION NO. 15-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 941 WITH THE RELATED CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 4300 BELLFLOWER BOULEVARD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 700, AMENDMENT NO. 5, REQUESTING APPROVAL FOR AN EXTENSION OF TIME FOR OUTDOOR STORAGE ON PROPERTY LOCATED AT 2626 COVER STREET (Tyler Dubberly for The Boeing Company)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 700, A-5.

There being no questions of staff, Chairperson Stuckey declared it to be the time and place for the public hearing on Conditional Use Permit No. 700, A-5, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Linda Todoroff, 2626 Cover Street, Lakewood, California addressed the Commission, identifying herself as the representative for Tyler Dubberly of the Boeing Company.

Chairperson Stuckey asked Ms. Todoroff if she had read the Resolution and was agreeable to the conditions.

Ms. Todoroff responded that she had not had an opportunity to read the Resolution.

Chairperson Stuckey asked Ms. Todoroff if she would like to tell the Commission about her business.

Ms. Todoroff explained that she began her career with T & T Management, a third-party property manager for Boeing, on this property 16 years ago and was now returning as the manager. Ms. Todoroff noted that the tankers have been removed, barrels are gone, and the office that was noted will be gone by this weekend. Ms. Todoroff stated that her staff is moving quickly to comply with all of the City’s requirements.

Chairperson Stuckey asked the commissioners if they had any questions of the applicant.

Attorney Skolnik interjected that it is possible for the Commission to grant approval of the Conditional Use Permit in the absence of the representative’s ability to agree to all of the conditions. Attorney Skolnik explained that, since no changes were being made to the Resolution, it could be approved, because it would not legally become effective until the applicant receives signs and returns the related documents.

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

Vice Chairperson Manis moved and Commissioner McKinnon seconded that RESOLUTION NO. 16-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 700, AMENDMENT NO. 5, WITH THE RELATED CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 2626 COVER STREET, be approved as submitted.

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

BUILDING REHABILITATION BOARD

Chairperson Stuckey called to order the meeting of the Planning and Environment Commission sitting as the Building Rehabilitation Board.

1. Public Nuisance

4919 HERSHOLT AVENUE
Diane Markoff

City Prosecutor Jamar Boyd-Weatherby addressed the Commission, explaining that the property owner of 4914 Hersholt Avenue had requested a continuance on this item. Attorney Boyd-Weatherby stated that staff had no issue with granting an extension to February 2, 2017.

Chairperson Stuckey moved and Commissioner Samaniego seconded that THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, APPROVE STAFF RECOMMENDATION

TO CONTINUE THE PUBLIC NUISANCE AT 4914 HERSHOLT TO THE MEETING OF FEBRUARY 2, 2017.

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

1. Public Nuisance

4286 PIXIE AVENUE
 Nancy Greenwood

A revised copy of the proposed resolution pertaining to 4286 Pixie Avenue was distributed to the Commissioners.

Community Conservation Representative (CCR) Tony Williams delivered the oral report summarizing the written staff report and slide presentation, as contained in the related Code Enforcement Case File No. 9326. CCR Williams explained case details and inspections dating back to September 1, 2016. The Final Notice of Violation was issued to the owner of record on October 10, 2016. An inspection on October 11, 2016 revealed that the lender had posted the property as abandoned. CCR Williams contacted the Wells Fargo Property Preservation Division to lodge a formal complaint and issued the lender a Notice of Violation

The violations of the Lakewood Municipal Code (LMC) existing on the property and identified by the Final Notice of Violation issued on October 10, 2016 included the following:

Observed Violation of Lakewood Municipal Code	Related LMC Section
Accumulation of Trash, Litter and Debris The accumulation of trash, litter, and debris in the driveway as well as the front, side, and rear yards.	LMC §4323.C.1
Dead, Diseased, Overgrown or Missing Vegetation Overgrown vegetation in the front, side, and rear yards...	LMC §4323.D
Refuse Container Storage Refuse containers stored in public view.	LMC §4323.H
Bees Allowing a bee hive to remain on the premises.	LMC §4282
Los Angeles County Building Code Adopted (CLABC) CLABC 106.2 Maintaining an unpermitted structure.	LMC §8100

On November 17, 2016, CCR Williams obtained an Administrative Inspection Warrant from the Superior Court. The purpose of this warrant was to enter the property and confirm the existing conditions and document all violations present. Results of inspection by warrant showed that one violation had been corrected, but two additional violations were discovered, namely overgrown vegetation in the rear yard and a large overgrown orange tree that houses a large beehive. CCR Williams also noted an unpermitted water heater, vent by an open window, electrical panel upgraded with no permits, and two unpermitted structures. The original front porch is now a bathroom. The rear patio cover is now a habitable space.

As of December 1, 2016, all violations remain.

Commissioner McKinnon asked why staff was pursuing this case when the staff report indicates that the property will be sold in two weeks.

CCR Williams replied that the goal was to have something recorded on this property so that any potential buyer will be made aware of the issues.

Commissioner Samaniego asked if Wells Fargo was agreeable to allowing staff to inspect the interior of the property.

CCR Williams responded that staff did not make that request.

Commissioner McKinnon moved and Chairperson Stuckey seconded that RESOLUTION NO. 17-2016, 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 4286 PIXIE AVENUE, be approved as submitted.

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

REPORTS:

Development Review Board reports for November of 2016 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:34 p.m.

Secretary