

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF OCTOBER 4, 2018
MINUTES**

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

PLEDGE OF ALLEGIANCE

Chairperson McKinnon led the Pledge of Allegiance.

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

EXCUSED: Commissioner Quarto

Also present: J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Ivy Tsai, City Attorney
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson McKinnon ordered the Minutes of the Regular Meeting of September 6, 2018 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Assistant Director McGuckian invited the Commissioners to the Award of Valor Luncheon on Wednesday, November 7, 2018 at noon at the Centre for Sycamore Plaza. Assistant Director McGuckian explained that Director Southwell was on her way to visit her family in Brazil and announced her retirement party on the evening of Thursday, November 29 in the Weingart Ballroom.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 979, REQUESTING APPROVAL FOR THE OPERATION OF A MESSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 4125 SOUTH STREET (AA+ Massage)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 979.

Commissioner Stuckey asked if this were the same address as a previous massage location, but with new owners and applicant.

Senior Planner Kuykendall responded affirmatively.

There being no further questions of staff, Chairperson McKinnon declared it to be the time and place for the public hearing on Conditional Use Permit No. 979, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Bao Jun Jiang, 4125 South Street, Lakewood, California, addressed the Commission, identifying himself as the applicant.

Chairperson McKinnon asked if he had read the Resolution and agreed to the conditions.

Mr. Jiang replied affirmatively.

Chairperson McKinnon asked the applicant if he would have someone fluent in English available at the business to communicate with the customers.

Mr. Jiang responded affirmatively.

There being no further questions and no one else wishing to speak on the matter, Chairperson McKinnon closed the public hearing.

Commissioner Manis moved and Commissioner Stuckey seconded that RESOLUTION NO. 29-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 979 ON PROPERTY LOCATED AT 4125 South Street, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 980, REQUESTING APPROVAL FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION ON PROPERTY LOCATED AT 4771 CANDLEWOOD STREET (Boston's Pizza Restaurant and Sports Bar)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 980.

Chairperson McKinnon stated that it was her understanding that the ABC did not allow entrance into a patio area, but this project does have gates.

Senior Planner Kuykendall explained that the access to the patio for customers is through the inside of the restaurant. For emergency exit purposes, there may be gates, but for normal circumstances a customer would enter the restaurant to access the patio.

Assistant Director McGuckian explained that the gates would be an emergency exit only.

There being no further questions of staff, Chairperson McKinnon opened the public hearing

Jenny Silverman, 4771 Candlewood Street, Lakewood, California, addressed the Commissioner, identifying herself as the applicant's representative.

Chairperson McKinnon asked Ms. Silverman if the applicant had read the Resolution and was agreeable to the conditions.

Ms. Silverman replied affirmatively.

Assistant Director McGuckian asked Ms. Silverman if the applicant would be complying with the trash enclosure requirements of the mall and meeting the LMC standards for trash enclosures.

Ms. Silverman responded affirmatively, explaining that those types of upgrades and those kinds of improvements are absolutely being done through a separate but parallel process and that she is only working on the operational components pertaining to alcohol.

Chairperson McKinnon asked Ms. Silverman if she wanted to tell the Commission anything about the business.

Ms. Silverman stated that this would be a family-style restaurant and sports bar that would be entertaining sports fans and families and would open in 2019.

There being no further questions and no one else wishing to be heard on the matter, Chairperson McKinnon closed the public hearing.

Vice Chairperson Samaniego moved and Commissioner Manis seconded that RESOLUTION NO. 30-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 979 ON PROPERTY LOCATED AT 4771 Candlewood Street, be approved as submitted.

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

REPORTS:

- **Report of CUP No. 720, A-2 six-month review, 2711 Del Amo Boulevard, for a car wash (Bubble Express)** was received and filed, following presentation by Assistant Planner David Barboza.
- **Report of CUP No. 906, six-month review, 4254 Petaluma Avenue, for the construction of a two-story accessory building in the rear yard of the subject property,** was received and filed, following presentation by Senior Planner Paul Kuykendall.
- **Report of CUP No. 951, six-month review, 500 LCM, #127, for PLAYlive Nation,** was received and filed, following presentation by Senior Planner Paul Kuykendall.
- **Development Review Board reports for September 2018** were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

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



Secretary