

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF SEPTEMBER 1, 2016
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson Stuckey led the Pledge of Allegiance.

ROLL CALL: Chairperson Stuckey
Vice Chairperson Manis
Commissioner Quarto
Commissioner Samaniego

EXCUSED: Commissioner McKinnon

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Didier Murillo, Planning Technician
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of August 4, 2016 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

Director Southwell made a "SAVE THE DATE" announcement for Special Olympics at Del Valle Park on September 15, 2016.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 938 REQUESTING APPROVAL FOR A COMMERCIAL SCHOOL ON PROPERTY LOCATED AT 4105 SOUTH STREET (Alfonso Zavala for National Polytechnic College)

Assistant Planner David Barboza delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 938. Mr. Barboza recommended that the Commission approve the application for a commercial school and the related categorical exemption.

There being no questions of staff, Chairperson Stuckey declared it to be the time and place for the public hearing on Conditional Use Permit No. 938, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Alfonso Zavala, 6630 Telegraph Road, Commerce, California 90040, addressed the Commission, identifying himself as the CEO for National Polytechnic College as well as the applicant for Conditional Use Permit No. 938. Mr. Zavala explained that the school originated 20 years ago in the City of Montebello and ten years ago expanded to the City of Commerce. The school has certification from the Department of Education, meets all regulations of the state and federal government, and offers free ESL and GED classes. Their purpose is to prepare students for college, the university, or vocational school certification. The satellite school in Torrance offers classes in Television Production and Broadcasting. The school in Commerce offers classes in the medical and legal fields.

Commissioner Samaniego asked Mr. Zavala if this building would have sufficient space for all of the education goals offered by National Polytechnic College.

Mr. Zavala responded that this space would not be sufficient for all of the programs they have to offer. The school will run a study in the City of Lakewood now to see which programs are most popular. Initially, there will be some programs in the morning, some programs in the evening and some on the weekend. The same space will be used at different times for different subjects until a determination can be made as to the areas of emphasis.

Janice Zor, 4138 Andy Street, Lakewood, California, 90712, addressed the Commission, identifying herself as a neighbor living just north of the proposed school. Ms. Zor stated that her concern was not about the school itself, but about parking. Ms. Zor stated that all parking offered in front of the commercial complex in question is limited to 20 minutes, and parking in general is excessively tight for residents.

Attorney Skolnik asked if the parking meets legal requirements.

Director Southwell replied that, as outlined on page four of the staff report, this building is legal non-conforming and does have a parking shortage. However, in response to that, staff has restricted the number of students to 39 at any given time, which is the number used in the past for this tenant space.

Michael Schochet, 5611 Marilyn Circle, Westminster, California, 92683, addressed the Commission, identifying himself as the Tenant Representative for the Harry L. Cowan Company at 4114 South Street. Mr. Schochet stated that he has been managing the property at this shopping center since 1992 and there has never been a parking issue. The last tenant in this particular space was the Hobby Warehouse that occupied the space for several years. The owner had a heart attack and passed away. Since then, the company has been approached by multiple potential tenants, but the square footage of the building has been a challenge. Mr. Schochet explained that any tenant who moves into that space will use some parking, but that he did not anticipate a problem. Mr. Schochet added that, if indicated, the tenant can also post a sign directing students to park within the shopping center.

Mr. Zavala returned to the podium to respond to the parking issue. Mr. Zavala explained that, based on the history of the school, 60 to 75% of the students would be using public

transportation, and therefore, would not have a significant impact on parking. Mr. Zavala added that the City of Commerce actually added a bus stop just outside of the school located in that city due to the high number of students using public transportation.

Chairperson Stuckey asked Mr. Zavala if he had read the Resolution and was agreeable to the conditions.

Mr. Zavala responded affirmatively.

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

Vice Chairperson Manis moved and Commissioner Quarto seconded that RESOLUTION NO. 12-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 938 WITH THE RELATED CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 4105 SOUTH STREET, be approved as submitted.

AYES: COMMISSIONERS: Manis, Quarto, Samaniego, Stuckey
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: McKinnon
ABSTAIN: COMMISSIONERS: None

- **Development Review Board** reports for August of 2016 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 7:15 p.m.



Secretary