

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 1, 2021
MINUTES**

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

PLEDGE OF ALLEGIANCE

Commissioner Baca led the Pledge of Allegiance.

ROLL CALL: Chairperson McKinnon
 Vice Chairperson Baca
 Commissioner Manis
 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
 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 May 6, 2021 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos thanked them for bearing with us. He explained that reminders are being given all about the danger of illegal fireworks. He announced that on the next day, July 2, 2021, from 8:45 p.m. to 9:00 p.m. there would be aerial fireworks shows taking place at three locations across Lakewood. Locations include Holmes Elementary, Lakewood High and Artesia High. Lakewood residents are encouraged to view the fireworks from their homes. The city is sponsoring this show in place of the Civic Center Block Party, which had to be canceled again this year due to COVID health precautions.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 930, A-1, REQUESTING APPROVAL TO ADD DELIVERY SERVICES TO AN EXISTING ESTABLISHMENT OFFERING SALE OF ALCOHOLIC BEVERAGES ON PROPERTY LOCATED AT 4645 CANDLEWOOD STREET (Beverages and More, Inc. dba BevMo.)

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. 930, A-1.

Vice Chairperson Baca asked a question about the request for a CUP and Paul explained that it was a request for an amendment to the CUP.

Commissioner Ung asked if the pick-up would be in the alleyway as shown in the last picture.

Senior Planner Kuykendall responded that during regular business hours when the store is open to the public, the delivery driver would go to the front of the store where the BevMo staff would turn over the already pre-bagged merchandise. When the store is closed, the delivery driver will access the door in the private driveway.

Commissioner Ung was concerned about safety in the private driveway area and wondered if there would be a way to monitor the safety in that area.

Senior Planner Paul Kuykendall explained that cameras would be functioning in that area as a method of safety.

Commissioner Samaniego responded that the required camera situation should be included in the amendment and asked if there would be two employees working on duty within the store or on-call through the entire time listed as 7:00 a.m. to 2:00 a.m.

Senior Planner Kuykendall Paul responded that the applicant confirmed that when the store is not open to the public, there would be two employees on duty in the store throughout the entire time.

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.

Michelle Montgomery, 16458 Bolsa Chica Street, #198, Huntington Beach 92649, addressed the commission, identifying herself as a consultant representing BevMo. Ms. Montgomery stated that she would like to answer any questions.

Chairperson McKinnon asked Ms. Montgomery if she had read the Resolution and was agreeable to all of the conditions.

Ms. Montgomery responded affirmatively.

Mr. Ruan, on ZOOM, spoke next, stating that BevMo has been in this community for a long

time and they have been up-and-running in 30 cities in the state of California. Since January of this year, they have offered delivery for \$1.95 and have delivered essential items, i.e. baby supplies and over-the-counter medication.

Chairperson McKinnon asked if there were any questions for the applicant.

Commissioner Manis asked about the situation of drivers delivering alcohol.

Mr. Ruan responded that they have made it clear to drivers delivering alcohol, not to deliver to someone visibly intoxicated.

Vice Chairperson Baca asked if GOPUFF would be the only delivery service for BevMo.

Mr. Ruan responded affirmatively, stating that GOPUFF is enhancing BevMo.

Chairperson McKinnon asked about security camera issues.

Mr. Ruan affirmed that they would have lighting and security cameras to prevent vandalism or theft.

Commissioner Ung asked why items are picked up in the back before and after store hours.

Mr. Ruan replied that in different cities store hours would remain the same, but there are additional store hours at this location and the items must be picked up in the back, because the front door is locked when the store is not open to the public.

Chairperson McKinnon asked Mr. Ruan If he had read the Resolution and was agreeable to the conditions.

Mr. Ruan responded affirmatively.

Commissioner Samaniego referred to Page 3, Section 4, referring to the time for sale of alcoholic beverages and asked if that has to be modified.

Assistant Director McGuckian responded that it is part of the amendment.

Senior Planner Kuykendall affirmed that it is modified by the resolution.

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

Vice Chairperson Baca moved and Commissioner Ung seconded that RESOLUTION NO. 6-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 930, A-1, be approved as submitted.

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

BUILDING REHABILITATION BOARD

Public Nuisance

**6132 Wolfe Street
Robert Jennings & Mary Congdon**

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.

Commissioner Manis asked how long this situation has been occurring.

Code Officer Bouwens replied that it has been an issue the entire time that he has worked here and it was an issue for the Code Officer who worked here before him.

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

The violation notice recipient, Miguel Aguilar, was not present.

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

Commissioner Samaniego moved and Commissioner Manis seconded that RESOLUTION NO. 7-2021, 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 6132 Wolfe Street, be approved as submitted.

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

BUILDING REHABILITATION BOARD

Public Nuisance

**APN 7174-028-270
Jeffery James**

Neighborhood Preservation Manager Charles Carter delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case. Mr. Carter added that the report states that immediate abatement is required, but he was updating that to three days to abate the violation.

There being no questions of staff, Chairperson McKinnon opened the public hearing and asked if anyone wanted to address the notice of violation.

The violation recipient, Jeffery James, spoke to the commission. Mr. James stated that he moved the trailer, did not tear out any sprinkler systems, and did not know what sprinklers should be reinstalled.

Phillip Lopez, the ERD supervisor for the City of Lakewood, spoke to the commission in support of the notice of violation. Mr. Lopez stated that he had pictures of when the process began, irrigation was pushed over the fence and debris were left on the back side of the fence.

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

Vice-Chairperson Baca moved and Commissioner Samaniego seconded that RESOLUTION NO. 8-2021, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, REGARDING APN7174-028-270, be approved as submitted.

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

REPORTS:

- **Report of second six-month review of CUP No. 995, 5530 Del Amo Boulevard, #B, LILY MASSAGE, for the operation of a massage establishment and the categorical exemption, was approved and filed.**
- **Report of six-month review of CUP 997, 5241 1/2 Paramount Boulevard, LEGEND MASSAGE, for the operation of a massage establishment and the categorical exemption, was approved and filed.**
- **Report of six-month review of CUP 1004, 4929 Paramount Boulevard, TACOS EL TAPATIO, for sales of beer and wine for on-site consumption in conjunction with a bona fide eating establishment, was approved and filed.**

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 8:09 p.m.

Secretary