

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF SEPTEMBER 7, 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 Quarto
Commissioner Samaniego
Commissioner Stuckey

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
Charles Carter, Neighborhood Preservation Manager
George Bouwens, Community Conservation Representative
Ivy Tsai, City Attorney
Jamaar Boyd-Weatherby, City Prosecutor
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of August 3, 2017 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Southwell announced that the African-American Quilters of Los Angeles will hold their 2017 Quilt Show at the Carson Community Center on Saturday, November 4, 2017 from 10:00 a.m. to 5:00 p.m. Director Southwell also invited the Commissioners to the Bonfire by the Beach on September 9, 2017 from 2:00 p.m. to 11:00 p.m. at Bolsa Chica State Beach.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 953, REQUESTING APPROVAL OF INDOOR COMMERCIAL RECREATION ON PROPERTY LOCATED AT 5925 CARSON STREET (Jonathan Byun for Playcenter, Inc.)

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. 953.

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

Jonathan Byun, 5925 Carson Street, Lakewood, California, addressed the Commission, identifying himself as the applicant. Mr. Byun explained that the concept of the business is to move children away from cell phones and CD's and encourage them to physically run around and play.

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

Mr. Byun responded affirmatively.

Chairperson Manis asked if this is the only business Mr. Byun owns.

Mr. Byun responded affirmatively.

Commissioner Samaniego asked about the entry fees and the number of employees.

Mr. Byun responded that the entry fee would be \$10 to \$15 for a two-hour playing period for one child and a reduced rate for an additional child, e.g. sibling/friend. Mr. Byun stated that he would hire as many employees as necessary to adequately monitor the activity of the children. There will also be one staff member assigned to cleaning at all times. Mr. Byun added that this is not a daycare center and parents are required to remain with their children to provide supervision in order to prevent injuries and/or bullying. Mr. Byun added that there would also be a toddler zone in order to separate younger children from older ones.

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

Commissioner Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 18-2017, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 953 ON PROPERTY LOCATED AT 5925 CARSON STREET, be approved as submitted.

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

1. 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, stated that Community Conservation Representative George Bouwens, would present the public nuisance case, for 4712 Castana Avenue.

Public Nuisance **4712 CASTANA AVENUE**
(Rafael and Maria Williamson)

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 4712 Castana Avenue to be a public nuisance.

Rafael Williamson, 4712 Castana Avenue, Lakewood, California, addressed the Building Rehabilitation Board, identifying himself and his wife as the owners of the property declared to be a public nuisance. Mr. Williamson stated that he had paperwork reflecting the fact that all work that had been done on the property, with the exception of the steps, had been completed in 2007. The only thing remaining is for an inspector to come out and inspect the steps. The permits are expired, because there is no further work being done. Mr. Williamson explained that he was waiting for a final inspection for the steps. Mr. Williamson asked if there was a current picture of the property available.

Charles Carter, Neighborhood Preservation Manager, responded that no current picture was available, because it is the building inspectors who come out to do inspections. Mr. Carter added that he did have copies of the permits that were never finalized.

Director Sonia Southwell asked if the PowerPoint picture reflected how the property looks today.

Mr. Carter responded that this is not how it looks today. The work is complete.

Mr. Williamson responded that this is not a picture of how the property looks today. All of the work has been completed, including the steps.

Commissioner Samaniego asked staff if it is possible that there is some confusion about the policy that the customer is required to call for inspection.

Director Southwell replied that it is written on the inspector's notes and that three different inspectors had left corrections for this property.

Mr. Williamson responded that his understanding was to call for each inspection individually and that is what he did. The plumbing was signed off; the framing was signed off. The electrical was signed off. Then the inspector told him that he would sign off on everything when the steps were completed.

Commissioner Samaniego asked when that occurred.

Mr. Williamson replied that it was January of 2017.

Commissioner Quarto asked Mr. Williamson if had a contractor doing the work or if he was doing it himself.

Mr. Williamson responded that the original contractor had run off and since then he had been trying to work with the City to get this resolved. Mr. Williamson added that one of the steps was an inch or an inch and a half higher than the others and that was considered by the inspector to be a tripping hazard.

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

Commissioner Samaniego asked for a discussion.

Commissioner Samaniego stated that, according to the owner, the plumbing and electrical permits have been signed off. Yet the staff report claims that he is in violation in those areas.

Charles Carter replied that when the permits expired and were reinstated, they were grouped together, so if one were not finalized, all were not finalized

Director Southwell explained the process and protocol for inspections and permits.

Commissioner Stuckey stated that there appears to be a misunderstanding with the resident and she recommended making a motion to grant a period of time to have this finalized, making sure that the resident understands that it is his responsibility to call for final inspections.

Director Southwell agreed, stating that this is the reason that the permits were re-instated and that staff is requesting the 60-day time-frame. Director Southwell explained that reinstating permits is not her preferred choice, because it means paying an inspector 2017 fees for permits that were issued in 2007. Director Southwell stated that she did have a concern about the steps, because they do have to be the same. However, that can be corrected.

Commissioner Quarto stated that these are minor issues that can be quickly resolved.

Commissioner Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 19-2017, 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 4712 CASTANA AVENUE, be approved as amended.

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

REPORTS:

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

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.



Secretary