

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF SEPTEMBER 6, 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 Manis led the Pledge of Allegiance.

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

Also present: Sonia Dias Southwell, Director  
J. Patrick McGuckian, Assistant Director  
Paul Kuykendall, Senior 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 August 2, 2018 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Director Southwell invited the Commissioners to the Patriot's Day on Tuesday, September 11, 2018.

Director Southwell explained that she had sent an email to the Commissioners, informing them of her pending retirement in November of 2018 after 33 years of service, adding that it has been an honor and a privilege to work with them.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 978, REQUESTING APPROVAL FOR THE OPERATION OF A MESSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 5447 E. SOUTH STREET (Qihong Hu for Hello Foot Spa)**

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. 978.

Commissioner Manis noted that there are 11 beds with seven in an open space with nothing

between them, and inquired about the protocol for using these beds.

Senior Planner Kuykendall deferred that question to the applicant.

Qihong Hu, 66 Rainbow Ridge Road, Pomona, California, 91766, addressed the Commission, identifying herself as the applicant.

Ms. Hu's daughter addressed the Commission, identifying herself as her mother's translator.

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

Ms. Hu responded affirmatively.

Chairperson McKinnon asked the applicant if she wanted to tell the Commission something about her business.

The translator replied that the owner will handle the actual work service provided to customers, and the translator will handle communication with customers. The translator stated that the owner has worked in a massage establishment in the past and was highly successful. She distributed letters in support of the owner, because former customers were not able to attend the meeting.

Chairperson McKinnon stated that one of the Commissioners had a question related to privacy in the bigger room where there are several beds.

Commissioner Manis asked if clothes would be removed from the waist down in that area.

The translator responded that the room could be improved and explained possible changes.

Director Southwell interjected that that is not the question, and the applicant is not being advised to change the room. The Commissioner is asking, if this is a foot spa, how the massage is done in the large open area. This is not a request for improvements.

The translator responded that the owner will ask the customers if they wish to be in the large public area or in a private room. If they choose foot massage, they don't need to remove clothes.

Commissioner Manis asked if that means this establishment is not limited to foot massage.

The translator responded that body massages are also done, and they are done in a private room.

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 Quarto seconded that RESOLUTION NO. 26-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO.**

**978 ON PROPERTY LOCATED AT 5447 E. South Street, be approved as submitted.**

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

**ORDINANCE PERTAINING TO COMMERCIAL CARWASHES**

Assistant Director McGuckian delivered the oral report summarizing the written staff report as contained in the file for the Ordinance pertaining to commercial carwashes.

Commissioner Stuckey expressed her gratitude and support of updating the carwash ordinance, explaining that residents living in the neighborhood of the self-service carwash at Lakewood and South cannot be happy with the parking situation on Saturdays, because there is no employee parking and employees have to park in the residential area.

Director Southwell agreed that parking has been a major concern, because the current carwash ordinance reflects parking calculated according to retail space, but does not include any minimal parking for employees.

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

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. 27-2018, 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, Manis, Samaniego, Stuckey, McKinnon**  
**NOES: COMMISSIONERS: None**  
**ABSENT: COMMISSIONERS: None**  
**ABSTAIN: COMMISSIONERS: None**

**ORDINANCE PERTAINING TO SHORT-TERM RENTALS OF RESIDENTIAL PROPERTIES**

Assistant Director McGuckian delivered the oral report summarizing the written staff report as contained in the file for the Ordinance pertaining to short-term rentals of residential properties.

Director Southwell stated that there are many negative aspects to these short-term rentals in other cities. However, from her point of view, none of the short-term rentals in the City of Lakewood have been a significant problem or Code Enforcement issue. They provide a benefit. If a person is renting their property to Airbnb, they want the property to have curb appeal. Otherwise, they will not be successful. Typically, a short-term rental is the best maintained property on the block. The proposed ordinance would result in a group of people registering

and paying the related fee. The ordinance will be difficult to enforce when owners fail to comply unless the City hires a service to track them, because there is no obvious way to determine where they are. The City of Santa Monica actually has a staff for that. They book the homes, pay for the rental and spend the night. If the property owner is there, everything is fine and they go away. The City still pays the bill. If the property owner is not there, they will prosecute them with fines, etc. it is a very difficult process. The ordinance will provide a tool in case a property becomes a problem, like a party house.

Assistant Director McGuckian stated that part of what was discovered is that these short-term rentals are being used for holidays, family events, weddings, funerals, and a means for people to stay in close proximity to their relatives.

Director Southwell explained that the one property owner who testified that he did rent his home stated that most of his rentals were for high school reunions, weddings, funerals, and families that lived in Lakewood at some point in their life and came back to Lakewood. Hopefully, they will continue to not be an issue.

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

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

**Commissioner Quarto moved and Chairperson McKinnon seconded that RESOLUTION NO. 28-2018, 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, Stuckey**  
**NOES: COMMISSIONERS: None**  
**ABSENT: COMMISSIONERS: None**  
**ABSTAIN: COMMISSIONERS: None**

**REPORTS:**


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

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** None.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 7:35 p.m.

  
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Secretary