

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF JANUARY 3, 2019  
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 Stuckey  
Commissioner Manis  
Commissioner Quarto

Also present: 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 December 6, 2018 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Assistant Director Patrick McGuckian invited the Commissioners to the Lakewood State of the City Luncheon on Wednesday, February 6, 2019 from noon to 1:30 p.m. at the Centre for Sycamore Plaza.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 984, REQUESTING APPROVAL OF A TWO-STORY ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 5923 PENNSWOOD AVENUE (Erik Clarke)**

Senior Planner Paul Kuykendall explained that the applicant had requested a continuance of his public hearing to the Planning and Environment Commission meeting of February 7, 2019, so that he could continue to work on the design of his project and staff recommends approval of the applicant's request for continuance.

**Commissioner Stuckey moved and Commissioner Manis seconded that THE PUBLIC HEARING FOR THE CONDITIONAL USE PERMIT NO. 984 BE CONTINUED TO THE PLANNING AND ENVIRONMENT COMMISSION MEETING OF FEBRUARY 7, 2019.**

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

**CONDITIONAL USE PERMIT NO. 985, REQUESTING APPROVAL FOR OPERATION OF A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 2708 DEL AMO BOULEVARD**

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. 985.

Commissioner Stuckey asked if there would be a door in each bed area.

Senior Planner Kuykendall deferred that question to the applicant.

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

Ronald Garcia, 3117 Adelia Avenue, #5, El Monte, California 91733, addressed the Commission, identifying himself as the applicant.

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

Mr. Garcia responded affirmatively, and explained that he and his wife have been operating a family massage establishment in Hawaiian Gardens for the last year.

Commissioner Stuckey asked if the areas with beds would have a door.

Mr. Garcia responded that they preferred curtains, but that it could go either way.

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

**Commissioner Manis moved and Commissioner Stuckey seconded that RESOLUTION NO. 1-2019, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 985 be approved as submitted.**

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

**REPORTS:**

- **Report of CUP No. 973 six-month review, 6420 Del Amo Boulevard, for a massage establishment (Vimarn Thai Massage)**

Senior Planner Kuykendall explained that during the last inspection, three people were present at the Vimarn Thai Massage establishment, two employees and one person who does not work there, but is a friend of one of the employees. The employees were unable to provide evidence of their status as massage therapists. A certified massage therapist is required to be on site during all hours of operation, and inspectors could not determine if this requirement was being met. A second issue is an existing second bathroom area that is not permitted. The owners did come in to City Hall a couple of days after the inspection, stating their intent to cooperate with the City. They brought plans in this afternoon in an attempt to pull a permit. However, the plans were rejected.

Since the inspectors could not confirm that the business is in full compliance with all conditions of the Resolution, staff recommended a 30-day follow-up review.

Vice Chairperson Samaniego asked if this is the same case where a young gentleman and a young lady were starting a business and their parents came to address the Commission, stating that the applicants would do a great job.

Senior Planner Kuykendall responded that he could not recall if this were the same case, adding that these applicants do have another location in Torrance.

Vice Chairperson Samaniego asked how long the applicants could be in violation of the conditions of their Conditional Use Permit before the business would be closed, adding that he wanted to be sure that information is documented, because the business management needs to understand that the City will not overlook violations of the Conditional Use Permit.

Senior Planner Kuykendall explained that staff would be working with the applicants to help them to reach compliance with all conditions in their Resolution. If there is insufficient progress within 30 days, the case could be deferred to Code Enforcement for an administrative citation. However, any criminal aspect would have to be pursued by the Sheriff. All grounds for revocation will be documented, because staff would have to bring the case back to the Commission for modification or revocation of the Conditional Use Permit.

Assistant Director McGuckian added that it does progress in the way that Vice Chairperson Samaniego described. Their compliance with operational guidelines, or lack thereof, would be documented as part of the grounds of revocation of the Conditional Use Permit.

- **Report of CUP No. 974, six-month review, 4091 Hardwick Avenue, #120 for a massage establishment (Three Tres Trois), was received and filed.**

- **Report of CUP No. 978, three-month review, 5447 South Street, for a massage establishment (Hello Foot Spa),** was received and filed.
- **Development Review Board reports for December 2018** were received and filed.

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** None.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 7:25 p.m.



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Secretary