

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF AUGUST 3, 2023  
MINUTES**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Chairperson Baca led the Pledge of Allegiance.

**ROLL CALL:**Present: Chairperson Baca  
Commissioner Samaniego  
Commissioner Stuckey

Absent: Vice Chairperson Ung  
Commissioner Cole

**ALSO PRESENT:** J. Patrick McGuckian, Assistant Director of Community Dev.  
Paul Kuykendall, Senior Planner  
Ivy Tsai, City Attorney  
Cindy Kojaku, Administrative Secretary

**APPROVAL OF MINUTES**

There being no objections, Chairperson Baca ordered the Minutes of the Regular Meeting of July 6, 2023, approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

**Assistant Director McGuckian made the following announcements:**

- Abel left on his summer vacation to Mexico with his family, and we wish him well.

**PUBLIC HEARINGS:**

- 1. CONDITIONAL USE PERMIT NO. 1015, 5625 WOODRUFF AVENUE, REQUEST APPROVAL FOR A DRIVE-THRU RESTAURANT – CASSIDY’S CORNER CAFE.**

Senior Planner, Paul Kuykendall, presented the staff report and exhibits which recommended approval of Conditional Use Permit Number 1015 for a drive-thru restaurant for Cassidy’s Corner Café. These documents are on file with the

Community Development Department. The proposed DRB Conditions of Approval are incorporated by reference in the proposed Resolution of Approval and are also on file with the Community Development Department. This project is categorically exempt under the CEQA Guidelines. Senior Planner Kuykendall asked if there are any questions of staff.

**Chairperson Baca asked if there are any questions of staff.**

Chairperson Baca stated he has a question and asked to see Exhibit "G" and stated there is only one required van accessible handicapped parking according to ADA and asked if parking was removed to put the trash bin in? Senior Planner Kuykendall responded no to the question.

**Chairperson Baca opened the public hearing.**

Applicant, Ali Olfati, stated he has read all the conditions and accepts all the conditions, but if anyone has questions, he will gladly address those.

Commissioner Stuckey stated she believes it is self-explanatory.

Commissioner Samaniego stated that when Senior Planner Paul made his presentation, Paul stated there would be baking at this building for the other locations also. Is that something that is going to be happening?

Applicant, Ali Olfati, stated the majority of this is a kitchen, there will be baking there, and there is a possibility of them sending or selling products to other stores.

Senior Planner Kuykendall said it is pretty common for bagel shops, especially for bagel chains, that one facility makes all the bagel dough, does all the forming, and then they bring it to the individual stores where they are baked onsite.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission, if there was any discussion or a motion.

**Commissioner Stuckey moved and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 1015, 5625 Woodruff Avenue, and its related categorical exemptions.**

**AYES: COMMISSIONERS: Stuckey, Samaniego and Baca**  
**NOES: COMMISSIONERS: None**  
**ABSENT: COMMISSIONERS: Cole and Ung**  
**ABSTAIN: COMMISSIONERS: None**

Chairperson Baca announced that the Motion has passed.

**REPORTS:** None.

**PUBLIC COMMENTS:** None.

**STAFF COMMUNICATIONS:**

Commissioner Samaniego stated that there is a bee handout.

Assistant Director McGuckian stated that the PEC Commission took an action to encourage the Council to study the allowance of backyard beekeeping and to except it from the definition as a public nuisance just for domesticated backyard beekeeping. That has been put into the Resolution that will go to the City Council on August 8, 2023 as a recommendation to study honey bee beekeeping as an allowed use in some areas of Lakewood.

Assistant Director McGuckian stated there will be a Study Session with the City Council on Tuesday August 8, 2023 to clarify the child safety safe passage quarter zone, and originally when it was proposed, it was a ¼ mile radius, but the PEC recommended a ½ mile radius, and we are advising them of that recommendation.

In addition, we have added a section in the Ordinance regarding additional residential parking, and it has been included as a minor modification. There is a consensus with several City Council members to allow expansion of the existing driveway width on almost every residential lot. This would allow an additional 10 feet to the interior edge of driveway to allow an additional parking space. That is a major change for parking problems and many lots that have such paved areas and are currently receiving tickets for parking on such spaces. Those are the two big changes. This will now allow you to have the driveway, to expand the area to the nearest property line, and to expand to the interior not to exceed the maximum hardscape. It significantly expands the opportunity for parking.

Commissioner Stuckey asked if most of the people adding these ADUs, are they residents owner-occupied or are they rentals adding additional rentals to their property?

Assistant Director McGuckian stated a majority of the garage conversions, single ADUs, are predominantly owner-occupied. The 20 or 30 that are adding the 2<sup>nd</sup> or 3<sup>rd</sup> unit are universally investors, but some of these have picked up derelict homes.

Chairperson Baca asked are they allowed to widen that?

Assistant Director McGuckian stated 8 ½ wide driveway that extends to the street, the minimum we allow is 8 ½.

Chairperson Baca questioned if the width of the driveway can be expanded between the sidewalk and the home?

Assistant Director McGuckian stated if the Council adopts this, then you can take an existing driveway and add 10 feet to it on the internal edge of the driveway.

Chairperson Baca asked if the access from the street to the driveway can be widened?

Assistant Director McGuckian stated probably not--that would be an encroachment permit that is in the public right-of-way, and that would be up to Public Works.

Senior Planner Kuykendall confirmed it would be up to Public Works.

**ADJOURNMENT:** The meeting was adjourned at 7:26 p.m.

Next meeting will be September 7, 2023.



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Secretary