

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF FEBRUARY 7, 2019
MINUTES**

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

PLEDGE OF ALLEGIANCE

Vice Chairperson Samaniego led the Pledge of Allegiance.

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

EXCUSED: Commissioner Quarto

Also present: Abel Avalos, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Ivy Tsai, City Attorney
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson McKinnon ordered the Minutes of the Regular Meeting of January 3, 2019 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Assistant Director Patrick McGuckian introduced the new Director of Community Development, Abel Avalos, and he and the Commissioners welcomed Mr. Avalos to the City of Lakewood.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 984, REQUESTING APPROVAL OF A TWO-STORY ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 5923 PENNSWOOD AVENUE (Erik Clarke)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written report and slide presentation all as contained in the file for Conditional Use Permit No. 984.

There being no questions of staff, Chairperson McKinnon opened the public hearing, asking anyone wishing to be heard on this matter to come forward, with the applicant to speak first.

Erik Clarke, 5923 Pennswood Avenue, Lakewood, California, 90712, addressed the Commission, identifying himself as the applicant.

Chairperson McKinnon asked the applicant if he had read the Resolution and was agreeable to the conditions.

Mr. Clarke responded affirmatively.

Chairperson McKinnon asked about the applicant's motivation for this project.

Mr. Clarke responded that the goal was to increase space for his family, because his children are getting older and they will be able to enjoy having friends over.

Assistant Director McGuckian explained that this will be the last second-story accessory structure Conditional Use Permit submitted to the Planning Commission, because the City is in a transition period. This case was submitted prior to the existing second-story accessory structure ordinance being in effect.

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

Commissioner Manis moved and Commissioner Stuckey seconded that RESOLUTION NO. 2-2019, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 984 be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 93, AMENDMENT NO. 7, REQUESTING APPROVAL FOR EXPANSION OF A CHURCH ON PROPERTY LOCATED AT 6236 WOODRUFF AVENUE

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. 93, Amendment No. 7.

Commissioner Manis asked about the accessory building.

Assistant Planner Barboza explained that the proposed resolution indicates that the rooms in the accessory building could be used for storage, offices or classrooms, providing that the space complies with all building Code requirements.

There being no further questions of staff, Chairperson McKinnon opened the public hearing, asking anyone wishing to be heard on the matter to come forward with the applicant to speak first.

David Chau, 5341 E. Appian Way, Long Beach, California, 90803, addressed the Commission, identifying himself as the applicant.

Chairperson McKinnon asked Mr. Chau if he had read the Resolution and was agreeable to the conditions.

Mr. Chau responded affirmatively.

Chairperson McKinnon asked Mr. Chau to tell the Commission about his project.

Mr. Chau replied that the pastor, Jack Sheets, would be able to do that.

Pastor Jack Sheets, 6241 Faust Avenue, Lakewood, California, 90713, addressed the Commission, explaining that the goal was to make extra room at the church so that residents of Lakewood can make better decisions and live with fewer regrets.

Commissioner Manis asked Pastor Sheets if the church still has services.

Pastor Sheets replied affirmatively, listing services at 8:30 a.m., 10:00 a.m., 11:30 a.m. and 6:30 p.m. on Sundays, plus on-campus and off-campus services with community groups for on-going learning and development.

Pastor Sheets explained that he began at this location six years ago when it was Parkcrest Christian Church. Three years later, in February 2016, it became the Cityline Church.

Vice Chairperson Samaniego referenced Exhibit B signage and elevation and asked if this is what the church will look like in the front of the building, adding that it is a new and very modern look for a church.

Pastor Sheets responded that the church is very intentional about changing the appearance, understanding that sometimes existing walls, barriers and hindrances lead people to believe that they cannot be involved with certain things or that this church is too religious for them. The goal is to remove stereotypes and stigmas in order to reach people who need help.

Assistant Director McGuckian stated that the wall sign that appears on the west elevation is not allowed by the Lakewood Municipal Code. Normally, a freestanding sign in front of the church would be allowed in the R-1 zone.

Assistant Planner Barboza agreed, explaining that while the wall sign was part of the initial proposal, it is not allowed by the Lakewood Municipal Code.

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

Vice Chairperson Samaniego moved and Commissioner Stuckey seconded that RESOLUTION NO. 3-2019, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 93, AMENDMENT NO. 7 be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 986 REQUESTING APPROVAL FOR OPERATION OF A SMALL COLLECTION FACILITY ON PROPERTY LOCATED AT 20137 PIONEER BOULEVARD

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. 986.

Commissioner Manis referenced the area with the drive-throughs on Exhibit C and asked how many cars could be back there at one time.

Senior Planner Kuykendall responded about four to five cars.

Commissioner Manis asked if that is the only way to access the facility.

Senior Planner Kuykendall responded affirmatively, explaining that beyond that, it is gated off and only accessible for trucks making deliveries to the H-Mart.

Assistant Director McGuckian added that two-way traffic can be accommodated.

Vice-Chairperson Samaniego referenced the photos on the left side, asking if the eight-foot by 20-foot dispensers would be going into that area.

Assistant Director McGuckian replied affirmatively, stating that this is the previous operation and this operator is the same one.

There being no further questions of staff, Chairperson McKinnon opened the public hearing, asking anyone wishing to be heard on the matter to come forward with the applicant to speak first.

Brian Jackson, 800 N. Haven Avenue, #120, Ontario, California 91704, addressed the Commission, identifying himself as the applicant.

Chairperson McKinnon asked Mr. Jackson if he had read the Resolution and was agreeable to the conditions.

Mr. Jackson responded affirmatively.

Chairperson McKinnon asked Mr. Jackson if he wished to tell the Commission about his

business.

Mr. Jackson responded that he had installed a facility at the exact same location in 2008, but it was closed in 2017 due to the closing of Ralph's supermarket. H-Mart requires a recycle facility within one-half mile to make them compliant with AB2020. Recently, the H-Mart property management company contacted the applicant requesting his return to the location.

Chairperson McKinnon asked about a statement in the staff report regarding waste water from the power washing being prevented from reaching the storm drain and asked how the water is recaptured.

Mr. Jackson explained that they damn the area off with sealable artifact sandbags, press a square, vacuum it out and take it away. The company has their own unit for accomplishing this at 300 different locations within the state of California.

Neha Gajjar, 20132 Village Green Drive, Lakewood, CA, 90715, addressed the Commission, identifying herself as a neighbor living in a townhome behind the proposed facility. Ms. Gajjar explained that she had lived there when the facility had been there previously, and that she had learned a bit more at this meeting than what she had seen in the public notice she received. Ms. Gajjar stated that she had not understood that there would be no kiosk, and that her primary concerns were noise and hours of operation, especially on the weekends, since her back patio is directly adjacent to the back of their facility and she hears the trucks.

Chairperson McKinnon asked if there were anyone else wishing to speak on this matter.

Brian Kim, 7576 Parkway Drive, La Mesa, California, 91942, addressed the Commission, identifying himself as the son and translator of the Lakewood resident who was present to address the Commission. The Lakewood resident is Yong Kim, 11717 Gloria Court, Lakewood, California, 90715.

Brian Kim explained that Mr. Yong Kim's property is less than 50 feet away from the proposed recycle facility and that Mr. Young Kim had complained to Ralphs about the trucks and complained directly to the truck drivers as well, but it did not make a difference. Brian Kim stated that his father could not open his windows during the summertime when the previous facility was active, because of flies that he believed to be related to the recycle facility.

Chairperson McKinnon asked Mr. Jackson to return to the podium and asked Senior Planner Kuykendall if there was anything in the Resolution regarding the issue of noise for pickup or delivery.

Senior Planner Kuykendall replied that their proposed hours of operation are from 9:00 a.m. to 5:00 p.m. daily. The hours in the proposed Resolution of Approval are from 7:00 a.m. to 7:00 p.m., which are the standard hours of operation pursuant to the Lakewood Municipal Code. Those hours also include delivery and pick-up of bins. If the Commission chooses, they can amend the proposed Resolution of Approval to disallow any pick-up or drop-off of bins during the weekend.

Mr. Jackson stated that he had never received any written complaints from Ralphs regarding noise or any other problems when he had the previous facility. Mr. Jackson stated that he would normally adhere to the City's ordinance regarding hours of operation. Eliminating weekend operation could be a problem, because if a bin is full on Friday, it would have to sit there full over the weekend. Typical hours of operation are 10:00 a.m. to 4:30 p.m. and the State requirement is to operate a minimum of 30 hours per week, including one weekend day. The facility could operate within the parameters set by the City, but the shorter the hours, the longer the lines would be.

Commission Stuckey asked if there is a telephone number on the side of containers.

Mr. Jackson replied affirmatively, stating that complaints are received by the grocery store manager who relays any derogatory comments to the applicant early in the morning.

Senior Planner Kuykendall stated that the proposed Resolution of Approval includes a condition in Section 4.G., requiring them to post a phone number on the exterior so that the operator of the facility can be contacted 24 hours a day.

Assistant Director McGuckian added that all uses have to comply with the City's residential noise standards.

Senior Planner Kuykendall explained that Condition K in the proposed Resolution of Approval states that sound levels at the facility cannot exceed 60 decibels at the closest residential property line.

Chairperson McKinnon asked for an example of 60 decibels.

The sound technician stated that the microphones were currently operating at 75 decibels.

Vice Chairperson Samaniego asked if the site where recycling containers are going to be, is also the site where H Mart trucks and trailers come in and out.

Senior Planner Kuykendall responded affirmatively, explaining that they have access to the driveway area and are able to circulate all the way around the building.

Vice Chairperson Samaniego asked if it is possible that when Mr. Yong Kim was talking about noise at night, it could actually be noise from semi-trailers approaching H Mart.

Senior Planner Kuykendall replied that he did not know the H Mart hours of delivery.

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

Assistant Director McGuckian stated that Mr. Jackson has been requested to submit updated documents reflecting the absence of kiosks and those would go to Community Development as well as the Development Review Board files.

Vice Chairperson Samaniego asked if there were any revisions to the proposed hours of operation.

Attorney Tsai responded that revised hours of operation could be proposed by the Commission.

Vice Chairperson Samaniego asked if the proposed Resolution of Approval allows them to be open seven days a week.

Senior Planner Kuykendall responded that the current proposed Resolution of Approval allows the facility to be open seven days a week.

Chairperson McKinnon re-opened the public hearing so that Mr. Jackson could address the hours of operation.

Mr. Jackson returned to the podium, explaining that the actual standard hours of operation for his facility would be 10:00 a.m. to 4:30 p.m. seven days a week.

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

Commissioner Stuckey moved and Commissioner Manis seconded that RESOLUTION NO. 3-2019, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 93, AMENDMENT NO. 7 be approved as submitted.

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

REPORTS:

- **Report of CUP No. 973, 30-day review, 6420 Del Amo Boulevard, for the operation of a massage establishment (Vimarn Thai Massage)** was received and filed, following presentation by Senior Planner Paul Kuykendall.
- **Report of CUP No. 979, three-month review, 4125 South Street, for the operation of a massage establishment (AA+ Massage)**, was received and filed, following presentation by Senior Planner Paul Kuykendall.
- **2018 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall requested that the Commission recommend to the City Council that it receive and file the 2018 General Plan Annual Progress Report.

Commissioner Manis moved and Vice Chairperson Samaniego seconded approval of staff recommendation to forward the 2018 General Plan Annual Progress report to the City Council to receive and file.

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

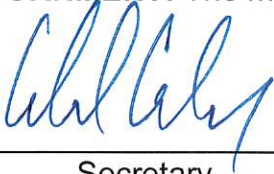
- **Development Review Board** reports for January of 2019 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.



Secretary