

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 7, 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 Samaniego 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
 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, except with one correction on the name of the person who led the Pledge of Allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

Director Avalos announced the following:

1. The City's illegal Fireworks Enforcement operation occurred between July 1 and 4.
2. City Council is in process of adopting a street-racing ordinance. The zero tolerance policy will hopefully serve as example to other communities.
3. We are getting a new Vegan Drive-Thru restaurant. Macerich has been in discussion with the celebrity-backed venture expected to open in 2023.
4. Frankie Griffiths is the new planner, taking over the role of David Barboza.
5. A contract planning technician will be working at the counter to help the Planning Department keep up with increased work load.

JULY 7, 2022 PEC MEETING

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 1012, REQUESTING APPROVAL FOR ON-SITE BEER AND WINE ON PROPERTY LOCATED AT 20900 PIONEER BOULEVARD, (Christopher Ruiz).

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. 1012.

A commissioner asked regarding the parking lot or the trash receptacle area, if that is the responsibility of the tenant or the land owner.

Senior Planner Kuykendall responded that it could be either one depending on the agreement that they have, but typically it is the property owner or property manager.

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, Christopher Ruiz, Str8 UP TACOS, addressed the commission. He stated that he and his staff have been collecting the trash. There was an absence of tenants recently and in the nearby area there was a custom of throwing trash. Mr. Ruiz stated that he has been trying to keep the back area clear, that he is pro-active, because this is a public health issue. Mr. Ruiz stated that he would answer any questions the commissioners would have.

Chairperson McKinnon responded that the question is whether or not he had read the Resolution and was agreeable to all of the conditions of approval.

Mr. Ruiz responded that he did read the Resolution and was agreeable to all of the conditions of approval.

Nicole Costen, attorney for the applicant, Christopher Ruiz, addressed the commission. She stated that the only set-back in the approval would be striping and the containment of trash and getting it up to code. She asked that if the CUP were not approved, would it still require City enforcement and restriction on the use of trash.

Basil Totah, the son of the person who owns the property at 20900 Pioneer Boulevard, addressed the commission. He stated that his father is elderly and Mr. Totah explained that he took over the property management a few years ago and when he took over the property he felt that it had been a little neglected and run down. In the 80's, the actual unit they are in was a bar. He stated that they purchased a new room and re-serviced the parking lot and made significant improvements in terms of ADA complaints. He stated that their long term goal has been to improve the property and they want to revitalize the whole intersection. The dumping in that area is greatly improved since the trash enclosure. He asked for a two-year extension to get the trash enclosure.

JULY 7, 2022 PEC MEETING

Director Abel Avalos responded that we required the trash enclosure to be upgraded to comply with the City ordinance. He offered a one-year extension to comply instead of two years. Along with the one-year that they had previously been granted, and the additional year, they would have a total of two years to comply.

There was continued back and forth discussion about the amount of time needed to comply. Director Avalos indicated that he was willing to work with the owner to agree on a time to comply between 1 and 2 years.

Commissioners Baca and Samaniego asked if it was necessary to combine the compliance of the trash enclosure with the approval of the CUP.

Paul Kuykendall replied that it was not necessary to keep these items together.

Director Avalos stated that it was possible to separate the two items and treat the non-compliance of the trash enclosure as a code enforcement case after one year, if the enclosure continues to be non-compliant.

There being no one else wishing to address the Public Hearing on CUP 1012, 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 and to remove the recommendation to deny business licenses for other businesses in the shopping center if the trash enclosure is not compliant.

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

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: None.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

Secretary