

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF MARCH 2, 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

Commissioner Cole led the Pledge of Allegiance.

ROLL CALL: Chairperson Baca
 Vice Chairperson Ung
 Commissioner Cole
 Commissioner Samaniego
 Commissioner Stuckey

Also present: Abel Avalos, Director of Community Development
 Patrick McGuckian, Assistant Director of Community Development
 Paul Kuykendall, Senior Planner
 Frankie Griffiths, Assistant Planner
 Ivy Tsai, City Attorney
 Cindy Kojaku, Administrative Clerk

APPROVAL OF MINUTES

There being no objections, Chairperson Baca ordered the Minutes of the Regular Meeting of December 1, 2022 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Chairperson Baca made the following announcement:

He wished everyone a Happy New Year, saying it's nice to see everyone in a meeting. He welcomed everyone back.

Director Avalos made the following announcements:

This is the first meeting where he is in a meeting with Commissioner Cole, and we will have Commissioner Cole's nameplate by next meeting.

Abel introduced two new members to the team. Frankie Griffiths who joined us in May of last year. This is Frankie's 1st meeting with the Planning and Environment Commission (PEC), and he'll soon be taking a more active role in Commission meetings. Director Avalos asked Frankie if he'd like to say anything, and Frankie stated he's glad to be here and excited to present one item at the next meeting. Director Avalos then introduced Cindy Kojaku who is now the Administrative Assistant and will help with the PEC. Director Avalos asked Cindy if she'd like to say anything, and Cindy said she's excited to start this new adventure with everyone.

Director Avalos further stated we're at the end of external recruitment for the Administrative Clerk position. We received 259 applications. We're down to 15 individuals who will take an exam next week.

Director Avalos reminded the Commissioners about several upcoming events:

March is Women's History Month. The City had some basic information on the website advertising this.

Saturday, March 4th will be the Lakewood 5K Run.

Saturday, March 11th is the Earth Walk at Monte Verde Park.

Lastly, Director Avalos gave an update on several projects:

- On February 14, 2023, we celebrated and welcomed our new Congressional Representative Garcia back to town. He's familiar with Lakewood, previously being the Mayor of Long Beach. This was a first opportunity for him and staff to visit as newly elected Congressional Representative. He came to hear from City staff on our needs, especially on the capital improvement side. Lakewood likes to establish and maintain relationships with our elected officials. We believe Garcia will be a strong advocate for local cities, in particular Lakewood.
- City TV channel will be off the air for a couple weeks. There was a failure with a circuit feed device. Until replaced, City TV crew will be working on feature stories.
- **Beyond Food Market**, 11747 E. Carson Street. It used to be a 7-11. The 7-11 team sold it to Beyond Food Market. Same footprint as 7-11, and they will come back to the Commission for CUP amendments and beer & wine.
- **The Drive**, 3100 Carson Street, property next to Walmart Fuel Station. Construction plans have been approved and ready to be permitted. It'll be a total of four buildings with some retail food uses, with 13 potential tenant spaces.
- **Douglas Park 4**, known as Pacific Point West. A two-building logistic center, 750,000 square feet total is moving forward.
- **Sender One**, indoor wall climbing experience. Construction plans have been submitted for plan check review.
- **Outback Steakhouse** is finally doing TI's. Internal renovation permits have already been issued. Sign package has already approved. External remodel plans have been submitted for DRB review. Construction is expected to start this month and will end in July.

Senior Planner Kuykendall responded that, through the Housing Element, we were able to demonstrate to HCD it is possible to build these units. The city doesn't build them—it's up to the marketplace, but there are different tiers or programs where these units will get built. Some include Accessory Dwelling Units, Mixed Use Development, Higher Density, in the multi-family residential zones, and rezoning programs for religious sites.

Director Avalos stated the task was to "plan." Now it's up to the market to take advantage of the opportunities. He stated that we've complied with State law by simply planning for them.

Vice Chairperson Ung asked, "As long as we plan for it, we can show that we're planning for it?" Director Avalos responded that we put a strategy forth that demonstrated that it can be done—now it's a matter of getting developers on board.

Chairperson Baca asked if RHNA is an actual body or is it just a theory that's applied by a certain body.

Senior Planner Kuykendall responded with it's a process developed by SCAG (Southern California Association of Governments) and that RHNA assessment number is applied to every city and county.

Chairperson Baca questioned if it's a process done by a State Body.

City Attorney Tsai responded that yes, it's all dictated by state law. State law defines that process, and we follow that process.

Commissioner Ung asked as we are planning, how are we approaching developers or are they approaching us?

Senior Planner Kuykendall responded that the developers approach us.

Commissioner Ung asked if every city is going through this, how are we putting ourselves out there? Is there a listing?

Director Avalos stated every developer knows the process, so they know what cities they want to be in or target. Every city has a slightly different landscape. For example, Long Beach will attract a lot of multi-story high rise developers—that's not Lakewood. We do have some commercial sites, mixed use opportunities. Some jurisdictions have the benefit of controlling pieces of property. The only properties we control are Habitat for Humanity to build some townhomes over by Roseton, Pioneer and 206th Street. Lack of marketing isn't going to be a factor. When we say we're compliant, we've identified sites, made adjustments, included programs and policies to encourage development, then we'll see how things play out the next few years.

Chairperson Baca stated there's no public comment and will accept a motion to receive and file staff's recommendations.

Commissioner Stuckey moved and Commissioner Ung seconded approval of staff recommendation to forward the 2022 General Plan Annual Progress report to the City Council to receive and file.

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

CUP No. 1012, six-month review, Str8 Up Tacos, 20900 Pioneer Boulevard

Senior Planner Kuykendall delivered the six-month review on Str8 Up Tacos and recommended that the PEC receive and file it. No further action is required.

Chairperson Baca asked if there are any questions of staff. There were no questions.

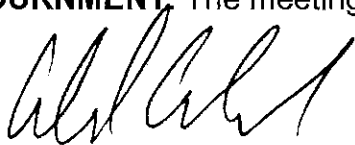
Chairperson stated that it is received and filed.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS:

- Name Badge. Director Avalos stated name badges would be ordered for the Commissioners. Thank you to Chairperson Baca for the idea. We will update Chairperson Baca's, and we will issue new ones to everyone else. It's a good conversation piece at an event.
- E-Mail Policy. After discussion, it was decided that PEC e-mail addresses will be assigned to every Commissioner.
- Director Avalos said the final communication item is that we will be meeting next month and discussing an updated City Ordinance regarding ADUs.

ADJOURNMENT: The meeting was adjourned at 8:02 p.m.



Secretary