

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

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

PLEDGE OF ALLEGIANCE

Chairperson Manis led the Pledge of Allegiance.

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

EXCUSED: Commissioner Quarto

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Charles Carter, Neighborhood Preservation Manager
George Bouwens, Community Conservation Representative
Ivy Tsai, City Attorney
Adrienne Mendoza, City Prosecutor
Didier Murillo, Planning Technician
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of May 4, 2017 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

None.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 951, REQUESTING APPROVAL OF AN INDOOR COMMERCIAL RECREATION USE ON PROPERTY LOCATED AT 500 LAKEWOOD CENTER MALL, #127 (Kendrick Khouy for PLAYlive Nation)

Director Sonia Southwell delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 951.

Vice Chairperson McKinnon asked if smoking is prohibited in the mall completely.

Director Southwell replied that smoking is prohibited indoors.

Assistant Director McGuckian added that vaping is also prohibited.

Director Southwell explained that the regulations regarding smoking apply to vaping as well, according to an ordinance that had been adopted a few years ago.

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

Kendrick Khouy, 500 Lakewood Center Mall, #127, Lakewood, California, addressed the Commission, identifying himself as the applicant.

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

Mr. Khouy replied affirmatively.

Commissioner Samaniego asked Mr. Khouy if he is the owner of the stores in Brea and Fullerton also, or if this is a franchise.

Mr. Khouy replied that he is not the owner of the stores in Brea and Fullerton and confirmed that this is a franchise.

Commissioner Samaniego asked, regarding the seats at PLAYlive, if each individual screen has an individual PS4 or PlayStation, and if each screen is an individual console where each player decides what he or she chooses to play.

Mr. Khouy replied affirmatively.

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

Commissioner Stuckey moved and Commissioner Samaniego seconded that RESOLUTION NO. 12-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 951 ON PROPERTY LOCATED AT 500 LAKEWOOD CENTER MALL, #127, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 720, Amendment No. 2, REQUESTING APPROVAL FOR MODIFICATIONS TO AN EXISTING CAR WASH ON PROPERTY LOCATED AT 2711 DEL AMO BOULEVARD (Mahesh Patel for Bubble Express Carwash)

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. 720, Amendment No. 2.

Chairperson Manis asked how the retail space would now be used.

Mr. Murillo responded that he would defer that question to the applicant and/or the architect for the project. However, Mr. Murillo did explain that the area will no longer be used as a retail space, and the applicant is aware that any future decision to use it as such would require a modification to the Conditional Use Permit.

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

Alex Cuevas, 28524 Constellation Road, Valencia, California, 91355, addressed the Commission, identifying himself as the applicant's representative from AGC Design Concept, Inc., the architectural/engineering firm for the project.

Mr. Cuevas responded to Chairperson Manis' question regarding the use of the retail space, explaining that this business will no longer be a full-service car wash, but rather a self-service car wash, and that all of the related equipment will be stored inside of the former retail space.

Chairperson Manis asked Mr. Cuevas if he had read the Resolution and agreed to the conditions.

Mr. Cuevas replied affirmatively, indicating that he and the applicant, Mahesh Patel, had both read the Resolution and were in agreement with all conditions.

Commissioner Samaniego referenced Exhibit "B" and the removal of the canopy where detail work is normally done, asking if a replacement canopy would be installed.

Mr. Cuevas responded that the canopy located where detail work is normally done is being removed, because detail work will no longer be an offered service. The new canopy is intended only to protect the customers from the sun.

Commissioner Samaniego asked if the use of the vacuums would be free of charge.

Mr. Cuevas replied affirmatively.

Commissioner Stuckey asked if employees would be available to assist customers with vacuuming.

Mr. Cuevas replied affirmatively.

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

Vice Chairperson McKinnon moved and Commissioner Stuckey seconded that RESOLUTION NO. 13-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 720, AMENDMENT NO. 2 ON PROPERTY LOCATED AT 2711 DEL AMO BOULEVARD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 948, REQUESTING APPROVAL FOR A CAR WASH AND CAR SERVICE ON PROPERTY LOCATED AT 6741 CARSON STREET (Mario Torres on behalf of Andy Sehremelis for Parkcrest Car Wash)

Director Sonia Southwell delivered the oral report all as contained in the written report and slide presentation, as contained in the file for Conditional Use Permit No. 948.

Commissioner Samaniego asked if the back wall would be closed off and if that is why the trees and shrubbery will be there.

Director Southwell responded that the applicant's first proposal to the Development Review Board included a request to exit onto the alley, but they were required to modify that and exiting through the building into the alley was disallowed. The current proposal includes a solid wall facing the alley with landscaping. Director Southwell added that the auto repair business is an allowed use in this commercial district and that it is only the car wash business that requires the Conditional Use Permit.

Commissioner Samaniego asked if there would be a wall on the east side where the eucalyptus trees are located.

Director Southwell replied that there would be no wall, only trees, with vacuum station canopies and a planter. Additional trees will be added.

Commissioner Samaniego asked if any of the light poles would be removed.

Director Southwell replied that the light poles would remain as they are.

Commissioner Samaniego asked if there would be an additional wall in the more populated area on the west side.

Director Southwell responded that there would not be a six-foot wall on the west side, but there is a retaining wall in that area to address grading issues.

Commissioner Samaniego asked if an additional retaining wall would be constructed on the west side.

Director Southwell replied that structurally, this would be a Public Works issue. If a five-foot street dedication were to be indicated, and if the Director of Public Works requires the improvements at the outset of this project, there could be different grading options. If the grading remains as it is currently, a retaining wall would probably be required.

Commissioner Samaniego asked if the demolition of the McDonald's building has begun.

Director Southwell replied that, as of today, the building remains there.

Commissioner Samaniego inquired about the significant amount of correspondence between the City of Lakewood and the Gabrielino Indian Tribe.

Director Southwell explained that the City is required by state law to notify the Gabrielino-Tongva tribe of certain City projects, particularly those involving excavation, and they have the

right to respond that they wish to monitor the project.

Commissioner Samaniego asked what the relevance is, e.g. Indian burial ground.

Director Southwell replied that this is the historical area of this tribe primarily, and Gabrielino-Tongva is an active tribe.

Attorney Tsai confirmed that the communication between the City of Lakewood and the Gabrielino-Tongva tribe is a state requirement.

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

Andy Sehremelis, 2910 Archibald's Avenue, Suite A-250, Ontario, California 91761, addressed the Commission, identifying himself as the applicant and owner. Mr. Sehremelis explained that he is a former resident of Lakewood who has worked with the Indian tribes on past projects, and he is the founder of Archibald Restaurants. He has also operated car washes and gas stations for the last 20 years. Mr. Sehremelis stated that when he became aware of the availability of this property, he was drawn to it, because he felt that it was in his own backyard. Measures have been taken to show consideration of neighbors, e.g. a higher end blower (whisper system) developed in Italy, to reduce noise. Mr. Sehremelis concluded his remarks by stating that he operates all of his businesses with consideration of the people in the area and that he was accompanied by his automotive group in order to answer any questions.

Commissioner Stuckey asked if the car wash is fully self-serve.

Mr. Sehremelis replied that there is an attendant to maintain the vacuums.

Commissioner Stuckey asked if the cost of using the vacuum is included in the price of the carwash.

Mr. Sehremelis responded affirmatively.

Commissioner Samaniego asked if there would be detail work.

Mr. Sehremelis replied that they would not be doing any detail work.

Commissioner Samaniego asked if there would be multiple one-bay businesses within the auto repair building, each owned and operated separately.

Mr. Sehremelis replied that there will only be one tenant.

Commissioner Samaniego asked if the two structures would be uniform in color and overall appearance.

Mr. Sehremelis responded affirmatively, stating that there would be conformity and the business will blend well with the surrounding neighborhood.

Brian Kite with SRK Architexts, 2254 S. Figueroa Street, Los Angeles, California, 90007, addressed the Commission, explaining that his company has worked hard to create architecture that is compatible. All elements of the service bays will help to buffer and anchor the site. It is

currently somewhat open-ended and this will make it more of an enclave. The light standards on the east side will be removed and the landscape architect has designed more modern and energy efficient fixtures.

Commissioner Samaniego referenced the property lines in the parking lot of the Regal Inn, the Bike Store and the Golf Shop, and asked if issues were anticipated regarding the location of the car wash territory lines in the parking lot areas assigned to other businesses.

Mr. Kite replied that it has not been an issue and explained that there is already an easement and a right to utilize that property.

Commissioner Samaniego responded that he was not aware of the easement.

Arthur Pinette, 4323 Quigley Avenue, addressed the Commission, stating that he lives on Quigley Avenue where it is quiet and he would like for it to stay that way. Mr. Pinette stated that his daughter and grandchildren live at 4174 Quigley which is on the back side facing the alley. There are already enough noise issues with traffic, trash trucks, delivery trucks, etc. Mr. Pinette stated that he has been a mechanic most of his life and knows how noisy these shops can be, e.g. tire changing, air tools, smog test functions, cars running on a dynamometer producing fumes, etc. Noise, fumes and congestion will all be issues. Mr. Pinette stated that he has spoken to all but three of the neighbors whose residences border this proposed business and referenced five of these residents in attendance at the meeting: Mrs. Haynes, Vince, Laura, Jessie, and Larry. Mr. Pinette stated that all of them are in agreement that there is no need for another car wash. It is not about how it looks; it is the noise and the fumes. The small side alley which is entered from Los Coyotes Diagonal and Carson Street as well as Ostrom Avenue, is used by people to get around the poorly designed access to the store on the corner. The traffic here will increase if this project is approved. McDonald's created their own turn lane, but that doesn't alleviate the problem of people waiting or the mechanics shop in the back, open on the Carson side; noise will still transmit to the neighborhood. The alley is fairly narrow and if the business decides to widen it, trees would have to be removed. Residents like the trees, and the business will have to replace them. Mr. Pinette stated that there is already a car wash on that corner; the Shell station has an automated drive-through car wash. The blowers are loud and can be heard at the houses bordering the alley. How it looks or even the lighting is not as important as the noise and fumes. Mr. Pinette concluded his remarks by stating that many of the neighbors were not notified about this meeting. Most of them said that they never received a public notice.

Laura Nelson, 4150 Quigley Avenue, Lakewood, California, addressed the Commission, stating that her greatest concern is that every noise will be funneled right into that corner. Ms. Nelson stated that her 91-year-old grandmother lives at the kitty corner. When McDonald's was there, customers could be heard at the drive-through. Now, every drunken fight at the Regal can be heard. Ms. Nelson asked about the days and hours of operation.

Director Southwell responded that the business would operate from Monday to Saturday from 7:30 a.m. to 8:00 p.m. or 30 minutes after dusk, whichever comes first, and on Sundays from 9:00 a.m. to 7:00 p.m. or 30 minutes after dusk, whichever comes first.

Ms. Nelson asked Director Southwell to bring up the site map on the PowerPoint screen to indicate what the property will look like when construction is complete. Ms. Nelson referred to the upper right corner, stating that the property is quite open and with the building and trees

being proposed, it is going to make that alley hidden. People from the Regal Inn tend to party in the alley and this will enable them to party even longer. Ms. Nelson asked if the Sheriff's Department has been consulted regarding the proposed project.

Director Southwell stated that the Sheriff's Department has been consulted and their recommended conditions of approval are included in the Conditional Use Permit also.

Ms. Nelson asked if the Sheriff's Department will be increasing their presence on weekends and at night.

Director Southwell replied that she cannot answer that question. However, the protocol would be to call the Sheriff's Department if there is a noise problem.

Assistant Director McGuckian explained that the applicant is required to have an ongoing liaison with the Sheriff's Department.

Ms. Nelson asked, considering the cover at that building, if illegal dumping will be a problem and inquired as to who is responsible for the landscaping.

Director Southwell responded that any improvement to a private property is the responsibility of the private property owner. The only relevant area that would be handled by the City is the private alley.

Ms. Nelson asked if the trees by the alley would remain.

Director Southwell responded that trees will be added on the west side by the alley.

Loretta Croom, 4158 Quigley Avenue, Lakewood, California, addressed the Commission, stating that she lives with her 84-year-old mother, and that her property is directly in the middle section of the alley near the proposed car wash. Ms. Croom stated that she is already struggling with noise from the Regal Inn and formerly with noise from McDonald's. Ms. Croom asked how the applicant would minimize the noise and the light, adding that she is already calling the Sheriff 20 times each night.

Assistant Director McGuckian stated that the Sheriff's report for this property did not find any incidents that directly reflect negatively on the proposed business. There is no history of complaints, but the preventive recommendations of the Sheriff's Department have been incorporated into the Resolution nonetheless.

Commissioner Stuckey asked about the calls being placed to the Sheriff's Department, and specifically asked if the calls were specifying that the reported problem is with the Regal Inn. The Regal Inn is a separate issue and if there are problems with Regal, it is important to contact the Community Development Department and make them aware. Also, this new business will be subject to a six-month review.

Ms. Croom asked about the completion date for this project.

Director Southwell responded that the applicant would be given the opportunity to return to the podium after the public hearing has closed, in order to respond to comments and provide answers to additional questions such as this one.

Jesus Parra, 4102 Ostrom Avenue, Lakewood, California, addressed the Commission, stating that he is opposed to this new car wash. Mr. Parra stated that he lives southwest of the location and that it is bad enough as it is. There are already a lot of issues with that lot, it is already too noisy, and this will make it worse.

There being no one else wishing to be heard on the matter, Chairperson Manis closed the public hearing and invited the applicant to return to the podium to respond to the comments that had been made.

Andy Sehremelis, the applicant, returned to the podium, and stated that he is sympathetic to the people living around the proposed business. Mr. Sehremelis explained that this is the reason why they have designed the circulation of the project so that cars will not come around and exit onto Ostrom Avenue. Mr. Sehremelis added that he works in conjunction with Lakewood Sheriff Jim McDonnell on the homeless action that Sheriff McDonnell just initiated and, if there is a problem with the Regal Inn, he will capture it on his cameras and report it.

Various members of the audience began speaking to the applicant from their seats, at which time attorney Tsai explained that the public hearing had been closed and this was only an opportunity for the applicant to address all comments that were made during the open public hearing in response to his application. Since the public hearing has been closed, no further comments are permitted. Attorney Tsai added that Mr. Sehremelis stated that he would be available after the meeting if anyone had further questions or comments.

Commissioner Stuckey moved and Vice Chairperson McKinnon seconded that RESOLUTION NO. 14-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, APPROVING CONDITIONAL USE PERMIT NO. 948 ON PROPERTY LOCATED AT 6741 CARSON STREET, be approved as submitted.

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

BUILDING REHABILITATION BOARD

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

Neighborhood Preservation Manager, Charles Carter, welcomed the new City Prosecutor, Adrienne Mendoza, and then introduced Community Conservation Representative George Bouwens, who presented the public nuisance case, for 6236 Ibbetson Avenue.

Public Nuisance

**6236 IBBETSON AVENUE
(Donald and Marlene Porter)**

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 6236 Ibbetson to be a public nuisance.

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

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

Commissioner Samaniego moved and Commissioner Stuckey seconded that RESOLUTION NO. 15-2017, 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 6236 IBBETSON AVENUE, be approved as submitted.

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

REPORTS:

CUP 939, six-month review, 4127 South Street, massage establishment

Planning Technician Didier Murillo delivered the oral report regarding the continued operation of a massage establishment, recommending a three-month extension.

Commissioner Samaniego moved and Commissioner Stuckey seconded, to approve staff recommendation for a three-month extension.

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

- **Development Review Board** reports for May and June of 2017 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 8:32 p.m.



Secretary