

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 2, 2020
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson Stuckey led the Pledge of Allegiance.

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

EXCUSED: Commissioner McKinnon

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

APPROVAL OF MINUTES

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of June 4, 2020 approved as submitted.

ANNOUNCEMENTS AND PRESENTATION

Director Avalos updated the commissioners on the COVID-19 situation, explaining that most of the staff would physically return to work on a normal schedule on Monday, July 6, 2020. New protocols for admitting people into City Hall will continue. The 4th of July fireworks event has been canceled due to public safety. Restaurants are being asked to step back and revert back to delivery. Some bars and breweries opened for only a week, are now forced to close.

Administrative action will be taken to make small business grants available. Staff hopes to proceed with outdoor dining programs. Since Lakewood does not have many restaurants adjacent to sidewalks, staff is looking for a program that allows for a percentage of restaurants to open up outdoor dining, but there will be some restrictions and requirements.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 998, REQUESTING APPROVAL FOR A MARTIAL ARTS SCHOOL ON PROPERTY LOCATED AT 5546 SOUTH STREET (Gustavo Carpio, representing Martial Arts School)

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. 998.

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

Gustavo Carpio, 270 Covina Avenue, #2, Long Beach, California, 90803, identified himself as the applicant and addressed the commission.

Chairperson Stuckey asked Mr. Carpio if he had read the Resolution and was agreeable to the conditions.

Mr. Carpio responded affirmatively and described his martial arts school.

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

Vice Chairperson Manis moved and Commissioner Stuckey seconded that RESOLUTION NO. 06-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 998, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 999, REQUESTING APPROVAL FOR OPERATION OF A DANCE SCHOOL ON PROPERTY LOCATED AT 12630 DEL AMO BOULEVARD (Chris Cho, representing Moon Dance Sport)

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. 999.

Commissioner Samaniego asked if the six-foot wide sewer easement located across the southerly six-feet of the property would affect this CUP.

Senior Planner Kuykendall responded that it would not, because it is an existing easement that was only added to the report to describe the property.

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

Chris Cho, 16818 Downey Avenue, #72, Paramount, CA 90723, identified himself as the applicant and addressed the commission, describing his dance school.

Chairperson Stuckey asked Mr. Cho if he had read the Resolution and was agreeable to the conditions.

Mr. Cho responded affirmatively.

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

Commissioner Samaniego moved and Vice Chairperson Manis seconded that RESOLUTION NO. 07-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 999, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 990, REQUESTING APPROVAL FOR CONSTRUCTION AND OPERATION OF A SERVICE STATION (GASOLINE SALES) FOR A CONVENIENCE STORE OFFERING ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION, AND A LOT MERGER, ON PROPERTY LOCATED AT 11747-11755 CARSON STREET (Greg Fick w/TAIT & Associates for Cadence Acquisition, LLC/7-Eleven)

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. 990.

Vice Chairperson Manis asked if anyone would be on the outside helping anyone.

Senior Planner Kuykendall referred the question to the applicant.

Commissioner Samaniego asked about page two of the staff report that states that the parcel is approximately 8,350 square feet in area.

Senior Planner Kuykendall explained that the 8,350 square feet area would be the easterly vacant parcel. There are two parcels. The main one with the building on it is 31,000 square feet. The second parcel, which is incorporated into the project site is much smaller.

Commissioner Samaniego responded that he understood why on the fifth paragraph project consists of 4,000 square feet single story 711. Then the very last sentence describes approximately 9,923 square feet of landscaping.

Senior Planner Kuykendall explained that the entire site will be occupied by parking lot, building, canopy and landscape area. The landscape area alone is about 9900 square feet.

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

Greg Fick, TAIT and Associates for Cadence Acquisition, 701 North Parkcenter Drive, Santa Ana, CA 92705, identified himself as the applicant and addressed the commission, stating that he had one request. He requested changing hours of operation to be 5:00 a.m. to midnight. Mr. Fick then responded to the question of Vice Chairperson Manis who asked if anyone would be helping outside. Mr. Fick responded that typically there would not be employees outside, but if a customer needed help, an employee would go outside to help them.

Senior Planner Kuykendall responded to the applicant's request to modify hours of operation, explaining that the attorney was already asked for interpretation, so it cannot be changed.

Chairperson Stuckey explained that the Lakewood Municipal Code has hours of delivery and the Planning and Environment Commission has to be consistent with the Lakewood Municipal Code.

Chairperson Stuckey asked Mr. Fick if he had read the Resolution and was agreeable to all conditions, including the one he wanted to modify.

Mr. Fick responded affirmatively.

There being no further questions for the applicant, Chairperson Stuckey asked the commissioners if they had any further questions for staff.

Commissioner Samaniego asked about the staff report that described hours of sales for beer and wine ending at midnight, but on page ten of the Conditional Use Permit, it states that employees are on duty from 10:00 p.m. to 2:00 a.m. Commissioner Samaniego asked if this time slot is not about the sale of alcohol.

Senior Planner Kuykendall responded affirmatively.

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

Commissioner Samaniego moved and Vice Chairperson Manis seconded that RESOLUTION NO. 08-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 990, be approved as submitted.

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

REPORTS:

- Report of CUP No. 981, four month review, 5449 South Street, ROCKS SPORTS BAR, construction of a two-story accessory structure, was approved and filed.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

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



Secretary