

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF APRIL 6, 2017
MINUTES**

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

PLEDGE OF ALLEGIANCE

Vice Chairperson Manis led the Pledge of Allegiance.

ROLL CALL: Vice Chairperson Manis
Commissioner Quarto
Commissioner Samaniego

EXCUSED: Chairperson Stuckey
Commissioner McKinnon

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

APPROVAL OF MINUTES

There being no objections, Vice Chairperson Manis ordered the Minutes of the Regular Meeting of March 2, 2017 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Southwell invited the Commissioners to the Lakewood Celebrates reception on Tuesday, April 11, 2017 at 6:00 p.m. in the Weingart Ballroom.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 949 REQUESTING APPROVAL FOR A COMMERCIAL SCHOOL AND RELATED JOINT USE PARKING AGREEMENT ON PROPERTY LOCATED AT 12562 CENTRALIA STREET (Byung Dal Kum for Family Academy)

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. 949.

Commissioner Samaniego asked if the unpermitted wall at the door area would be brought into compliance before the school opens.

Mr. Kuykendall responded affirmatively.

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

Byung Dal Kum, 633 S. Neptune Street, Anaheim, California, addressed the Commission, identifying himself as the applicant as well as the co-owner of Family Academy.

Vice Chairperson Manis asked Mr. Kum if he had read the Resolution and was agreeable to the conditions.

Mr. Kum replied affirmatively.

Vice Chairperson Manis asked Mr. Kum if he could tell the Commission something about his business.

Mr. Kum indicated that he had nothing further to add.

Attorney Skolnik reiterated that Mr. Kum had nothing to add to the staff report.

Myrna Tangan, 21103 Dartmoor Avenue, Lakewood, California, addressed the Commission, identifying herself as the closest resident adjacent to the proposed business. Ms. Tangan noted that people are urinating on the wall adjoining her residence, dumping mattresses in the large trash area next to her, and there have been two fires recently in the trash area as well. Ms. Tangan asked for reassurance that the tenant would allow his clients to use the restroom in his facility, and asked for a second, smaller trash area to prevent people from throwing garbage around.

Yelim Ham, 1009 Via Dorado, Fullerton, California, addressed the Commission, identifying herself as an employee of the new business.

Attorney Skolnik interjected that he is aware that the issues just raised by the neighbor have nothing to do with the school or the applicant.

Director Southwell responded to the issues raised, stating that the City wants a trash enclosure to be in compliance, a cover and mesh between wall and roof in order to prevent storm water runoff. The City can require that the larger trash enclosure be approved first in order to alleviate the conditions for this property owner. There are homeless people in that area, so it is highly unlikely that these problems are linked to any tenant in the establishment.

Senior Planner Kuykendall responded to the comment regarding the parking lot, noting that all of the spaces have to remain available for all of the tenants. Mr. Kuykendall added that this space has been vacant for some time, and with a tenant occupying the site and more activity, there should be a decline in the number of homeless people coming and going.

Assistant Director McGuckian noted that, on a weekly basis, he has observed vehicles with covered windows in that area, noting that the area is somewhat isolated and abandoned.

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

Commissioner Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 6-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 949 WITH THE RELATED CATEGORICAL EXEMPTION AND JOINT USE PARKING AGREEMENT NO. 2017-1 ON PROPERTY LOCATED AT 12562 CENTRALIA STREET, be approved as submitted.

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

BUILDING REHABILITATION BOARD

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

Public Nuisance

**6225 DEL AMO BOULEVARD
 (2005 Van Wyk Family Trust)**

CCR Bouwens delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case and requested approval of staff recommendation to declare the property at 6225 Del Amo Boulevard to be a public nuisance.

There being no questions of staff, Vice Chairperson Manis asked if there was anyone present wishing to be heard on this matter.

Brandy Bates, 6225 Del Amo Boulevard, Lakewood, California, addressed the Building Rehabilitation Board. Identifying herself as the executor of the VanWyk Family Trust. Ms. Bates requested a 90-day extension to get permits and complete the necessary work.

Neighborhood Preservation Manager, Charles Carter, noted that at the time of the April 5th inspection, he was informed that there were financial issues. Mr. Carter was agreeable to the 90-day extension and asked the Building Rehabilitation Board to adopt the order as submitted with the amendment regarding the 90-day extension.

There being no one else wishing to be heard on the matter, Vice Chairperson Manis asked for a motion.

Commissioner Quarto moved and Commissioner Samaniego seconded that RESOLUTION NO. 7-2017, 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 6225 DEL AMO BOULEVARD, be approved as amended to include the 90-day extension.

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

City Prosecutor Boyd-Weatherby stated that there is an active warrant related to this property that does not appear in the resolution or staff report and that it should be noted for the record.

REPORTS:

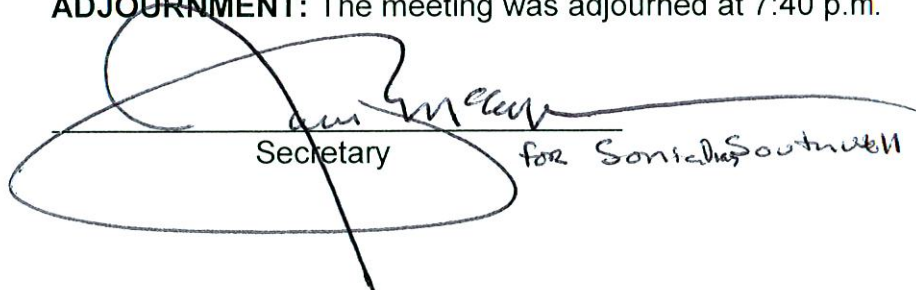
- Report of CUP 913, six-month review, 20443 Sylvanwood Avenue, Guest Quarters, was delivered by Assistant Planner David Barboza. The report was received and filed.
- Report of CUP 939, six-month review, 4125 South Street, Massage Establishment was delivered by Planning Technician Murillo, who noted three issues that have to be addressed: 1) unpermitted signage; 2) unpermitted interior wall; 3) ADA compliance for restroom accessibility. Mr. Murillo recommended a three month extension of the internal review period to give the applicant time to reach compliance in all areas. This report was received and filed.
- Development Review Board reports for March 2017 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:40 p.m.


Secretary for SonomaSouthwell