

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JUNE 2, 2022
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Manis led the Pledge of Allegiance.

ROLL CALL: Chairperson McKinnon
 Commissioner Manis
 Commissioner Samaniego

ABSENT: Vice Chairperson Baca
 Commissioner Ung

Also present: 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 McKinnon ordered the Minutes of the Regular Meeting of June 2, 2022 approved as submitted.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1011, REQUESTING APPROVAL FOR INDOOR COMMERCIAL RECREATION AND CATEGORICAL EXEMPTION ON PROPERTY LOCATED AT 4949 LAKEWOOD BOULEVARD, (Alice Kao)

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. 1011.

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Chairperson McKinnon asked the commissioners if they had any questions for Senior Planner Kuykendall.

Senior Planner Kuykendall responded to various questions. Then, 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.

The applicant, Alice Kao, Sender One Climbing, addressed the commission

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

Ms. Kao responded affirmatively, except that she wanted to add the ability to host special events with alcohol.

There being no further questions of staff, and no one else wishing to address the Public Hearing, Chairperson McKinnon closed the public hearing.

The commission discussed the request for Special Events with Alcohol.

Chairperson McKinnon after discussion, proposed that Sections 4F and G in the CUP 1011 be modified as follows:

F. Alcoholic beverages shall not be served at this location and customers shall not be permitted to bring alcoholic beverages onto the property except in the instance where a Special Event Permit has been issued by the City for a one-day event and where the alcohol beverages is supplied by a third party non-profit organization and where the appropriate one-day license has been obtained from the Department of Alcoholic Beverage Control. Not more than six Special Event Permits may be approved for this location within any calendar year.

G. The use is subject to a one-year review from the date of opening of the business.

After explaining the proposed modifications to Sections 4F and G in the CUP 1011, Chairperson McKinnon re-opened the public hearing and staff discussed the possibility of a one-year review of this CUP.

Ms. Kao addressed the commission again regarding the review.

Chairperson McKinnon explained that the one-year review would be added as a proposed condition of approval to CUP 1011.

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There being no one else wishing to address the Public Hearing on CUP 1011, Chairperson McKinnon closed the public hearing again.

Chairperson McKinnon moved and Commissioner Manis seconded that RESOLUTION NO. 4-2022, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 1011, be approved as amended to include a one-year review and the ability to have special events with alcohol.

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

CONDITIONAL USE PERMIT NO. 990,A-1 REQUESTING APPROVAL FOR EXTENSION OF TIME 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)

A letter was received and distributed to the commission requesting the hearing be delayed by Elizabeth Maria Thomas, claiming she is the property owner.

City Attorney Ivy Tsai informed the Commission that this was an unrelated civil matter and the hearing could continue.

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, A-1. Senior Planner Kuykendall explained that the entire site will be occupied by parking lot, building, canopy and landscape area.

There being no further 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.

Erick Marroquin, Associate for Cadence Acquisition, 701 North Parkcenter Drive, Santa Ana, CA 92705, identified himself as the applicant and addressed the commission.

Chairperson McKinnon asked applicant if he had read the resolution and accepted the conditions of approval.

Mr. Marroquin responded affirmatively.

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

Chairperson McKinnon then asked if there was anyone else wishing to be heard on this matter.

Mike McFarland, 701 Parkcenter, Santa Ana, CA 92705, identified himself as a representative of the property owner, and stated that he wanted to share information regarding the letter the commission received: 1) He has the deed to prove the property ownership is properly represented, 2) It is not related to the request to extend the CUP approval and 3) the court has issued an unlawful detainer order to remove from this property the unpermitted occupancy of this property by Ms. Thomas and others.

Commissioner Samaniego asked a clarifying question to confirm that this was a situation involving an alleged squatter.

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

Commissioner Manis moved and Commissioner Samaniego seconded that RESOLUTION NO. 05-2022, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 990, A-1 be approved as submitted.

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

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 7:45 p.m.



Secretary