

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF NOVEMBER 1, 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

**EXCUSED:** Commissioner Quarto  
Commissioner Stuckey

Also present: Sonia Southwell, Director  
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 October 4, 2018 approved as submitted.

**ANNOUNCEMENTS**

Director Southwell 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 invited all to Sonia's retirement party on November 29, 2018 at the Centre for Sycamore Plaza.

**PUBLIC HEARINGS**

**APPEAL OF DEVELOPMENT REVIEW BOARD CASE NO. 8811, 4905 Bellflower Boulevard, Emeil Kanel**

Director Southwell explained that the appellant had requested postponing this hearing until next month, but the public hearing would still have to be opened.

Chairperson McKinnon opened the public hearing for appeal of Development Review Board Case #8811, asking anyone wishing to be heard on this matter to come forward, with the appellant to speak first.

There being no one wishing to be heard on the matter, Chairperson McKinnon asked the Commission if there was any discussion.

Vice Chairperson Samaniego moved and Commissioner Manis seconded to continue the hearing to the PEC meeting of December 2018.

There being no one else wishing to speak on this matter, Chairperson McKinnon continued the public hearing.

**Vice Chairperson Samaniego moved and Commissioner Manis seconded that THE PUBLIC HEARING FOR THE APPEAL OF DRB #8811 WOULD BE CONTINUED TO THE PLANNING AND ENVIRONMENT COMMISSION MEETING OF DECEMBER 6, 2018.**

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

**CONDITIONAL USE PERMIT NO. 981, REQUESTING APPROVAL FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION ON PROPERTY LOCATED AT 5449 SOUTH STREET (Rocks Sports Bar)**

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. 981.

Vice Chairperson Samaniego asked if this establishment is going to be 35 feet from the nearest residential property.

Assistant Planner Barboza replied affirmatively, explaining that it is measured from the nearest exterior door of the tenant space to the nearest residential property line.

Vice Chairperson Samaniego asked if it would be the alley off of Autry.

Assistant Planner Barboza responded that it is off of Autry, the area just to the west of the tenant space in the alley and then the properties along Autry that are closest to the space.

Director Southwell stated that, as you can see on the aerial, highlighted in yellow, there is a very thin outline for the property line behind the tenant space. The back of the property would typically have a garage and this point is where the residents are, which is 35 feet from the tenant space.

Assistant Planner Barboza added that the property is directly to the west, so about 50 more feet from the property line to the habitable space, approximately 85 feet.

Commissioner Manis asked if the hours of operation during the week would be 9:00 a.m. to 10:00 p.m.

Assistant Planner Barboza replied that the hours of operation would be 9:00 a.m. to 11:00 p.m., Sunday through Thursday, and Friday and Saturday to 1:00 a.m.

Commissioner Manis asked if this CUP includes music or if it is just about alcohol licensing.

Assistant Planner Barboza replied that there are some other proposed conditions, e.g. potential noise impacts, including prohibitions on customers being present in that western area which is closest to the homes. Another condition would require western doors to remain closed at all times. Trash being emptied into the rear trash enclosure is restricted to no later than 10:00 p.m. and no earlier than 6:00 a.m. This time also applies to deliveries. Employees serving alcoholic beverages must have LEAD Program training (Licensee Education on Alcohol and Drugs) offered by the California Department of Alcoholic Beverage Control to ensure that they are complying with the legal requirements. Management must maintain a liaison relationship with the Sheriff's Department.

Commissioner Manis explained that her concern is the noise that could be created with karaoke and loud bands.

Chairperson McKinnon asked for confirmation that Don Ruben's does not have a license to sell alcohol.

Assistant Planner Barboza responded that Don Ruben's does not have a license to sell alcohol.

Director Southwell explained that there are other businesses at that site, e.g. 7-Eleven and Dollar Tree, that have a license to sell alcohol, but not for on-site consumption.

There being no further questions of staff, Chairperson McKinnon opened the public hearing, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Scott Terheggen, 4049 Warner Avenue, Huntington Beach, California, 92649, addressed the Commission, identifying himself as one of the applicants. Mr. Terheggen explained that he has been in the restaurant/bar business for 24 years, during which time he has bought and/or built six bars and/or restaurants, and currently is a co-owner with Susan Nantais of two Rocks bars, one in Long Beach and one in Norwalk. Mr. Terheggen explained that he had met with the new landlord at the Long Beach location, who just purchased the property and the land surrounding the bar, as well as with the City Councilman who pitched the City development ideas. They were all in agreement that it would be best to accept a buy-out for his remaining ten years and that Lakewood would be the best location.

Mr. Terheggen stated that he had reviewed all of the conditions in the staff report and had no issues with any of them, except that he would like to have the hours of operation he had originally requested, closing at 2:00 a.m. Instead, closing at 11:00 p.m. Sunday through Thursday and 1:00 a.m. on Friday and Saturday, as recommended by the Sheriff, would impact sales, because those eliminated hours are ones critical to the success of the business. Mr. Terheggen agreed to end all entertainment at the hours recommended by the Sheriff and noted

that the building having concrete block walls with a steel door, should eliminate any noise issues. Mr. Terheggen concluded his remarks by promising that he would run a professional establishment that the City could be proud of.

Chairperson McKinnor asked the applicant if he had read the Resolution and was agreeable to the conditions.

Mr. Terheggen responded affirmatively.

Susan Nantais, 3715 Country Club Drive, #3, Long Beach, California, 90807, addressed the commission, identifying herself as the co-applicant. Ms. Nantais provided the history of her family in the City of Lakewood. Ms. Nantais explained that, while they would not be serving food, customers would be welcome to bring food in with them, order food from neighboring restaurants while there, or have food catered for events. Ms. Nantais stated that she was looking forward to having her reunions, parties and events in the City of Lakewood where she was born and raised.

Cathy Donley, 4442 Stevely Avenue, Lakewood, California, 90713, addressed the Commission in support of the Rocks Sports Bar. Ms. Donley stated that she is a 50-year resident of the City of Lakewood who frequents the Long Beach Rocks Sports Bar, but would like to see her sales tax money going to the City of Lakewood.

Judy Nantais, 3907 Arbor Road, Lakewood, California, 90712, addressed the Commission, identifying herself as a 65-year resident of the City of Lakewood as well as the mother of the co-applicant, Susan Nantais. Ms. Nantais explained that her daughter is the bar manager and that she is tough as nails, runs a tight ship, keeping the bathroom clean and the bar never smelling like a bar. She treats the bar employees and customers like family and is always respectful.

Ed Corpus, 2048 Lorina Avenue, Long Beach, California 90815, addressed the Commission in support of the Rocks Sports Bar.

Julia Frost, 12408 E. 211<sup>th</sup> Street, Lakewood, California, addressed the Commission, identifying herself as a best friend of the co-applicant, Susan Nantais. Ms. Frost stated that because the City of Lakewood is such a close-knit friend group, she believed the Rocks Sports Bar would be a great place for family and friends to enjoy time together, and she encouraged the Commission to approve the request.

Lanny Canady, 5313 Adenmoor Avenue, Lakewood, California, 90713, addressed the Commission, identifying himself as a Lakewood homeowner. Mr. Canady spoke in support of the Rocks Sports Bar and explained that he would appreciate this business as a meeting location for Lakewood reunions.

Lawrence Hamm, 5523 South Street, Lakewood, California, 90713, addressed the Commission, identifying himself as a business manager. Mr. Hamm asked if this business would be serving food or would just be limited to alcohol.

Assistant Planner Barboza responded that the alcohol license issued to the applicant was limited to alcohol only, but the business would allow people to bring in their own food.

Mr. Hamm asked if this were only a bar, like the Hideaway Bar, which is only about 100 yards away.

Director Southwell replied that it is, but that while they are close together, the Hideaway Bar is in a different census tract.

Mr. Terheggen returned to the podium and explained that, although they would not be preparing food there, they planned to have menus from neighboring restaurants on display so that customers could order food from nearby locations.

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

Vice Chairperson Samaniego stated that, while the business seemed to have a lot of support, he would have preferred to hear from residents that will be living in close proximity to this business, and actually being affected by it.

**Commissioner Manis moved and Vice Chairperson Samaniego seconded that RESOLUTION NO. 31-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 981 BE APPROVED AS SUBMITTED.**

Attorney Tsai asked if there were any revisions to the resolution.

Director Southwell responded that there were no revisions, but that there would be reviews in the future and the applicants will have the option of requesting a change in hours of operation. The result would depend on feedback from the neighbors that are affected by this business.

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

#### **ORDINANCE REGARDING VARIOUS MINOR MODIFICATIONS AND CLARIFICATIONS**

Assistant Director McGuckian delivered the oral report summarizing the written staff report as contained in the file for the Ordinance regarding various minor modifications and clarifications.

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

Vice Chairperson Samaniego referenced item number two, which establishes the hours of operation for carwashes, and asked if there are specific hours of operation.

Assistant Director McGuckian explained that 7:00 a.m. to 8:00 p.m. would be the maximum hours of operation.

Director Southwell interjected that, typically, carwashes do not open prior to 8:00 a.m. or 9:00 a.m. and some close by 6:00 p.m. However, the City Council wants to make sure that we do not allow anyone to stay open beyond 8:00 p.m.

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

**Commissioner Quarto moved and Commissioner Manis seconded that RESOLUTION NO. 32-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION TO FORWARD THE PROPOSED ORDINANCE REGARDING MINOR MODIFICATIONS AND CLARIFICATIONS TO THE CITY COUNCIL FOR APPROVAL, be approved as submitted.**

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

**REPORTS:**

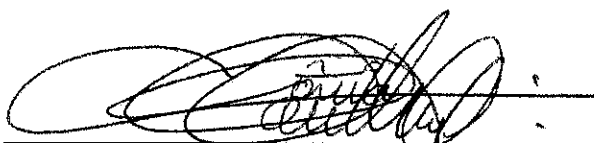
- **Report of CUP No. 961 three-month review, 500 LCM, #325, for a massage establishment (Diamond Massage) was received and filed.**
- **Report of CUP No. 966, six-month review, 5220 Clark Avenue, #317, for a massage establishment (Ronald Patzer), was received and filed.**
- **Report of CUP No. 967, six-month review, 5538 South Street, for a massage establishment (Massage Beauty Star), was received and filed.**
- **Report of CUP No. 968, six-month review, 11421 Carson Street, #N, for NS Thai Massage was received and filed.**
- **Development Review Board reports for October 2018 were received and filed.**

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** None.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 8:00 p.m.

  
Secretary