

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 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

Chairperson Stuckey led the Pledge of Allegiance.

ROLL CALL: *Present:* Commissioner Cole
 Commissioner Stuckey
 Commissioner Samaniego
 Chairperson Baca
 Excused: Vice Chairperson Ung

ALSO PRESENT: Abel Avalos, Director of Community Development
 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 September 7, 2023, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Abel made the following announcements:

- November is Native American Heritage Month.
- A new Soccer Mini Pitch opened at Palms Park.
- November 7 is the Annual Award of Valor Luncheon.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT NO. 1014, 4720 CANDLEWOOD STREET, REQUESTS APPROVAL OF A DRIVE-THRU RESTAURANT – HART HOUSE (Continued from the September 7, 2023 PEC Meeting and the October 5, 2023 PEC Meeting.)**

Senior Planner, Paul Kuykendall, presented the staff report and exhibits which recommended approval of Conditional Use Permit Number 1014, for a drive-thru restaurant. 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. 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. 1014 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.

Chairperson Baca mentioned on Page 14, there is seating for 54, and there is only 13 parking spots. Are they expecting seven people per car? Senior Planner Kuykendall clarified there are 13 parking spots directly adjacent to the building pad, but the parking analysis for the entire Lakewood Center Mall shows sufficient parking for the restaurant and all the other uses at the mall.

Chairperson Baca noted there is outside patio seating but will it be covered? Senior Planner Kuykendall stated there is a portion of the patio seating area covered with a trellis.

Commissioner Cole asked if RSI provided a construction timeline, and do we have an idea when the restaurant will open? Senior Planner Kuykendall stated the applicant is here, and he will defer the response to the applicant.

Commissioner Cole asked if this particular Conditional Use Permit is for three years? Senior Planner Kuykendall stated that the Conditional Use Permit runs continuously with the land, however, construction is required to begin within three years.

Commissioner Cole stated that the resolution referenced a Development Review Board Case No. 9229 letter dated October 25, 2023 and asked what was in the letter. Assistant Director, J. Patrick McGuckian, stated there are a number of conditions that were incorporated by reference, including those regarding site security landscaping and trash management.

Commissioner Cole stated the most important question is whether Kevin Hart will be at the Grand Opening?

Chairperson Baca opened the public hearing.

Applicant, Chris Perry of RSI Group and Hart House, stated he will answer any questions regarding this project, and stated, yes, Kevin Hart will be here when Hart House opens. Mr. Perry also stated that after this approval, they will get permits and start construction, probably taking about six months to complete before they will open sometime in the summer, 2024.

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

Applicant, Chris Perry, stated yes, they do agree to all the conditions.

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 Cole moved and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 1014, 4720 Candlewood Street, and its related categorical exemptions.

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

Chairperson Baca announced that the Motion has passed.

REPORTS:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) WAS RECEIVED AND FILED.

PUBLIC COMMENTS: None.

STAFF COMMUNICATIONS: Director Avalos gave a brief update about ongoing City Hall construction, stating that the first major phase including the public counter is now complete and open to the public. On November 27, 2023, the second phase will begin on the other half of the department. Kudos was given to Senior Planner Kuykendall for redesigning the proposed second phase to be more efficient and responsive to worker needs.

Chairperson Baca spoke about the success of the Sheriff's Halloween event.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.



Next meeting will be December 7, 2023.

Secretary