

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 5, 2020
MINUTES**

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Manis at 7:00 p.m. at the Weingart Ballroom, Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Commissioner Ung led the Pledge of Allegiance.

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

Also present: Abel Avalos, Director
 J. Patrick McGuckian, Assistant Director
 Paul Kuykendall, Senior Planner
 Charles Carter, Neighborhood Preservation Manager
 George Bouwens, Code Enforcement Officer
 Tony Williams, Code Enforcement Officer
 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 October 1, 2020 approved with one correction: (Commissioner Baca was present at the October 1, 2020 meeting, but did not participate in the approval of the September 3, 2020 PEC minutes, as he was not yet a member of PEC.)

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos explained that there have been some physical changes just to improve the way that people are processed at the counter in City Hall. In the month of November 2020, there will be another project taken to completion: the installation of automatic ADA accessible doors. Staff is getting ready to plan the overhaul of the counter with State grant money to expand services at the planning counter

On Friday, November 20, 2020, the City will be having free flu shot clinics for City of Lakewood employees, commissioners and council members at Mayfair Park at 10:30 a.m., 11:00 a.m. and 11:30 a.m.

Lakewood Education Foundation is still in the middle of their annual fundraiser with COVID making this a challenge. Participation and events in person are not happening. They are having special raffles and auctions, so hopefully if people are interested in donating or participating, it can be done by visiting the website: [Lakewood City.org \(Mayor's Golf Challenge\)](http://Lakewood City.org (Mayor's Golf Challenge)).

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1004, REQUESTING APPROVAL FOR RESTAURANT SERVING BEER AND WINE FOR ON-SITE CONSUMPTION ON PROPERTY LOCATED AT 4929 PARAMOUNT BOULEVARD (Griselda Quintero representing Tacos El Tapatio Restaurant)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Conditional Use Permit No. 1004.

Chairperson Manis asked about the south side of the building where the restaurant has the side door, due to COVID, and whether they are planning on having any kind of outside seating.

Senior Planner Kuykendall responded that they are not intending to have any outside seating.

Commissioner Samaniego asked if this request is for future sales, since COVID 19 is such an issue and there is no outside seating.

Senior Planner Kuykendall replied that this would pertain to what the Board of Health recommendations are as far as what people can do inside as well as distance requirements.

Commissioner Baca asked a question about the COVID-19 situation, where a lot of restaurants are allowing alcoholic beverages to be purchased to go.

Senior Planner Kuykendall deferred that question to the applicant.

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

Griselda Quintero, 4929 Paramount Boulevard, Lakewood, California, identified herself as the applicant and addressed the commission, stating that they have been in business in the City of Lakewood for approximately 13 years and that they are looking to improve themselves with the Pandemic.

Commissioner Samaniego asked Ms. Quintero, if, with no outdoor seating, customers requesting wine could be bringing it home.

Ms. Quintero replied affirmatively.

Chairperson Manis asked Ms. Quintero If she had read the Resolution and was agreeable to the conditions.

Ms. Quintero responded affirmatively.

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

Commissioner Baca moved and Vice Chairperson McKinnon seconded that RESOLUTION NO. 15-2020, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1004, be approved as submitted.

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

BUILDING REHABILITATION BOARD

**2832 Eckleson Street
Justin Gonzales**

Public Nuisance

Code Enforcement Officer Tony Williams delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case.

The violation notice recipient, Justin Gonzales, addressed the commissioners regarding issues concerning 2832 Eckleson Street and he responded to the questions of the commissioners.

Chairperson Manis asked if anyone else wanted to address the notice of violation. There being no one else wishing to be heard on the matter, Chairperson Manis closed the public hearing.

Vice Chairperson McKinnon moved and Commissioner Baca seconded that RESOLUTION NO. 16-2020, A RESOLUT 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 12121 CENTRALIA STREET, UNIT 304, be approved as submitted.

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

BUILDING REHABILITATION BOARD

**4138 Marwick Avenue
Margaret G. Tollner Trust**

Public Nuisance

Code Enforcement Officer George Bouwens delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case.

The violation notice recipient, Margaret Tollner, addressed the commissioners regarding issues concerning 4138 Marwick Avenue and she responded to the questions of the commissioners.

Chairperson Manis asked if anyone else wanted to address the notice of violation. There being no one else wishing to be heard on the matter, Chairperson Manus closed the public hearing.

Commissioner Samaniego moved and Commissioner Baca seconded that RESOLUTION NO. 17-2020, 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 4138 Marwick Avenue be approved as submitted.

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

ORDINANCE PERTAINING TO FRONT YARD LANDSCAPING

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report as contained in the file for Ordinance pertaining to Front Yard Landscaping. Assistant Director McGuckian responded to all of the commissioners' questions and comments.

Director Avalos then explained that this is not a parking ordinance. It was taken to the City Council study session last year in an attempt to address parking. While working with Parking Enforcement to help simplify the way that parking is enforced, it was discovered that the City of Lakewood never had a minimum landscape standard. With this ordinance, like other cities, staff could use pro-active notification, educating people who come to the counter to pull permits.

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.

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

Commissioner McKinnon moved and Commissioner Baca seconded that RESOLUTION NO. 18-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION TO FORWARD TO THE CITY COUNCIL FOR APPROVAL, be approved as submitted.

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

REPORTS:

- Report of four month review of CUP No. 981, Amendment No. 1 and Joint Use Parking Agreement No. 2012-3, Amendment No. 1, 5449 South Street, ROCKS SPORTS BAR, for the sale of beer, wine and distilled spirits for on-site consumption, was approved and filed.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 9:45 p.m.



Secretary