

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF FEBRUARY 1, 2018
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
Didier Murillo, Planning Technician
Ivy Tsai, City Attorney
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of December 7, 2017 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Southwell invited the Commissioners to the Lakewood Hall of Fame banquet, scheduled for Monday, February 26 at 6:30 p.m. at The Centre at Sycamore Plaza.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 964, REQUESTING APPROVAL FOR THE CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 20314 NORWALK BOULEVARD (Arisara Wiangsaeng for BB Therapeutic Massage)

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. 964.

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

Lewis Anderson, 5560 Walnut Avenue, Long Beach, California, 90805, addressed the Commission, identifying himself as the representative and translator for the applicant, Arisara Wiangsaeng, 20314 Norwalk Boulevard, Lakewood, California. Mr. Anderson briefly described BB Therapeutic Massage.

Chairperson Manis asked Mr. Anderson if the applicant had read the Resolution and was agreeable to the conditions.

Mr. Anderson responded affirmatively.

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

Commissioner Stuckey moved and Vice Chairperson McKinnon seconded that RESOLUTION NO. 01-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 964 ON PROPERTY LOCATED AT 20314 NORWALK BOULEVARD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 948, REQUESTING APPROVAL FOR A CARWASH AND CAR SERVICE ON PROPERTY LOCATED AT 6741 CARSON STREET (Mario Torres, SRK Architects, Inc. for Parkcrest Carwash and Car Service)

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. 948.

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

Brian Kite, Managing Principal with SRK Architects, 2254 South Figueroa Street, Los Angeles, California, 90007, addressed the Commission, identifying himself as the representative for the applicant for Parkcrest Carwash and Car Service. Mr. Kite thanked staff for this assistance throughout this project. Mr. Kite explained that the size of the structure has been reduced by a little over 1,000 square feet to reduce noise as well as overall impact. The applicant has worked hard to establish mitigation measures to ameliorate noise concerns. The present plan reflects a much stronger barrier and separation along the alley and reorganizes parking. Architecture is the same as it was, smaller in the car repair area. The landscape plans are similar to the original ones, but they will be heavily vegetated to create a buffer.

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

Mr. Kite responded affirmatively.

Commissioner Samaniego referenced the northwest side of the property and north alley to the right, closest to the neighborhood, toward the rear of the structure, which is the projected location of the proposed five-hub building. Commissioner Samaniego asked about the height of the alley walls and building walls.

Mr. Kite responded that the building wall would be about 23 feet tall. There is four feet of parapet and the roof is below the 23-foot height at 19 feet.

Arthur Pinette, 4323 Quigley Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948, stating that one only has to visit the automated carwash down the street to learn of the noise issues. This project is a new carwash with a similar layout and once built, there is little recourse. However, once built, it will be monitored and California Environmental Quality Act violations will be reported. Neighbors appealed the approval of CUP 948 last October with bordering neighbor testimonials and a petition from Carson Park neighbors. Those in opposition were granted a new hearing by the City Council, but ultimately received letters stating that the appeal process was moot because the applicant was submitting new plans. The appeal did encourage redesign by the applicant. Undoubtedly, the applicant believes he has done due diligence, but there are still homes exposed to the noise and the barrier walls requested to be ten feet in height were reduced to eight feet. The level of use of the public alley was not studied. Mr. Pinette concluded his remarks by stating that, despite the changes that have been made to the original plans, he would persist in doing whatever is necessary to reduce the noise.

Mark Savalle, 4529 Ostrom Avenue, Lakewood, California 90713, addressed the Commission in support of CUP 948. Mr. Savalle stated that this area has become an eyesore with homeless people and transients and that he was excited to learn that someone was willing to invest their money in a business here.

Marva Jones, 4357 Quigley Avenue, Lakewood, California, 90713, addressed the Commission, in opposition to CUP 948. Ms. Jones addressed issues of traffic, safety, hours of operation and property values.

Laura Nelson, 4150 Quigley Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Ms. Nelson stated that she has lived in that area for nine years and already experienced the noise from McDonald's drive through, the golf course calling for teatime, the Shell Station, people in the alley after the bars close, etc. These walls will not reduce the noise. The noise funnels through to the neighboring properties. Traffic will increase. Residents have already been told by realtors that this project will decrease property values and neighbors do not want to listen to this noise in their backyards seven days a week.

Gerry Kramer, 4124 Ostrom Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Ms. Kramer addressed issues of noise, property values, hours of operation, and general impact on a resident's ability to enjoy their own backyard.

Bob Dalkos, 4849 Coldbrook Avenue, Lakewood, California, 90713, addressed the Commission in support of CUP 948. Mr. Dalkos stated that this project would be an overall help and benefit to the community and that he supported it.

Meredith Elguerea, 4225 Petaluma Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Ms. Elguerea addressed issues of aesthetics, noise, environmental impact, and property values. Ms. Elguerea stated that the proposed use is not permitted by right and that the applicant was required to justify that the use would not have a detrimental impact on the community.

Tom Crook, 4367 Quigley Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Mr. Crook asked that the issues already raised, e.g. noise, traffic, etc., should be considered by the Commissioners as though they were themselves living with a backyard ten feet from this proposed business.

Jeremy Painter, 4157 Quigley Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948, explaining that he lives directly north of this project and his son and grandchildren live right next door to him. Mr. Painter stated that he has worked in construction throughout his entire career and knows that you cannot hide the noise that comes from service centers, e.g. air wrenches, vacuums, blowers on carwashes, etc. If this were approved, the noise and property value issues would probably result in his family selling their homes.

Catherine Savalle, 4529 Ostrom Avenue, Lakewood, California, 90713, addressed the Commission in support of CUP 948, stating that Carson Street has been a busy street since she purchased her home. The area is now attracting homeless people, kids smoking weed, and a business is needed in order to eliminate that. Ms. Savalle stated that she would prefer having access to this carwash rather than driving to Hawaiian Gardens to wash her vehicle.

Vivian Crook, 4367 Quigley Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Ms. Crook explained that she grew up in this area, her parents and brother still live in this area, and she asked the Commission to consider the quality of life for the residents. Ms. Crook suggested a use other than a carwash open until 7:00 p.m.

Andy Sehremelis, 13001 Seal Beach Boulevard, Seal Beach, California, 90740, addressed the Commission, identifying himself as the developer for this site and the President of Parkcrest Development. Mr. Sehremelis thanked the planning staff for their work on this project and stated that this is a high-end carwash, one that will not have the problems typically seen with other carwashes. Mr. Sehremelis stated that the hours of operation would be significantly less than McDonald's and that the noise from this site would be substantially less than what comes from Carson Street. The automotive center use at this site is approved by right; the CUP is only for the carwash facility. Noise has been mitigated and additional parking included. The back of the automotive center has been enclosed; very nice landscaping has been added at the front of the building and the entrance on Carson Street will not be visible.

Joseph Caradelle, 28241 Crown Valley Parkway, Laguna Niguel, California, 92677, addressed the Commission, identifying himself as the attorney representing the developer. Mr. Caradelle explained that he wanted to educate the public and ensure that it is clear that he can appreciate that people are concerned about noise, property values, etc. Mr. Caradelle stated that he has been working with this developer for 16 years and he is an excellent developer. He has a similar business in Moreno Valley adjacent to a residential area inhabited by a police officer and a former councilperson.

Mr. Caradelle explained that the goal in the CUP process is to raise issues and mitigate them, not to eliminate the project. There is a process for changing zoning, but this is not it. The developer has reduced the size of the building. The question is not whether it will be a carwash or a café, but a carwash or a larger carwash. Parkcrest facilities are well run and very clean. The noise studies have validated that noise levels comply with the Lakewood Municipal Code. There is no legal reason for denial. The public has to understand that the CUP process is discretionary, but a service station is a use by right.

Alan Gafford, 6108 Amos Avenue, Lakewood, California, 90712, addressed the Commission, referencing Mr. Pinette's statement that he is not an obstructionist and is only protecting the neighborhood. Mr. Gafford stated that residents need to be aware of what is permitted by zone. If the code says the applicant can do this, then he can. The reduced square footage is to accommodate the 13 parking spaces for adjacent business owners. Mr. Kuykendall stated in his synopsis that the applicant had pulled his project prior to the de novo hearing and that is incorrect, because he himself attended the hearing and the applicant was not present.

Director Southwell interjected to explain that the de novo hearing had been continued, because the applicant was not able to attend, and was never concluded.

Mr. Gafford thanked Director Southwell for her correction. Mr. Gafford asked if there were any code enforcement cases related to the current owner and stated that the current owner will not sell this property to anyone who will sell food there.

David Jusko, 4233 Ostrom Avenue, Lakewood, California, 90713, addressed the Commission in opposition to CUP 948. Mr. Jusko stated that he applauded the efforts to mitigate noise, but has more concerns about the repair facility and how this can be sufficient parking for both a service center and a carwash and how the noise level of a service center can be considered legal in this zone. Mr. Jusko asked if someone could tell him what this facility is going to be used for in terms of automotive repair.

Commissioner Quarto stated that he could not foresee the traffic situation being any worse than what it had been for McDonald's.

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

Director Southwell stated that Mr. Kuykendall has a list of the auto repair uses that he can share in response to Mr. Jusko's question. Director Southwell then addressed the issues that had been raised by the residents.

1. Regarding prohibiting temporary signs, banners, flags, this is already prohibited by the Lakewood Municipal Code. However, including this in the conditions would make it easier to bring the CUP back to the Commission in the event of a violation.
2. An eight-foot wall is proposed, but a ten-foot wall was requested, and the Commission may add this as a condition of approval.
3. Regarding the statement that a service station is allowed by right of zone, this is not correct. A service repair facility by itself is allowed by right.
4. Regarding Code Enforcement cases, there have been Code Enforcement issues, but the owner has been quick to resolve issues in the past.
5. There was a suggestion that the Lakewood Municipal Code be revised, and potential revisions to the code are considered as necessary.

Senior Planner Kuykendall reviewed the hours of operation as follows: Carwash: Monday through Saturday from 7:30 a.m. to 8:00 p.m. or 30 minutes after dusk, whichever comes first; Sunday from 8:00 a.m. to 8:00 p.m. or 30 minutes after dusk, whichever comes first. Car Service: Monday through Saturday from 7:30 a.m. to 7:00 p.m.; Sunday from 9:00 a.m. to 7:00 p.m.

Regarding auto repair services, Mr. Kuykendall referenced Section 9347.B of the Lakewood Municipal Code, which allows auto repair, auto repair, oil lube services, tire installation, window tinting, but prohibits body and fender work.

Director Southwell stated that the list in the code specifies what is permitted. It does not mean that the business will be offering all of those services.

Commissioner Samaniego asked about the five hubs for auto mechanic service, whether there were specific uses assigned to each hub, and whether the City would be aware of any body or fender repair work.

Director Southwell responded that uses on the hubs are limited according to zone. The City issues one business license to each business. Body and fender work is not permitted in this zone, so the business is limited to the uses allowed in the zone.

Commissioner Samaniego requested two additional conditions to the Resolution of Approval: 1) banning of signs and flags; 2) eight-foot walls be changed to ten-foot walls.

Director Southwell responded that the wing wall is already ten feet in height. One of the walls mentioned by the alley is eight feet in height and there was a request for that to be changed to ten feet, although the noise study shows that the eight-foot wall is sufficient. The Commission does have discretion to add that.

Chairperson Manis asked if the condition of a ten-foot wall could be added.

Director Southwell replied that a condition increasing the height to ten feet could be added.

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

Vice Chairperson McKinnon moved and Commissioner Stuckey seconded that RESOLUTION NO. 02-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 948 ON PROPERTY LOCATED AT 6741 CARSON STREET, be approved as amended.

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

REPORTS:

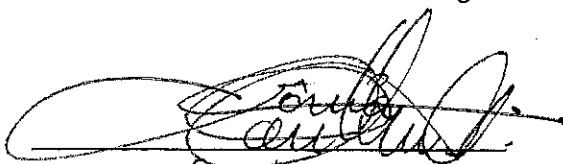
- Development Review Board reports for December of 2017 and January 2018 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

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



Secretary