

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF MARCH 2, 2017  
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**

Commissioner Quarto led the Pledge of Allegiance.

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

Also present: Sonia Southwell, Director  
J. Patrick McGuckian, Assistant Director  
Paul Kuykendall, Senior Planner  
Charles Carter, Neighborhood Preservation Manager  
David Barboza, Assistant Planner  
Didier Murillo, Planning Technician  
Helene Knight, Administrative Secretary

**APPROVAL OF MINUTES**

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of February 2, 2017 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS:**

Director Southwell reminded the Planning Commissioners of the Lakewood Community Run on Saturday, March 4, 2017 when Sheriff's deputies, recreational runners, families and kids will gather at the starting line in front of the Lakewood Sheriff's Station to run the event's 5K/10K course for time, or do the 1K "Fun Run" or a 5K walk.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 947 REQUESTING APPROVAL FOR A DRIVE-THRU RESTAURANT ON PROPERTY LOCATED AT 4634 CANDLEWOOD STREET (Mo Mokled for Raising Cane's Chicken Fingers Restaurant)**

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. 947.

Commissioner McKinnon stated that the existing Elephant Bar has access on the northwest corner area and asked if traffic flow would continue to have access to the northwest corner of the lease area, or if there was a plan to close that off.

Assistant Planner Barboza replied that the opening at the northwest end of the lease area would remain in place.

Commissioner McKinnon asked if customers would be able to enter the site from that area.

Mr. Barboza responded affirmatively.

There being no further questions of staff, Chairperson Stuckey opened the public hearing.

Mo Mokled, 38 Executive Park, Suite 310, Irvine, California 92614 addressed the Commission, identifying himself as the applicant as well as the Project Manager for Raising Cane's Chicken Fingers Restaurant.

Chairperson Stuckey asked Mr. Mokled if he had read the Resolution and was agreeable to the conditions.

Mr. Mokled replied affirmatively.

Chairperson Stuckey asked Mr. Mokled if he could tell the Commission something about his business.

Mr. Mokled responded that this business specializes in authentic food known for its freshness. The restaurant does not use microwaves, freezers or heat lamps. Coleslaw and lemonade are made fresh daily. Mr. Mokled concluded his remarks by stating that he expected this business to energize the property and be a positive contribution to the center.

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

**Vice Chairperson Manis moved and Commissioner Quarto seconded that RESOLUTION NO. 5-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 947 WITH THE RELATED CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 4634 CANDLEWOOD STREET, be approved as submitted.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>Manis, Quarto, McKinnon, Samaniego, Stuckey</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>

### **CDBG 2017-2018 Action Plan**

Neighborhood Preservation Manager Charles Carter delivered the proposed Action Plan, which identifies the activities that will be undertaken during FY 2017-2018 using CDBG Entitlement Funds. The City will receive an estimated \$529,000 in CDBG funds for FY 2017-2018. The City anticipates receiving \$35,000 in program income this Fiscal Year (FY 2017-2018) from the repayment of housing rehabilitation loans made from CDBG funds. The City has an unspent allocation of \$65,544 and carryover entitlement of \$941,479. This brings the



total amount of funding available to disperse in FY 2017-2018 to \$1,505,564. 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, Burns Center capital improvements, Code Enforcement, Fair Housing, Meals on Wheels, and Pathways Volunteer Hospice. The largest expenditure (78%) will be for the Burns Center, including landscape and irrigation upgrades, hardscape repair, the addition of some square footage to the center and an ADA compliant elevator.

Commissioner McKinnon commented on the dramatic increase in the homeless population.

Director Southwell responded that there has been an increase in the homeless population in the City of Lakewood and Los Angeles County in general, due to challenges with both employment and the economy.

Commissioner McKinnon replied that she recalled a time when we had only two homeless people in the City of Lakewood.

Director Southwell explained that the City is doing a better job of conducting the homeless count now, using 15 teams of staff and volunteers who canvass the streets for hours. This is only the third time the City has conducted the homeless count in this manner. What appears to be a dramatic increase is really a more accurate count.

Mr. Carter added that LAHSA (Los Angeles Homeless Services Authority) estimates it will have the homeless count numbers by May. However, at this point, it does appear that the numbers will reflect an increase.

There being no further questions of staff, Chairperson Stuckey declared it to be the time and place for the public hearing on the CDBG 2017-2018 Action Plan, asking anyone wishing to be heard on the matter to come forward. There were no comments received.

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

**Commissioner McKinnon moved and Commissioner Quarto seconded to direct staff to take into consideration all comments received from the public during the next 30 days in preparation of the CDBG FY 2017-2018 Action Plan and to accept the proposed Action Plan upon the approval by the City Council.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>McKinnon, Quarto, Manis, Samaniego, Stuckey</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>

#### **REPORTS:**

- **Report of CUP No. 700, Amendment No. 5, three-month review, 2626 Cover Street, Extension of time for open area storage facility (Boeing) was received and filed.**

- **Development Review Board** reports for February 2017 were received and filed.

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** None.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 7:24 p.m.

  
Secretary