



**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT NO. 1020, 5018 ASHWORTH STREET, REQUEST FOR APPROVAL OF THE ESTABLISHMENT OF A COTTAGE FOOD OPERATION, (Amber Chen).**

Due to technical PowerPoint difficulties, presentation of Item 1 was delayed and presented as the second agenda item. Chairperson Baca called for a 5-minute recess to allow time to resolve the issues.

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1020, for the establishment of a cottage food operation that will make bread, cookies, and cakes. These documents are on file with the Community Development Department, 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. 1020 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.**

No questions were asked of staff.

**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, Amber Chen, stated yes. The Applicant stated that the name of her business is Sunkissed Bakery, because of her freckles and gave a brief history of her experience in the food industry.

No questions from the Commission.

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.

**Commissioner Stuckey moved and Commissioner Ung seconded approval of staff recommendation to approve Conditional Use Permit No. 1020, 5018 Ashworth Street, and its related categorical exemption.**

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

Chairperson Baca announced that the Motion has passed.

**2. CONDITIONAL USE PERMIT NO. 1021, 4651 SILVA STREET, REQUEST FOR APPROVAL FOR AN INDOOR COMMERCIAL RECREATION FACILITY (ROLLER RINK), (Cory Joseph for Sunshine Skate Center).**

Due to technical difficulties with the Item 1 presentation, Item 2 was presented first.

Senior Planner, Paul Kuykendall, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1021, for an indoor commercial recreation facility (an indoor skating rink) at Lakewood Center mall. These documents are on file with the Community Development Department. The Development Review Board (DRB) 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. These are 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. 1021 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. Senior Planner Kuykendall asked if there are any questions of staff.

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

Commissioner Stuckey asked a question regarding the definition for overnight events and the hours.

Senior Planner Kuykendall noted that overnight events would require a special event permit, which is first approved by the mall management and then reviewed by the city's licensing permit hearing board for approval. Senior Planner Kuykendall deferred the question regarding the hours to the applicant.

**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, Cory Joseph, stated yes. The applicant further addressed Commissioner Stuckey's question by stating that overnight events are something he would like to offer

in the future and that these events would be chaperoned. The applicant suggested that parents would drop off their children at around 9:00 p.m. and pick them up at around 7:00 a.m. to 8:00 a.m.

Chairperson Baca asked what the total capacity will be.

The Applicant stated that he is waiting for confirmation from the Fire Department, but is expecting the maximum occupancy to be between 700 and 800.

Chairperson Baca had a question regarding additional security.

The Applicant noted that a supplemental document was added to the Conditional Use Permit, which addresses added security personnel, exterior surveillance cameras, and a no loitering policy.

The Applicant shared that the skating rink's name was chosen as a tribute to his parents' professional skating team named Sunshine. The applicant presented renderings of the proposed project and discussed the proposed business operations.

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.

**Commissioner Ung moved, and Commissioner Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 1021, 4651 Silva Street, and its related categorical exemptions.**

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

Chairperson Baca announced that the Motion has passed.

**3. MIXED USE ORDINANCE, CITYWIDE, REQUEST FOR APPROVAL TO AMEND ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT IN THE C-1, C-3, C-4, AND M-1 ZONES.**

Community Development Director, Abel Avalos, introduced the item and presented slides relating to Lakewood's Regional Housing Needs Assessment (RHNA). Director Avalos noted that the total number of units, including the 15% buffer, meets the state's requirement to plan for these units during the 8-year Planning Period (6<sup>th</sup> cycle). Director Avalos clarified that the city must demonstrate that the 4,510 units noted could in theory be approved and ultimately constructed.

Director Avalos stated that Lakewood's RHNA strategy is to increase densities in Multi-Family Residential zone by rezoning larger R-1 properties to Multi-Family Residential under SB 4. Director Avalos also noted that ADUs are also credited towards RHNA allocation and are leading the way to unit production.

Director Avalos discussed that the city's mixed-use strategy is to allow mixed-used development in the C-1, C-3, C-4, and M-1 zones to plan for future housing. Director Avalos further explained that the state's deadline to rezone at least 125 acres of commercially zoned land within 3 years is quickly approaching. Director Avalos discussed that staff has been working closely with the city's largest landowner, Macerich, who had independently inquired about the possibility of incorporating some residential into their development. Staff has also reached out to other developers that are also interested in incorporating residential into their respective developments. Director Avalos also noted that the city will review and amend the Zoning Ordinance and DRB handbooks to ensure that development standards and design guidelines are clear to understand and promote certainty in the planning and approval process.

Senior Planner, Paul Kuykendall, presented the staff report and exhibits which recommend adoption of a proposed PEC resolution that recommends to the City Council adoption of the Mixed-Use Ordinance and approval of the related categorical exemption. The ordinance proposes to amend regulations of the Lakewood Municipal Code pertaining to development standards for mixed use development in the C-1, C-3, C-4, and M-1 zones. These documents are on file with the Community Development Department. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommended that the Commission hold a public hearing and then following the hearing, move to adopt the proposed Resolution. Senior Planner Kuykendall asked if there are any questions of staff.

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

Commissioner Stuckey asked for an example of when lesser parking would be allowed which would require a CUP, and whether parking would accommodate larger vehicles or will there only be compact parking spaces available.

Senior Planner Kuykendall stated that an example where a developer would be allowed fewer parking spaces would be with a mixed-use development where some or all residential units are for disabled or senior citizens, where the number of households would not be typical. Senior Planner Kuykendall answered that the parking requirement will mirror our existing code, which limits compact parking to 40%.

Chairperson Baca asked about recommendations for EV charging stations.

Paul answered that the ordinance includes a provision that follows the Green Code.

Community Development Assistant Director, Patrick McGuckian, clarified that the Green Code, a state law, makes requirements for EV capable spaces and EV charging stations.

**Chairperson Baca opened the public hearing.**

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.

**Commissioner Ung moved, and Commissioner Stuckey seconded approval of staff recommendation to move to adopt the resolution recommending that the City Council approve the related Notice of Exemption and adopt the proposed Mixed-Use Ordinance.**

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

Chairperson Baca announced that the Motion has passed.

**REPORTS:**

None.

**PUBLIC COMMENTS:**

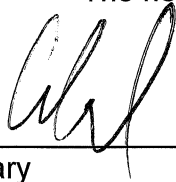
None.

**STAFF COMMUNICATIONS:**

Director Abel Avalos stated that three to four items will be presented at the next regularly scheduled meeting of May 2, 2024.

**ADJOURNMENT:** The meeting was adjourned at 8:24 p.m.

The next regularly scheduled meeting will be on May 2, 2024.

  
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Secretary