

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF OCTOBER 1, 2020
MINUTES**

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

PLEDGE OF ALLEGIANCE

Vice Chairperson Manis led the Pledge of Allegiance.

ROLL CALL: Vice Chairperson Manis
Commissioner Baca
Commissioner McKinnon
Commissioner Samaniego
Commissioner Ung

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

REORGANIZATION

Vice Chairperson Manis opened the floor to nominations for Chairperson.

By unanimous ballot, Vice Chairperson Manis was elected Chairperson.

Chairperson Manis opened the floor to nominations for Vice Chairperson.

By unanimous ballot, Jan McKinnon was elected Vice Chairperson.

APPROVAL OF MINUTES

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of September 3, 2020 approved as submitted. (Commissioner Baca was present, but did not participate in the approval of minutes, as he was not yet a member of PEC.)

ANNOUNCEMENTS AND PRESENTATION

Director Avalos stated that the county has started to loosen significant restrictions for the City of Lakewood. Indoor shopping centers, nail salons and outdoor playgrounds are now allowed to re-open. Although COVID virus is not over, slowly but surely we are getting back to normalcy.

Regarding RCS, City of Lakewood is starting some limited contract classes. Their catalog is now split between on-line classes and in-person classes. If anyone is interested in class-offerings, they should go on-line.

City of Lakewood will be providing three voting centers. Mayfair Park and Lakewood Youth Center will offer a five-day voting center, from October 30 to November 3. Palms Park will be an 11-day voting center that will open on October 24 and close at the end of Election Day on November 3. Lakewood residents can vote anywhere, regardless of where they live.

Director Avalos' final announcement was that one of the PEC commissioners, Vicki Stuckey, was appointed to the City Council and she will address the commission. Subsequent to Council Member Stuckey's speech, Chairperson Manis began the Public Hearings.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 953, A-1, REQUESTING APPROVAL TO ADD A LEARNING CENTER AND AN EXPANDED RETAIL TO THE EXISTING OPERATION OF AN INDOOR COMMERCIAL RECREATION USE ON PROPERTY LOCATED AT 5925 CARSON STREET (Jonathan Byun representing Children's Indoor Playground)

Assistant Director McGuckian delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 953, A-1.

A commissioner asked if the 53 parking spaces include ones on the other side.

Assistant Director McGuckian responded that the parking spaces are on the north, east and west side of the building.

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

Jonathan Byun, 5524 Camp Street, Cypress, California, 90630, identified himself as the applicant and addressed the commission. Mr. Byun explained that his business had been closed since March 16, but even though closed, he has still been trying to maintain the property. Since there are parents who need to go to work, but there are still kids who are stuck at home, hopefully, this business will solve many people's problems.

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

Mr. Byun responded affirmatively and explained that he is open to suggestions,

Commissioner Baca asked Mr. Byun if he would be willing to sub-lease/rent out the space to organizations that already have a program and need the space, because some places like the YMCA across the street, are low on space.

Mr. Byun responded affirmatively, stating that he is open to any suggestions.

Brad Crihfield, Chairman of Lakewood Chamber of Commerce, addressed the Commission in support of the applicant, Jonathan Byun, and thanked the Commissioners for the work they have done.

There being no one else wishing to address the Commission, Chairperson Manis closed the public hearing.

Commissioner Baca moved and Chairperson Manis seconded that RESOLUTION NO. 11-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 953, A-1, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 1001 REQUESTING APPROVAL TO OPERATE AN OPEN AREA STORAGE FACILITY FOR TRAILERS AND SHIPPING CONTAINERS FOR STORAGE PURPOSES ON PROPERTY LOCATED AT 3460 CHERRY AVENUE (Ward Mace representing Goodman Company)

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. 1001.

Commissioner Baca asked if the storage containers would be empty or full.

Senior Planner Kuykendall responded, "Both."

Chairperson Manis asked if there is someone there 24 hours a day for security or are they just going in and out of the gate?

Senior Planner Kuykendall explained that the facility would be used 24 hours per day so there will always be people on site. There are provisions of the code that containers cannot be loaded or unloaded at the site and they can't be on top of each other.

Commissioner Samaniego asked, with Caruso doing so much work on their property, have they been notified about this situation that could cause problems with traffic?

Senior Planner Kuykendall responded that all property owners within the radius have been notified. Since Caruso is next door, they would have received the notification.

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

Applicant Ward Mace, 18201 Von Karman Avenue, Suite 1170, Irvine, CA, 92612, identified himself as the applicant and addressed the commission.

Mr. Mace explained that when Boeing stopped manufacturing they applied for a grant in Long Beach and he acquired the property approximately a year ago. He complimented Senior Planner Kuykendall for a great staff report and high level communication.

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

Mr. Mace responded affirmatively.

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

Vice Chairperson McKinnon moved and Commissioner Ung seconded that RESOLUTION NO. 12-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1001, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 1002 REQUESTING APPROVAL FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT ON PROPERTY LOCATED AT 5001 CANDLEWOOD STREET (Sherrie Olson representing Raising Claw)

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. 1002.

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

Sherri Olson, 5001 Candlewood Street, Lakewood, CA 90712, identified herself as representing the applicant and addressed the commission. Ms. Olson stated that the applicant is excited about being able to provide beer and wine for customers and have it on the patio. The applicant has read the conditions of the resolution and is agreeable to all of the conditions.

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

Commissioner Baca moved and Chairperson Manis seconded that RESOLUTION NO. 13-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1002, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 1003 REQUESTING APPROVAL FOR CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 4949 GRAYWOOD AVENUE (Causing Bliss, LLC, dba Massage Envy Spa)

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. 1003.

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

Mr. Johnny Causing, 26400 La Alameda, Suite 100, Mission Viejo, CA 92691, identified himself as the applicant and addressed the commission. Mr. Causing explained that Massage Envy Spa provides therapeutic massage services and facial skin care and that they have been serving the community for five years. They take great pride in being a valued tenant at Lakewood Center, because when customers arrive stressed, they leave feeling much better.

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

Mr. Causing responded affirmatively.

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

Commissioner Samaniego moved and Commissioner Baca seconded that RESOLUTION NO. 14-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1003, be approved as submitted.

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

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 8:11 p.m.

Secretary