

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 5, 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 Quarto

EXCUSED: 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 May 3, 2018 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Director Southwell invited the Commissioners to the League of California Cities 2018 Annual Conference and Expo, September 12-14, 2018 at the Long Beach Convention Center.

PUBLIC HEARINGS

VARIANCE NO. 69, REQUEST FOR VARIANCE FROM REAR-YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 5148 FANWOOD AVENUE (SCHWARZBACH)

Associate Planner David Barboza delivered the oral report all as written staff report and slide presentation, as contained in the file for Variance No. 69.

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

Roberto Gaspar addressed the Commission, identifying himself as the general contractor and

representative for the applicant, Allen Schwarzbach. Mr. Gaspar explained that the addition was for Mr. Schwarzbach's mother who needs to move in to the house. Mr. Gaspar added that the homeowner also wanted to add value to the property.

Chairperson McKinnon asked Mr. Gaspar if the applicant had read the Resolution and was agreeable to the conditions.

Mr. Gaspar responded affirmatively.

Vice Chairperson Samaniego asked Mr. Gaspar about the comment related to adding value to the property and asked if the owner were planning to sell the house in the near future.

Mr. Gaspar stated that the owner is not planning to sell the house in the near future.

Commissioner Manis moved and Chairperson McKinnon seconded that RESOLUTION NO. 12-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF VARIANCE NO. 69 ON PROPERTY LOCATED AT 5148 FANWOOD AVENUE, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 972, REQUESTING APPROVAL FOR INDOOR COMMERCIAL RECREATION ON PROPERTY LOCATED AT 500 LAKEWOOD CENTER MALL, #AH-11 (Heritage Amusements)

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. 972.

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

Amir Vakhshourpour, 500 Lakewood Center Mall, Lakewood, California, addressed the Commission, identifying himself as the applicant and the President of Heritage Amusements. Mr. Vakhshourpour explained that this is his fifth location, and when his company brings a carousel in to a community, they become one with the community.

Commissioner Manis asked Mr. Vakhshourpour if this were the same company that had been in Lakewood years ago.

Mr. Vakhshourpour responded affirmatively, stating that this is the company's second time in the City of Lakewood, adding that the carousel for the first business in Lakewood had been constructed in-house, whereas the carousels for the current business are made in Italy.

Chairperson McKinnon asked Mr. Vakhshourpour if he had read the Resolution and was agreeable to the conditions.

Mr. Vakhshourpour responded affirmatively.

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

Commissioner Manis moved and Chairperson McKinnon seconded that RESOLUTION NO. 13-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 972 ON PROPERTY LOCATED AT 500 LAKEWOOD CENTER MALL, #AH-11, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 975, REQUESTING APPROVAL FOR THE OPERATION OF A COMMERCIAL SCHOOL ON PROPERTY LOCATED AT 4431 CANDLEWOOD STREET (Mathnasium)

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. 975.

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

Eddie Tang, 4431 Candlewood Street, Lakewood, California, addressed the Commission, identifying himself as the applicant. Mr. Tang stated he wanted to start a new business and grow it together as he raised his children.

Commissioner Manis asked Mr. Tang if he expected to have classes on Fridays and Saturday.

Mr. Tang responded that he would love to have classes on Fridays and Saturday, but that he also was aware that parents like to spend time with their children on those days.

Vice Chairperson Samaniego asked Mr. Tang about his background.

Mr. Tang stated that he graduated from UCLA, is an electrical engineer, and worked in a research lab for eight years.

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

Mr. Tang responded affirmatively.

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. 14-2018 THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 975 ON PROPERTY LOCATED AT 4431 CANDLEWOOD STREET, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 971, REQUESTING APPROVAL FOR A TWO-STORY ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 3236 ARBOR ROAD

Associate 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. 971.

Commissioner Samaniego asked if the picture of a garage and solar panels, presented just before Exhibit "A" was a different structure or the one for which the addition is being requested.

Associate Planner Barboza replied that the proposed addition would be on top of the garage in that picture and there are existing solar panels on the house.

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

Ismael Meza, 3236 Arbor Road, Lakewood, California, addressed the Commission, identifying herself as the applicant.

Chairperson Meza asked Ms. Meza if she had read the Resolution and was agreeable to the conditions.

Ms. Meza responded affirmatively.

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

Commissioner Quarto moved and Chairperson McKinnon seconded that RESOLUTION NO. 15-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 971, ON PROPERTY LOCATED AT 3236 ARBOR ROAD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 974, REQUESTING APPROVAL FOR THE CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 4091 HARDWICK STREET #120 (Three Tres Trois)

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the file for Conditional Use Permit No. 974.

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

Linda Terrell, 4091 Hardwick Street, #120, Lakewood, California, addressed the Commission, identifying herself as the applicant. Ms. Terrell stated that she has been operating the business at this location for three years. Prior to opening the business, she worked for Delta Airlines for 30 years and currently also works in Los Altos for a chiropractor, Dr. Lynott.

Chairperson McKinnon asked Ms. Terrell if she had read the Resolution and was agreeable to the conditions.

Ms. Terrell responded affirmatively.

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

Commissioner Manis moved and Vice Chairperson Samaniego seconded that RESOLUTION NO. 16-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 974, ON PROPERTY LOCATED AT 4091 HARDWICK STREET, #120, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 973, REQUESTING APPROVAL FOR THE CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 6420 DEL AMO BOULEVARE (Vimarn Thai 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. 973.

Vice Chairperson Samaniego asked if all masseuses had valid CAMTC certificates.

Senior Planner Kuykendall responded affirmatively.

Vice Chairperson Samaniego asked for verification that the applicant had 30 days to comply with the requirement for having original, valid, current certificates on display.

Senior Planner Kuykendall responded affirmatively, explaining that this requirement is a condition of approval.

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

Mr. and Mrs. Matthew Anderson, 6420 Del Amo Boulevard, Lakewood, California, addressed the Commission, identifying themselves as the applicants. Ms. Anderson stated that she posted the required certificates the day after the City inspection.

Chairperson McKinnon asked if they had read the Resolution and were agreeable to the conditions.

The applicants responded affirmatively.

Commissioner Quarto asked if they planned to keep the bathroom shower.

Mr. Anderson responded that they did plan to keep the shower and pull permits for it.

Vice Chairperson Samaniego asked about Ms. Anderson's comment regarding posting certificates the day after the inspection.

Ms. Anderson replied that she has an employee who works at more than one business and that is why she had a copy of that masseuse's license, rather than an original license.

Senior Planner Kuykendall explained that one original license was expired and one current license was a copy. If a masseuse works in more than one location, they will have to request an additional original license from CAMTC so that the massage establishment can comply with the requirement to display a valid, current, original license.

Vice Chairperson Samaniego asked the applicants if they understood this process.

The applicants replied affirmatively.

Director Southwell confirmed that this issue has risen before with other businesses, and a masseuse who works at more than one business may have to contact CAMTC and pay for one or two additional original licenses to be issued, in order to provide each business owner with a valid, current, original license for posting.

Geoffrey Anderson, 19912 Corby Avenue, Lakewood, California, 90715, addressed the Commission, stating that he was there to offer his support of this business that he found to be positive and helpful.

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

Commissioner Manis moved and Chairperson McKinnon seconded that RESOLUTION NO. 17-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 973, ON PROPERTY LOCATED AT 6420 DEL AMO BOULEVARD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 969, REQUESTING APPROVAL FOR THE CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 4820 PARAMOUNT BOULEVARD (Imperial Foot Reflexology, Inc.)

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. 969.

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

Daniel Lombardo, 115 E. Pomona Boulevard, Suite A, Monterey Park, California, 91755, addressed the Commission, identifying himself as the representative and attorney for the applicant. Mr. Lombardo asked that the case be continued so that the applicant would have an opportunity to correct the situation, e.g. lightbulbs, removal of refrigerator, etc.

Commissioner Quarto asked staff how much time the applicant had been given to rectify the problems before reaching this point of a recommendation of denial.

Director Southwell explained that the Lakewood Municipal Code is specific about prohibiting locking doors in a massage establishment. This is why other massage establishments have curtains, unlocked doors, etc. Director Southwell added that, while some of these issues are correctable, approval of this Conditional Use Permit would require consistent monitoring due to other issues such as criminal activity.

Senior Planner Kuykendall noted that the tenant improvement plans had been approved in 2014.

Assistant Director McGuckian explained that, while there are code violations that could be corrected, it is not how it is built, but how it is operated that is the substantial concern, including unlicensed masseuses and criminal activity.

Commissioner Quarto moved and Vice Chairperson Samaniego seconded that RESOLUTION NO. 18-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING DENIAL OF CONDITIONAL USE PERMIT NO. 969, ON PROPERTY LOCATED AT 4820 PARAMOUNT BOULEVARD, be approved as submitted.

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

CONDITIONAL USE PERMIT NO. 970, REQUESTING APPROVAL FOR THE CONTINUED OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 5447 E. SOUTH STREET (Imperial Foot Reflexology, Inc.)

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

Daniel Lombardo, 115 E. Pomona Boulevard, Suite A, Monterey Park, California, 91755, addressed the Commission, identifying himself as the representative and attorney for the applicant. Mr. Lombardo asked that the case be continued so that the applicant would have an opportunity to correct the situation, adding that no criminal activity had been reported at this location.

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

Vice Chairperson Samaniego moved and Commissioner Quarto seconded that RESOLUTION NO. 19-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING DENIAL OF CONDITIONAL USE PERMIT NO. 970, ON PROPERTY LOCATED AT 5447 E. SOUTH STREET, be approved as submitted.

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

ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS

Assistant Director McGuckian delivered the oral report summarizing the written staff report as contained in the file for Ordinance pertaining to accessory dwelling units.

Director Southwell explained that the City is mandated to approve accessory dwelling units, but this ordinance is an attempt to regulate the mandate to improve the quality of living as much as possible.

Assistant Director Samaniego asked if these accessory dwelling units would require the creation of new addresses.

Director Southwell responded affirmatively.

Assistant Director Samaniego asked if a child living with parents in an accessory dwelling unit would be authorized to attend school in the school district associated with that address.

Director Southwell responded affirmatively.

A gentleman who lives on Pimenta Avenue, addressed the Commission, stating that he was planning to add 400 square feet to his home and wanted to know what qualified as an accessory dwelling unit, e.g. adding a kitchen, bathroom, etc.

Attorney Tsai responded that this is an issue he should take to a planner at the Community Development Department.

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

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

Commissioner Quarto moved and Chairperson McKinnon seconded that RESOLUTION NO. 20-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION TO FORWARD TO THE CITY COUNCIL FOR APPROVAL, be approved as submitted.

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

ORDINANCE PERTAINING TO NON-FREESTANDING IDENTIFICATION SIGNS

Director Southwell delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Ordinance pertaining to non-freestanding identification signs.

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

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

Commissioner Quarto moved and Chairperson McKinnon seconded that RESOLUTION NO. 21-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION TO FORWARD TO THE CITY COUNCIL FOR APPROVAL, be approved as submitted.

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

REPORTS:

- **Development Review Board** reports for May and June of 2018 were received and filed.

CORRESPONDENCE: None.

WRITTEN COMMUNICATIONS: None

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.


Secretary