



Patrick made the following announcements:

- Sender One will open in March.
- Sunshine Skate will be coming to Lakewood as well as Big Blue Swim School.

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT NO. 1018, 5125 CANDLEWOOD STREET, REQUEST FOR APPROVAL OF THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT – MLEM MLEM CRAB.**

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1018, for the sale of beer and wine for on-site consumption in conjunction with a bona-fide eating establishment for Mlem Mlem Crab. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval from the Development Review Board, which are incorporated by reference in the proposed Resolution of Approval. These are also on file with the Community Development Department. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1018 subject to the findings and conditions contained therein or otherwise by reference and to approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Assistant Planner Griffiths asked if there are any questions of staff.

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

Commissioner Stuckey asked if the alcohol consumption will be inside the restaurant only—customers will not take the alcohol and sit in the outside common area? Assistant Planner Griffiths confirmed that the ABC License will restrict that.

Commissioner Cole asked if sale of alcohol is limited to employees 21 years and older? Assistant Planner Griffiths stated that adult staff 18 years and older may legally serve alcohol to the customers.

**Chairperson Baca opened the public hearing.**

**Chairperson Baca asked of the Applicant, “Have you read, and do you agree with all the proposed conditions of approval?”**

Applicant Le responded that her name is Tuong Vi Le and confirmed “yes,” she has read and agrees with all the conditions of approval.

Commissioner Cole asked if the alcohol provided at the restaurant will be canned or on-tap alcoholic beverages?

The applicant stated just canned and bottled beverages.

Commissioner Cole asked if the employee serving the alcoholic beverages will be complying with the license education on alcohol and drug classes, and the applicant stated yes.

Chairperson Baca asked regarding the alcohol and drug classes if the employee is required to have the RBS card?

Applicant stated they are required to have the L.E.A.D. card issued by the ABC License.

Baca asked the applicant if she has any comments or questions, and applicant stated no.

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

**Commissioner Cole moved and Commissioner Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 1018, 5125 Candlewood Street, and its related categorical exemptions.**

**AYES: COMMISSIONERS: Cole, Stuckey, Samaniego, Ung & Baca**  
**NOES: COMMISSIONERS: n/a**  
**ABSENT: COMMISSIONERS: n/a**  
**ABSTAIN: COMMISSIONERS: n/a**

Chairperson Baca announced that the Motion has passed.

**2. CONDITIONAL USE PERMIT NO. 1019, 3609 ALLRED STREET, REQUEST FOR APPROVAL FOR THE ESTABLISHMENT OF A COTTAGE FOOD OPERATION.**

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1019, for the establishment of a cottage food operation that will make and sell cookies. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval, which are incorporated by reference in the proposed Resolution of Approval. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1019 subject to the findings and conditions contained therein or otherwise by reference and to

approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Assistant Planner Griffiths asked if there are any questions of staff.

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

Vice Chairperson Ung asked if a food license is required of food handlers?

Senior Planner, Paul Kuykendall, stated they are required to have a business license, and they are also required to have a permit from L.A. County Department of Public Health.

Vice Chairperson Ung asked if the operators take courses to be issued a license to handle food? He stated courses are needed for a commercial kitchen, so he wondered if that applies to cottage food.

Chairperson Baca advised to hold that question to when he calls the public hearing.

Chairperson Baca stated, in Section 4, Subsection C, it states that a cottage food operation shall not exceed the gross amount of sales specified in the California Health and Safety Code and asked what that amount is?

Commissioner Stuckey stated under Section 5, it says "all other conditions and limitations imposed by this Chapter. Lakewood Municipal Code Section 9302.17.e defines that cottage food operates as an enterprise with an amount of gross sales not more than the amount specified in Section 113758 of the California Health & Safety Code (\$75,000.00 per year)."

**Chairperson Baca opened the public hearing.**

Chairperson Baca asked of the Applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

The applicant, Kristin Navarro, stated yes. The applicant further addressed Vice Chairperson Ung's question by stating yes, you need a license to handle food and that she has one.

Senior Planner Kuykendall interjected that the Municipal Code requires that cottage food operators provide a copy of all public health permits, registrations and certifications required to operate the business. Documentation that the Department of Public Health requires has to be maintained by the applicant.

Commissioner Cole asked if the business is required to display that Department of Health grade that they give to businesses and restaurants?

Senior Planner Kuykendall stated no.

The applicant stated you need all licenses on hand if you sell at a farmers' market.

Commissioner Cole asked if the cookies will be made at home, and will they be shipped or sold off-site?

The applicant stated she would be selling primarily onsite by appointment. Eventually she would like to have a permanent spot in Lakewood--a Filipino Spanish bakery. This is a baby step to something bigger down the line.

Chairperson Baca asked if anyone else would like to speak on this item and reminded the public to limit comments to three (3) minutes. There were none.

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.

**Vice Chairperson Ung moved, and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 1019, 3609 Allred Street, and its related categorical exemptions.**

**AYES: COMMISSIONERS: Cole, Stuckey, Samaniego, Ung & Baca**  
**NOES: COMMISSIONERS: n/a**  
**ABSENT: COMMISSIONERS: n/a**  
**ABSTAIN: COMMISSIONERS: n/a**

Chairperson Baca announced that the Motion has passed.

## **REPORTS**

### **1. 2023 General Plan Annual Progress Report**

Senior Planner Paul Kuykendall delivered the oral report and requested that the Commission recommend it to the City Council to receive and file.

Senior Planner Kuykendall recommended that the Commission recommend to the City Council that it receive and file the 2023 General Plan Annual Report and that the Council direct staff to submit the Annual Report to HCD and the Governor's Office of Planning and Research. Senior Planner Kuykendall concluded the staff report and asked if there were any questions.

**Chairperson Baca asked if anyone would like to address this issue. There were none.**

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 Cole seconded approval of staff recommendation that the Commission recommend to the City Council that it receive**

and file the 2023 General Plan Annual Report and that the Council direct staff to submit the Annual Report to HCD and the Governor's Office of Planning and Research.

**AYES:** COMMISSIONERS: Cole, Stuckey, Samaniego, Ung & Baca  
**NOES:** COMMISSIONERS: n/a  
**ABSENT:** COMMISSIONERS: n/a  
**ABSTAIN:** COMMISSIONERS: n/a

Chairperson Baca announced that the Motion has passed.

**STUDY SESSION:**

1. 2024 DRAFT Beekeeping Ordinance

Assistant Director, J. Patrick McGuckian, presented the DRAFT 2024 Beekeeping Ordinance Study Session staff report that is on file. Assistant Director McGuckian concluded his presentation and asked if there were any questions.

Commissioner Cole requested Assistant Director McGuckian to go back to the previous slide showing the properties proposed to allow backyard beekeeping and those that would allow commercial apiaries.

Chairperson Baca commended staff for their diligence on this subject and asked if there are questions of staff?

**Chairperson Baca opened up to the public forum.**

Chairperson Baca asked if anyone would like to speak on this item and reminded the public that this is a study session for informational purposes only. He stated that this is not a public hearing, but it is a public forum. The Commissioners are asking for beekeeping information to help make decisions regarding reasonable regulation recommendations to be sent to the City Council. The proposed ordinance seeks to allow beekeeping of honeybees in limited circumstances and to allow the residential hobbyist to have a beehive without creating negative impacts to the adjacent property owners and the overall Lakewood community.

Chairperson Baca reminded any speakers to limit their comments to around five (5) minutes.

William Lewis, a Lakewood homeowner for over 40 years, stated that he moved away to be a commercial beekeeper for 30 years. He is now retired and back living full time in Lakewood for the past 7 years. Frequently, he removes bee swarms in the surrounding area as a part-time job and keeps two beehive boxes in his truck for that purpose. He houses the bees and takes them to another suitable location. However, the first thing he does is to change the queen and introduce a new queen with a known gentle genetic to the hive. This helps reduce any defensiveness of bees and the bees

normally behave nicely thereafter. He works with the Long Beach Beekeepers group and teaches proper hive management classes at least once a month. He is a Past President of the California State Beekeeper's Association that primarily serves the commercial beekeepers supporting the provision of their critical pollination services for commercial agriculture in California.

Doctor Boris Baird spoke and stated he is working at the University of California, Riverside Campus (UCR) Entomology Department. He started his PHD in Switzerland on bees. There is one aspect of local apiculture that needs to be addressed. That is the unspoken elephant in the room about the unique characteristics of bees we have here in Southern California. We live in an area that is globally unique—so unique that UCR Entomology Department plan is to turn Southern California area into the world breeding capital for healthy disease tolerant and thriving bee populations.

Hybridization has now generated a new and greater genetic diversity. Doctor Baird explained about a new breeding program at UCR to propagate the Southern California bees that have beneficial traits and strong biological defense mechanisms that keep them healthy and immune amidst challenges from climate change, pollutants, parasites and pesticides. Southern California has a biologically unique bee population that could very well save America's pollination crises and possibly even the global pollination crises. Doctor Baird asked if there were any questions?

Commissioner Ung asked about diseased hives. What are they, how are they formed, and what are the dangers of it?

Doctor Baird stated that every beehive has some disease. There is no beehive that does not carry some disease, just like the human population. We all have viruses and bacterial infections, inside us. The question is how that disease expresses itself and how does a body or a bee's immune system defend itself from such intrusions. Bees have very efficient immune systems. Doctor Baird explained about survival of bees and the transmission of diseases in both commercial and hobbyists' bee hives. No bee diseases are transmittable to humans, so there is no possible harm to humans.

Commissioner Cole thanked Doctor Baird for coming and stated, as the expert in the room, he is interested in Doctor Baird's thoughts on zoning, nuisance and/or the standards outlined.

Doctor Baird stated the proposed standards make sense and that bees can be kept in a way to minimize any disturbances to surrounding properties. He discussed flight corridors that are done on the UCR campus, and he agrees with not allowing beehives close to schools or kindergartens. Doctor Baird does not want create situations that might create negative publicity on bees, so keeping open flight paths behind homes is a beneficial idea.

Jon Vesely has been a resident of Lakewood for 40 years. He is a landscaper by trade. He started off by saving bees in trees only. Bee rescues are the first line of

defense in removing defensive bees. When they rescue hives, they check the defensibility of that hive.

Chairperson Baca thanked Mr. Vesely and asked the Commissioner if there were any questions of Mr. Vesely. There were none. Chairperson Baca asked if there is anyone else in the public who would like to speak. There were none. Chairperson Baca asked the Commissioners if there is any further discussion.

Community Development Director Avalos clarified that this is a Study Session wherein the objective is getting direction from the Commission. When the ordinance is brought back, it will be a formal proposed Beekeeping Ordinance based on the input from the various speakers' and the Commission's direction to staff today for the Commission to review and recommend to the City Council at a later hearing.

Deputy City Attorney Tsai advised that the Commission review of that ordinance at a later hearing will be a recommendation to City Council, and ultimately, it is the City Council's decision whether or not to adopt that proposed ordinance.

Assistant Director McGuckian went through his bullet point questions listed on his presentation slides, and asked if there were discussions regarding the questions.

Zones: Commissioner Samaniego stated he only wanted the original zones proposed with no expansion into the R-1 zoning district. There was a discussion. There was general concurrence with the remainder of the commissioners to give staff direction to include those R-1 lots adjacent to OS and A zoning as allowing backyard beekeeping, in addition to those in the R-A zone.

Public Nuisance: The Commissioners all agreed with the standards proposed by staff in the presentation.

Guidelines: The Commissioners were okay with the Guidelines.

Noticing: The Commissioners agreed with staff in not requiring surrounding property owner notice or requiring agreements.

Review Process: Staff proposed an over the counter site plan staff review and approval to show the proposed hive location. The Commissioners agreed with the proposed review process.

Deputy City Attorney Tsai stated staff has sufficiently received direction from the Commission and will bring back a draft ordinance in accordance with those directions.

#### **PUBLIC COMMENTS:**

Chairperson Baca thanked the public for coming and asked if anyone had any general questions of anything that was on the Agenda. There were none.



**STAFF COMMUNICATIONS:**

Community Development Director Avalos requested an item related to the Utility Box Beautification Committee be added as an emergency item.

Deputy City Attorney Tsai stated that the Commission needs to first make a motion and vote to add an item to the agenda and then consider the appointment.

**Vice Chairperson Ung moved, and Commissioner Stuckey seconded approval of adding the item to the Agenda to allow the Planning Commission to appoint a Commissioner to the Utility Box Beautification Committee for two years.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>Cole, Stuckey, Samaniego, Ung &amp; Baca</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>	<b>n/a</b>

Community Development Director Avalos stated the next order of business is to select a Commissioner to be on the Utility Box Beautification Committee.

Deputy City Attorney Tsai suggested that the PEC select a main person and an alternate.

Vice Chairperson Ung stated he would volunteer, as this has been an idea he has been suggesting for several years.

Commissioner Stuckey made a motion to nominate Vice Chairperson Ung to be the PEC representative to the Utility Box Beautification Committee for two years. Commissioner Stuckey also stated she would volunteer to be the alternate.

Deputy City Attorney Tsai stated this action can be completed based on a minute action indicating PEC consensus. She asked if we have a PEC consensus on these appointments.

All Commission members agreed with no objections to the following appointments to the Utility Box Beautification Committee for two years.

Appointee: Vice Chairperson Ung and Alternate: Commissioner Stuckey

**ADJOURNMENT:** The meeting was adjourned at 9:05 p.m.

The next regularly scheduled meeting will be on March 7, 2024.



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Secretary