



**CITY OF LAKEWOOD**  
**PLANNING AND ENVIRONMENT COMMISSION**  
**REGULAR MEETING AGENDA**

**Thursday, July 3, 2025 – 7:00 p.m.**

**City Council Chambers, The Centre at Sycamore Plaza**  
**5000 Clark Avenue**  
**Lakewood, California 90712**

**How to Submit Public Comment:**

Members of the public who wish to submit public comment may do so using one of the following methods. We ask that you please indicate the specific item on which you wish to be heard or whether you wish to make a public comment on a matter that is not on the agenda but is within the subject matter jurisdiction of the Planning and Environment Commission.

1. **In-Person:** Speakers are asked to complete the Sign-In Sheet located at the entrance of the Council Chambers. Speakers shall be limited to three (3) minutes per person per item unless modified by the Chair.
2. **Email:** Public comments may be emailed to [ckojaku@lakewoodca.gov](mailto:ckojaku@lakewoodca.gov). Public comments submitted electronically by 4:00 p.m. on the meeting day will be provided to the Planning and Environment Commission before or at the meeting but will not be read during the meeting. Comments submitted after 4:00 p.m. will be forwarded to the Commission but may not be received before the meeting.

**Persons with Disabilities.** Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing [ckojaku@lakewoodca.gov](mailto:ckojaku@lakewoodca.gov) or calling the Department at (562) 866-9771, extension 2303 at least 48 hours before the meeting, if possible, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

# PLANNING AND ENVIRONMENT COMMISSION AGENDA

July 3, 2025

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL:** Chairperson Stuckey  
Vice-Chairperson Cole  
Commissioner Baca  
Commissioner Garcia-Salas  
Commissioner Rowland

## 1. **APPROVAL OF MINUTES**

- A. Minutes from the June 5, 2025 Planning and Environment Commission

Recommended Action: Approval

## 2. **ANNOUNCEMENTS AND PRESENTATIONS**

The Community Development Director or his designee may address the Commission on matters of general information and/or concern.

## 3. **PUBLIC HEARINGS**

There are none.

## 4. **REPORTS**

- A. 11767 CARSON STREET  
CONDITIONAL USE PERMIT NO. 774, A-1 – 6-MONTH REVIEW  
APPLICANT: 7-ELEVEN**

Recommended Action: Receive and file.

- B. 4949 LAKEWOOD BOULEVARD  
CONDITIONAL USE PERMIT NO. 1011 – 1-YEAR REVIEW  
APPLICANT: SENDER ONE**

Recommended Action: Receive and file.

- C. 3950 HARDWICK STREET  
CONDITIONAL USE PERMIT NO. 1028 – 6-MONTH REVIEW  
APPLICANT: LUNA MASSAGE**

Recommended Action: Receive and file.

## **PLANNING AND ENVIRONMENT COMMISSION AGENDA**

July 3, 2025

### **5. PUBLIC COMMENTS**

This is the time set aside for members of the public to address the Planning and Environment Commission on items of interest that are not on the agenda but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning and Environment Commission cannot answer any questions or take any action on a matter that is not on the agenda.

### **6. ADJOURNMENT**

To the regular meeting of the Planning and Environment Commission on Thursday, August 7, 2025 at 7:00 p.m. at The Centre at Sycamore Plaza, 5000 Clark Avenue.

# DIVIDER SHEET

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF JUNE 5, 2025  
MINUTES**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Commissioner Rowland led the Pledge of Allegiance.

**ROLL CALL**        *Present:*    Chairperson Stuckey  
   Vice Chairperson Cole  
   Commissioner Baca  
   Commissioner Garcia-Salas  
   Commissioner Rowland

**STAFF AND CONSULTANTS**

Aldo Cervantes, Director of Community Development  
J. Patrick McGuckian, Assistant Director of Community Development  
Paul Kuykendall, Senior Planner  
Ivy Tsai, City Attorney  
Cindy Kojaku, Administrative Secretary

**APPROVAL OF MINUTES**

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of May 1, 2025, approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Community Development Director, Aldo Cervantes, made the following announcements:

- Our previous Assistant Planner, Frankie Griffiths, has taken another position, and we filled his position with Anais Bermudez, our current Planning Technician who you met two months ago. We then offered the Planning Technician position to Matthew Morales who accepted, and Matthew will be starting with us in the next few weeks.

## **PEC PUBLIC HEARINGS**

**Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) distributed revised proposed resolutions for both items on this Agenda. An obsolete sentence was deleted from both resolutions that reference a procedure that is no longer used.**

**1. 4813 DEEBOYAR AVENUE  
CONDITIONAL USE PERMIT NO. 1036 – COTTAGE FOOD OPERATION  
APPLICANT: GERALD DIXON**

**Recommendation:** Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood approving Conditional Use Permit Case No. 1036 for the establishment of a cottage food operation, including a finding that the use is categorically exempt from further CEQA review, subject to the recommended conditions of approval.

Senior Planner Kuykendall presented the report and exhibits which recommended adoption of the PEC Resolution approving Conditional Use Permit No. 1036 for the establishment of a cottage food operation located at 4813 Deeboyar Avenue, including a finding that the use is categorically exempt from further CEQA review, subject to the recommended conditions of approval.

These documents are on file with the Community Development Department. The Notice of Hearing was properly delivered and posted pursuant to the Lakewood Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1036 subject to the findings and conditions contained therein or otherwise by reference and to approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Senior Planner Kuykendall asked if there are any questions of staff.

**Chairperson Stuckey asked if there are any questions of staff.**

Commissioner Rowland asked if the sale of the baked goods is for markets outside of the home and if any sales will be done inside the home?

Senior Planner Kuykendall stated that, under State law, if someone wanted to go to the property to purchase something, they could, but, typically, the operators of these types of businesses sell their goods at farmers' markets or other off-site venues.

**There being no further questions, Chairperson Stuckey opened the public hearing.**

**Chairperson Stuckey asked if the applicant is present, and if so, to please come to the podium, sign in, state his name and testify.**

Gerald Dixon (Mr. Dixon) stated he is the sole proprietor of Desserts by Dixon. He is a long-time Lakewood resident. He raised his sons in the City of Lakewood. After 34 years in the same industry, he retired, and he pursued his passion which is cooking, and is now selling baked items. His goal is to sell through farmers' markets and Lakewood City events as well.

**Chairperson Stuckey asked, "Have you read, and do you agree to all the proposed conditions of approval?"**

Mr. Dixon stated he has read and does agree to the proposed conditions of approval.

**Chairperson Stuckey asked if there is anyone in the audience who would like to speak on this item?**

There were none.

**There being no one else wishing to be heard on the matter, Commissioner Stuckey closed the public hearing.**

**Commissioner Rowland moved and Commissioner Garcia-Salas seconded approval of staff recommendation to approve Conditional Use Permit No. 1036, for the establishment of a cottage food operation, subject to the recommended conditions of approval and its related categorical exemptions, with amendments from staff.**

**Chairperson Stuckey said there is a motion and a second and called for a roll call vote.**

<b>AYES:</b>	<b>COMMISSIONERS: Rowland, Garcia-Salas, Baca, Cole and Stuckey</b>
<b>NOES:</b>	<b>COMMISSIONERS: n/a</b>
<b>ABSENT:</b>	<b>COMMISSIONERS: n/a</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS: n/a</b>

**2. 326 LAKEWOOD CENTER  
CONDITIONAL USE PERMIT NO. 1034 – COMMERCIAL RECREATION  
APPLICANT: IMAGINARIUM (International Culture Exchange Group)**

**Recommendation:** Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood approving Conditional Use Permit Case No. 1034 for the operation of a commercial recreation use known as IMAGINARIUM, including a finding that the use is categorically exempt from further CEQA review, subject to the recommended conditions of approval.

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) presented the report and exhibits which recommended adoption of the PEC Resolution approving Conditional Use Permit No. 1034 for the establishment of a commercial recreation use known as IMAGINARIUM, located at 326 Lakewood Center, including a finding that the use is categorically exempt from further CEQA review, subject to the recommended conditions of approval.

These documents are on file with the Community Development Department. The Notice of Hearing was properly delivered and posted pursuant to the Lakewood Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1034 subject to the findings and conditions contained therein or otherwise by reference and to approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Senior Planner Kuykendall asked if there are any questions of staff.

**Chairperson Stuckey asked if there are any questions of staff.**

Commissioner Baca asked if the area for what they are applying for now more or less than what they asked for last year when they were granted the permit?

Senior Planner Kuykendall responded that he does not have the exact outdoor square footage from last year, and he deferred to the applicant for the answer. Paul stated that it would be less than the combined square footage of this application which has both indoor and outdoor areas.

Commissioner Baca stated his reason for asking is it was mentioned it would take one and a half hours to travel through, and if it was a larger area, will they get more people through quicker? Senior Planner Kuykendall deferred to the applicant.

Vice-Chairperson Cole asked if this CUP is indefinite? Senior Planner Kuykendall stated Conditional Use Permits generally run with the land and for as long as the property owner and the tenant agree on the term of lease. This conditional use permit does not set an expiration date.

Commissioner Rowland asked if the hours of operation are 5:30 p.m. – 11:00 p.m., and Senior Planner Kuykendall confirmed stating that the applicant proposed those hours but that, given a portion of that is indoors, if they want to open earlier and have an indoor experience, the conditional use permit allows them to do so.

Commissioner Rowland stated he does not usually go to the mall late at night, but do the other businesses at the mall close at 11:00 p.m.?

Senior Planner Kuykendall stated the other businesses close a bit earlier. Paul stated that our Assistant Director, J. Patrick McGuckian, (Assistant Director McGuckian) is stating other businesses close at 9:00 p.m., and he is not sure what time Round One closes.



Assistant Director McGuckian, (Assistant Director McGuckian) stated Imaginarium's hours will be similar to Round One, another commercial recreation use.

**There being no further questions, Chairperson Stuckey opened the public hearing.**

**Chairperson Stuckey asked if the applicant is present, and if so, to please come to the podium, sign in, state their name and testify.**

Julianne Rocha representing Imaginarium spoke.

**Chairperson Stuckey asked, "Have you read, and do you agree to all the proposed conditions of approval?"**

Julianne Rocha responded affirmatively, "Yes, and we do."

Julianne Rocha stated that Imaginarium is a light show and a family-interactive experience. Imaginarium offers a free circus show, an entertainment show for families to enjoy. This is a light show, so there are a lot of lanterns inspired by Chinese lanterns. The lights change with the season, so Christmas lights will be adjusted to whatever the season. This is the first time that they are doing a year-round event. They have done the Fairplex at the Los Angeles County Fair. This will be a smaller scale of that.

**Chairperson Stuckey asked if there are any questions of staff.**

Vice-Chairperson Cole asked if the International Culture Exchange Group is a global organization and asked where they are based?

Applicant Rocha stated it is a corporation located in Fremont.

Commissioner Baca asked if this will be more square footage than last year, and Applicant Rocha stated she is not sure, but she believes it will be on the same scale as last year.

Chairperson Stuckey asked what would be the average daily attendance on weekdays and weekends?

Applicant Rocha stated weekdays are typically slower than weekends. Weekdays average around 2,000 on a good day, and on weekends it may be 3,000 to 6,000.

Vice-Chairperson Cole stated there will be no alcohol but asked if there will be food at the Imaginarium?

Applicant Rocha stated they plan to sell pre-packaged items.

**Chairperson Stuckey asked if there is anyone in the audience who would like to speak on this item?**

There were none.

**There being no one else wishing to be heard on the matter, Commissioner Stuckey closed the public hearing.**

**Vice-Chairperson Cole moved and Commissioner Rowland seconded approval of staff recommendation to approve Conditional Use Permit No. 1034, for the establishment of a commercial recreation use known as IMAGINARIUM, subject to the recommended conditions of approval and its related categorical exemptions, with amendments from staff.**

**Chairperson Stuckey said there is a motion and a second and called for a roll call vote.**

<b>AYES:</b>	<b>COMMISSIONERS: Rowland, Garcia-Salas, Baca, Cole and Stuckey</b>
<b>NOES:</b>	<b>COMMISSIONERS: n/a</b>
<b>ABSENT:</b>	<b>COMMISSIONERS: n/a</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS: n/a</b>

## **REPORTS**

There were no Reports.

## **PUBLIC COMMENTS:**

There were none.

## **STAFF COMMUNICATIONS:**

There were none.

**ADJOURNMENT:** The meeting was adjourned at 7:22 p.m.

Next meeting will be July 3, 2025.

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Secretary

# DIVIDER SHEET



**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
REVIEW REPORT**

**Meeting Date:** July 3, 2025

**From:** Paul Kuykendall, AICP, Senior Planner   
Aldo Cervantes, Director of Community Development 

**Subject:** Conditional Use Permit No. 774, Amendment No. 1, Six-Month Review

**Location:** 11761 Carson Street

**Conditional Use:** Sale of beer and malt beverages off-site consumption in quantities of three or more per package (7-Eleven)

**SUMMARY**

On December 5, 2024, the Planning and Environment Commission (PEC) adopted Resolution No. 21-2024 approving Conditional Use Permit No. 774, Amendment No. 1. This amendment allows for sale of beer and malt beverages off-site consumption in quantities of three or more per package (see attached Resolution). Condition L of Section 4 of the Resolution requires a six-month review from the date of approval of the Resolution. This memorandum summarizes the six-month review.

Staff inspected the location on June 25, 2025 and found that the business to be in compliance with Resolution No. 21-2024. The Los Angeles County Sheriff's Department conducted a review of the calls for service at this location. There were 19 calls for service many of the calls dealt with theft of alcohol, homeless individuals creating disturbances, and other conduct in the parking lot. While these types of calls can be a source of concern, such calls are consistent with calls for service at other 7-Eleven locations. The Sheriff's Department notes that the employees at this location have been proactive in notifying law enforcement of issues as they occur.

Staff recommends that the PEC receive and file this report. No further action is required for monitoring this location.



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

## HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 5, 2025

Mr. Thaddeus McCormack  
City of Lakewood  
5050 Clark Avenue  
Lakewood, California 90712

Dear Mr. McCormack:

The purpose of this letter is to advise you regarding the six-month review for Conditional Use Permit 774 Amendment No. 1, "7-Eleven".

**SIX MONTHS REVIEW OF CONDITIONAL USE PERMIT (CUP) 0774-** Review of the application for Conditional Use Permit at 11761 Carson Street, "7-Eleven."

We have conducted a review of calls for service within the last six months at the above location. There were 19 calls for service. Many of the calls dealt with homeless individuals creating disturbances, theft of alcohol, and disturbances in the parking lot. While these types of calls can be a source of concern, they are consistent with police calls at other "7-Eleven" locations. The employees at this particular "7-Eleven" have been proactive in notifying law enforcement of issues as they occur.

### **Potential Problems**

- Drinking alcoholic beverages in the parking lot.
- Theft of alcohol.
- Sales of alcohol to minors and impaired customers.
- Loitering.

Should the city of Lakewood continue to approve the conditional use permit, we would like to continue to enforce the following recommendations:

- Ensure "No loitering" signs shall be placed and remain clearly posted around the business and any loitering should be strictly monitored and aggressively discouraged by

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

management.

- The parking lot area should be maintained with sufficient lighting to illuminate the appearance and conduct of all people in the parking area.
- Ensure no alcohol is sold to any intoxicated person, or person who is under the influence of a controlled substance, unless that controlled substance is prescribed by a licensed physician.
- Ensure valid identification is presented to not sell alcohol to anyone under 21 years of age.
- Management shall have an on-going liaison relationship with members of the Sheriff's Department so that communication can be easily facilitated when problems occur.
- The convenience store shall have a working "state of the art" video surveillance system in place to allow Sheriff's personnel to monitor and track criminal activity. The storage medium should be secured in such a manner as not to facilitate its easy removal by unauthorized personnel or store employees experiencing a stressful situation. The "state of the art" system shall include:
  1. 24-hour, closed-circuit video cameras with audio capabilities.
  2. Color monitors are mounted in view of customers.
  3. Black and white monitors in the back rooms.
  4. Alarm systems equipped with fixed and remote devices.
- This CUP shall be subject to review allowing input from the Sheriff's Department for any concerns that may arise.
- Ensure management prominently post a permanent sign, in a highly visible area, stating, **"NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES"**.
- Ensure there are no obstructions in the windows or doorways that would obstruct the view of the interior of the store from the outside by law enforcement. Any judgement to be considered an "obstruction" shall be at the City of Lakewood and/or Sheriff's Department discretion.
- Ensure the area where alcohol beverages are kept, that a locking device be installed and utilized between the hours that alcohol is prohibited to sell to avoid any potential thefts.

If there are any further questions, you may contact Sergeant Theo Gekas at (562) 623-3657.

Sincerely,

ROBERT G. LUNA, SHERIFF



Daniel Holguin, Captain  
Lakewood Sheriff's Station

## **RESOLUTION NO. 21-2024**

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING AMENDMENT NO. 1 TO CONDITIONAL USE PERMIT NO. 774, LOCATED AT 11767 CARSON STREET, LAKEWOOD, CALIFORNIA, TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN QUANTITIES OF THREE OR MORE CONTAINERS PER PACKAGE.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of 7-Eleven, Inc. (Applicant), owners of an interest in the following described real property, requesting an amendment to modify Conditional Use Permit No. 774, pursuant to the provisions under Sections 9340.C.4, 9347.A, and 9350.A of the Lakewood Municipal Code to allow the sale of alcoholic beverages for off-site consumption in quantities of three and more containers per package, on that certain real property within the City of Lakewood described as a portion of Lot 50 of Parcel Map No. 258, Assessors Parcel Number 7065-024-023, and more particularly described as the parcel located at 11767 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission finds that the proposed conditional use is categorically exempt from CEQA requirements pursuant to 15301, of the CEQA Guidelines of 1970, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 5th day of December, 2024, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, shall be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 774, Amendment No. 1 for the off-site sale of alcoholic beverages in quantities of three or more containers per package, in a convenience store located at 11767 Carson Street, Lakewood, all as shown on Exhibits "A" and "B."

B. The proposed use is found not to be in conflict with the goals of the General Plan, nor does the proposed use conflict with the commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed use will not adversely affect or be

materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein contained are implemented and complied with in total.

D. Pioneer Boulevard and Carson Street are adequate in width and improved as necessary to serve the traffic generated by the proposed use. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The Site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The Site can adequately accommodate the parking requirements of the proposed use.

F. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 774, Amendment No. 1, provided, however, the following conditions are observed and complied with at all times:

A. The conditions shall be complied with within 30 days from the date of approval of this Resolution, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of the Conditional Use Permit, subject to the conditions herein set forth, are binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. All other conditions of approval as contained in Resolution No. 2-2005 shall remain in full force and effect except where modified by this Resolution.

C. Approval is for the sale of alcoholic beverages for off-site consumption in quantities of three and more containers per package, all as shown on Exhibits "A" and "B."

D. The applicant shall comply with all federal, state and local laws, including, but not limited to, Lakewood Municipal Code Section 9340.C.4 at all times. Material violation of any of those laws in connection with the use will be cause for modification or revocation of this permit.

E. The proposed conditional use as amended shall comply with the principles as set forth in Section 9340.C.4.(e) of the Lakewood Municipal Code, at all times.

F. Management shall have an on-going liaison relationship with members of the Los Angeles County Sheriff's Department so that communication can be easily facilitated when problems occur which shall include providing to the Sheriff's Department the applicant's written store security protocols.

G. The convenience store shall have a working "state of the art" video surveillance system in place to allow Sheriff's personnel to monitor and track criminal activity, subject to approval of the



Director of Community Development in consultation with the Sheriff's Department. The storage medium shall be secured in such a manner as not to facilitate its easy removal by unauthorized personnel or store employees under duress. This state-of-the-art system is subject to the approval of the Director of Community Development in consultation with the Sheriff's Department and shall include:

1. Closed circuit video cameras with audio capabilities operated 24 hours a day.
2. Color monitors that are mounted in view of customers
3. Black and white or color monitors in the back rooms
4. Alarm systems equipped with fixed and remote devices

H. The licensee shall be required to prominently post a permanent sign or signs in a well-lit area, stating "NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES." Size regulations and minimum posting requirements for such signs are to be determined by the City of Lakewood, with input from the Sheriff's Department.

I. Due to the dangerous proximity to nearby freeway onramps and off ramps to the 605 freeway, coupled with the likely attraction to the establishment for assaults, thefts and robberies, the establishment shall not be permitted to cover any of the clear windows and/or doors upon the structure of the building with advertising, signage, decals, etc. except those required by state and local laws.

J. The purpose of all sight-obstruction restrictions is to provide law enforcement a clear and unobstructed view of the interior of the store, the cash register area and all persons in and around such counter space and to enhance public safety. Any judgment to be considered an "obstruction" shall be at the City of Lakewood and/or Sheriff's Department's discretion.

K. The emergency exit door of the premises shall be equipped on the inside with an automatic locking device and shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation.

L. This Conditional Use Permit No. 774, Amendment No.1 shall be subject to a six (6) month review following the date of approval of this Resolution to ascertain the adequacy of the security measures implemented by the applicant.

M. The Applicant shall sign a written statement stating that they have read, understand, and agree to the conditions of the granting of this Conditional Use Permit Amendment.

N. This Conditional Use Permit may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

O. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused by City's active negligence.

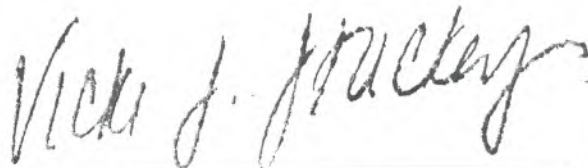
P. The applicant shall comply with all federal, state and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this permit.

Q. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of said permits could subject permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

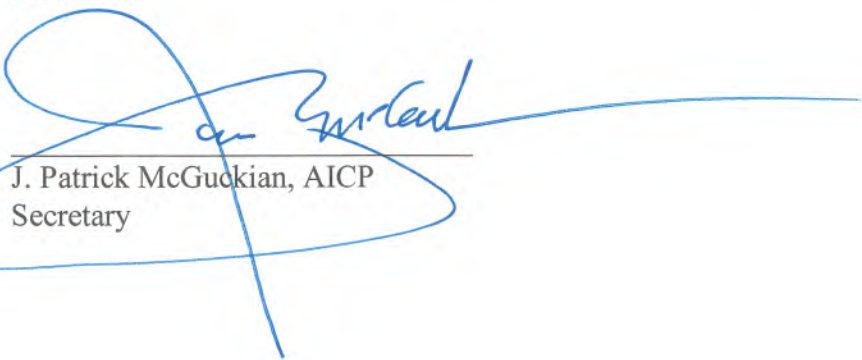
ADOPTED AND APPROVED this 5th day of December 2024, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Rowland, Garcia- Salas, Baca, Stuckey
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS: Cole
ABSTAIN:	COMMISSIONERS:



Vicki Stuckey, Chairperson

ATTEST:



J. Patrick McGuckian, AICP  
Secretary

# DIVIDER SHEET



**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
REVIEW REPORT**

**Meeting Date:** July 3, 2025

**From:** Anais Bermudez, Assistant Planner *A.B.*  
Aldo Cervantes, Director of Community Development *[Signature]*

**Subject:** Conditional Use Permit No. 1011, One-Year Review

**Location:** 4949 Lakewood Boulevard

**Subject Use:** Indoor Commercial Recreation (Sender One Climbing)

**SUMMARY**

On June 2, 2022, the Planning and Environment Commission (PEC) adopted Resolution No. 4-2022 approving Conditional Use Permit No. 1011 for the operation of an indoor commercial recreation center (see attached Resolution). Condition G of Section 4 of the Resolution requires a one-year review from the date of opening the business. This is the one-year review.

Staff inspected the location on June 11, 2025 and found the business to be in compliance with the conditions of approval referenced in Resolution No. 4-2022.

Staff recommend that the Planning and Environment Commission receive and file this report. No further action is required for monitoring this location.

## **RESOLUTION NO. 4-2022**

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING APPLICATION FOR CONDITIONAL USE PERMIT NO. 1011 LOCATED AT 4949 LAKEWOOD BOULEVARD, LAKEWOOD, CALIFORNIA, FOR THE ESTABLISHMENT OF AN INDOOR COMMERCIAL RECREATION USE AND THE CATEGORICAL EXEMPTION.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Alice Kao representing Sender One Climbing, lessee of the owner of an interest in the following described real property, requesting a Conditional Use Permit pursuant to the provisions under Sections 9302.17c, 9347.D.5 and 9350.B.2 of the Lakewood Municipal Code for the establishment of an indoor commercial recreation use, on that certain real property within the City of Lakewood described as Lot No. 2 of Parcel Map No. 2026 as per Map Book 30, Page 14 as recorded in the Office of the County Recorder of Los Angeles County, and more particularly described as 4949 Lakewood Boulevard, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that the proposed project is Categorically Exempt pursuant to Section 15301, of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 2<sup>nd</sup> day of June 2022, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of a Conditional Use Permit for the establishment of an indoor commercial recreation use located at 4949 Lakewood Boulevard, Lakewood, all as shown on Exhibits "A," "B," "C," "D," and "E."

B. The proposed use is found to be in conformity with the goals of the General Plan and the General Plan's Commercial land use designation of the site.

C. The nature, condition, and development of the adjacent uses, buildings, and structures have been considered, and it has been found that the proposed indoor commercial recreation use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein contained are implemented and complied with in total.

D. Lakewood Boulevard and the public alley are adequate in width and improved as necessary to serve the traffic generated by the site and the subject use. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site provides a sufficient number of parking spaces as shown on Exhibit "A," which can accommodate the parking requirements of the proposed use in addition to existing businesses at the site.

F. Notification of the public hearing for this Conditional Use Permit was published on the City of Lakewood's web page, was posted and mailed to property owners within a 300-foot radius pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 1011 provided the following conditions are observed and complied with at all times:

A. The conditions shall be complied with upon the initial opening of this business as described herein and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of this Conditional Use Permit and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of this Conditional Use Permit, subject to the conditions herein set forth, are binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. Approval for the proposed indoor commercial recreation use, located 4949 Lakewood Boulevard, Lakewood, shall be based on Exhibits "A," "B," "C," "D," and "E."

C. The proper permits shall be obtained from the Building and Safety Section for all interior and exterior work, prior to the commencement of such work. In addition, Development Review Board approval shall be obtained for all exterior improvements prior to obtaining proper permits and commencement of work, as applicable.

D. There shall be at least one adult attendant or supervisor, 18 years or older, present and actively supervising the use during all hours of operation. Additional staff shall be added as necessary to monitor the safety of all occupants.

E. The business operator shall instruct the employees to notify law enforcement should they observe any criminal activity.

F. Alcoholic beverages shall not be served at this location and customers shall not be permitted to bring alcoholic beverages onto the property except in the instance where a Special Event Permit has been issued by the City for a one-day event and where the alcohol beverages is supplied by a third party non-profit organization and where the appropriate one-day license has been obtained from the Department of Alcoholic Beverage Control. Not more than six Special Event Permits may be approved for this location within any calendar year.

G. The use is subject to a one-year review from the date of opening of the business.

H. The use shall comply with the Development Review Board's recommended conditions of approval per DRB letter dated May 23, 2022, prior to the initial opening of the use.

I. The applicant shall sign a written statement certifying that he has read, understands, and agrees to the conditions of approval for this Conditional Use Permit within twenty (20) days of the adoption date of this Resolution, otherwise, this approval shall become null and void.

J. The action by the Planning and Environment Commission in this matter shall be final, conclusive, and effective twenty (20) calendar days after the giving of notice, as provided in Section 9403.2 of the Lakewood Municipal Code, unless within said twenty (20) calendar day period an appeal in writing is filed with the City Clerk by the applicant or by any person who protested the application as a matter of record, and who, in addition, received or was entitled to receive the written notice specified in Section 9422 of the Lakewood Municipal Code. The filing of such an appeal within such time limit or the request for review of such a decision within such time limit shall stay the effective date of the order granted until the City Council has acted on the appeal or review as hereafter set forth (Lakewood Municipal Code Section 9407).

K. This use permit may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

L. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of this facility, save and except that caused by City's active negligence.

M. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this permit.

N. By signing or orally accepting the terms and provisions of this permit entered into the minutes of these proceedings, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any

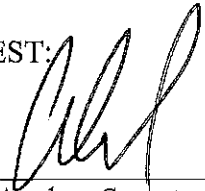
permits could subject permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 2<sup>nd</sup> day of June 2022, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

  
Janet McKinnon, Chairperson

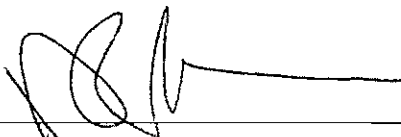
ATTEST:   
Abel Avalos, Secretary



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, validity or accuracy of that document.

### STATEMENT OF ACCEPTANCE

The foregoing Conditional Use Permit No. 1011 and Resolution No. 4-2022 are hereby accepted and each and all conditions and provisions are accepted and each and all conditions and provisions are approved by and consented to by the undersigned Permittee, who expressly promises to perform and be bound by each of its items.

  
Signature

-----  
Office Use Only

Date received 6/13/22

Received by Sandra Kuyner (Community Development Department)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

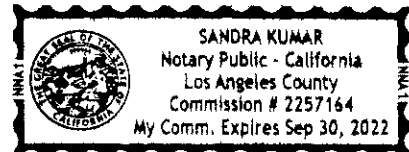
On June 13, 2022 before me, Sandra Kumar, Notary Public  
(insert name and title of the officer)

personally appeared Alice Chun Kao -----  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandra Kumar (Seal)



Clear Form

Print Form

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

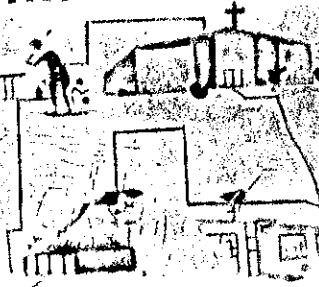
Signature \_\_\_\_\_ (Seal)

## ACCEPTANCE AND CONSENT

I, Steve Croft, Mayor, and I, Jo Mayberry,  
City Clerk, respectively, of the City of Lakewood, pursuant to the terms and provisions of  
Resolution No. 644 of the City Council of the City of Lakewood, duly recorded in the office of the  
Los Angeles County Recorder on the 4th day of November 1957, at page 376 of book 56004, do  
hereby accept by and on behalf of the City of Lakewood the within instrument this  
12th day of July 2022 and do hereby authorize  
the same to be recorded in the Office of the Los Angeles County Recorder.

DATED this 12 day of July 2022.

LAKEWOOD CALIFORNIA



Steve Croft  
MAYOR

Jo Mayberry  
CITY CLERK (Seal)

# DIVIDER SHEET



**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
REVIEW REPORT**

**Meeting Date:** July 3, 2025

**From:** Paul Kuykendall, AICP, Senior Planner   
Aldo Cervantes, Director of Community Development 

**Subject:** Conditional Use Permit No. 1028, Six-Month Review

**Location:** 3950 Hardwick Street #226 - #228

**Conditional Use:** Massage Establishment (Luna Massage Studio, LLC)

**SUMMARY**

On December 5, 2024, the Planning and Environment Commission (PEC) adopted Resolution No. 20-2024 approving Conditional Use Permit No. 1028 for the operation of a massage establishment (see attached Resolution). Condition D of Section 4 of the Resolution requires a six-month review from the date of approval of the Resolution. This memorandum summarizes the six-month review.

Staff inspected the location on June 25, 2025 and found the business complies with Resolution No. 20-2024. The Los Angeles County Sheriff's Department conducted a review of the calls for service at this location. There were three calls of service. None of the calls for service raised concern. The applicant maintains an active certified massage therapist certificate as issued by the California Massage Therapy Council.

Staff recommends that the PEC receive and file this report. No further action is required for monitoring this location.



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

## HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 5, 2025

Mr. Thaddeus McCormack  
City of Lakewood  
5050 Clark Avenue  
Lakewood, California 90712

Dear Mr. McCormack:

The purpose of this letter is to advise you regarding the six-month review of the Conditional Use Permit 1028, for "Luna Massage Studio".

**SIX MONTHS REVIEW OF CONDITIONAL USE PERMIT (CUP) 1028-** Review of the application for Conditional Use Permit at 3950 Hardwick Street Suite 226-228 "Luna Massage Studio."

We have conducted a review of calls for service since June 1<sup>st</sup>, 2024, at the above location. There were 3 calls for service. None of the calls for service raised any concern. However, based on past histories with these types of businesses, we continue to have the following concerns:

### **Potential Problems**

- Prostitution Services- unethical business practice
- Sexual Exploitation, Pimping, Sex-Trafficking, Slavery
- Narcotics Activity
- Organized Crime

Should the city of Lakewood continue to approve the conditional use permit, we would like to make the following recommendations:

- Ensure the massage establishment owner (certified or not) is fingerprinted for a background check.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

- Ensure there is a certified massage technician present during business hours. The CUP shall become null and void if the applicant does not pass the background check within 90 days.
- Emphasize the importance of effective communication between the managers of the establishment regarding professional business practices.
- No alcohol allowed including refusal to services to any intoxicated person, or person who is under the influence of a controlled substance, unless that controlled substance was prescribed by a licensed physician.
- Restriction of business operating hours suggested 0700-2200.
- Persons who appear to be intoxicated or under the influence of a controlled substance, unless prescribed by a licensed physician, shall be denied service.
- People under the age of 18 shall be denied service.
- People under the age of 18 shall not be employed at the establishment.
- Photographs / artwork of a sexual nature shall not be used as a means of advertising for the business.
- Photographs / literature / artwork of a sexual nature shall not be available for any patron to view inside the establishment.
- This CUP shall be subject to review allowing input from the Sheriff's Department for any concerns that may arise.

Should the conditional use permit remain active, we recommend "Luna Massage Studio" management have an ongoing liaison relationship with the Sheriff's Department and the city of Lakewood, to ensure a strong level of communication for crime prevention and problem-solving efforts.

If any arrests or criminal activity are documented regarding the above concerns, it is recommended to immediately terminate the conditional use permit.

If there are any further questions, you may contact Sergeant Theo Gekas at (562) 623-3657.

Sincerely,

ROBERT G. LUNA, SHERIFF



Daniel Holguin, Captain  
Lakewood Sheriff's Station

## **RESOLUTION NO. 20-2024**

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT NO. 1028, AT 3950 HARDWICK STREET, SUITES #226 AND #228, LAKEWOOD, CALIFORNIA, FOR THE OPERATION OF A MASSAGE ESTABLISHMENT AND THE CATEGORICAL EXEMPTION.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Jokebet Rebatet representing Luna Massage Studio, LLC, lessee of the owners of an interest in the following described real property, requesting a Conditional Use Permit (CUP), pursuant to the provisions under Sections 6402.I, 9302.31c, 9340.C.5, 9347.A, and 9350.A of the Lakewood Municipal Code for the operation of a massage establishment on that certain real property within the City of Lakewood described as a portion of Lot 16 of Tract No. 8084, in the State of California, as per Map Book 419, Pages 6-14, as recorded in the Office of the County Recorder of Los Angeles County, and more particularly described as and more particularly described as 3950 Hardwick Street, Suites #226 and #228, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission finds that the that the proposed project is Categorically Exempt pursuant to Section 15301.(a), of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood reports that a public hearing was held before the Planning and Environment Commission in respect to the application on the 5<sup>th</sup> day of December 2024, and the Planning and Environment Commission does hereby find and determine that the application, subject to the conditions hereinafter specified, shall be granted for the following reasons:

A. The request is for approval of a Conditional Use Permit for the operation of a massage establishment located at 3950 Hardwick Street, Suites #226 and #228, Lakewood, all as shown on Exhibits "A" and "B."

B. The proposed use is found to be in conformity with the goals of the General Plan, and with the Commercial land use designation.



C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed massage establishment will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions contained herein are implemented and complied with in total.

D. Lakewood Boulevard and Hardwick Street are adequate in width and improved as necessary to serve the traffic generated by the site. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site provides adequate off-street parking capacity to accommodate the parking requirements of the subject use in addition to existing businesses at the site, in accordance with the Lakewood Municipal Code and as otherwise allowed by state law, including AB2097.

F. Notification of the public hearing for this Conditional Use Permit was published on the City of Lakewood's web page, was posted and mailed to property owners within a 300-foot radius, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 1028 provided, however, the following conditions are observed and complied with at all times:

A. Compliance with these conditions shall commence upon the initial opening of this business or as specified herein and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of this Conditional Use Permit, subject to the conditions herein set forth, are binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. The applicant shall comply with all federal, state and local laws, including, but not limited to, Lakewood Municipal Code Sections 6402.I, 9302.31.C, 6402.I.8, 9340.C.5, 9347.A, and 9350.A. Material violation of any of those laws in connection with the use will be cause for modification or revocation of this permit.

C. Approval for the operation of a massage establishment located at 3950 Hardwick Street, Suites #226 and #228, shall be based on Exhibits "A" and "B."

D. This CUP shall be subject to a six-month review from the date of the initial opening of the business to ensure that the use is complying with the requirements contained in this Resolution and to allow input from the Director of Public Safety and/or the Los Angeles County Sheriff's Department

for any concerns that may arise.

E. No person shall practice massage as a masseur, employee or otherwise, unless he has a valid and subsisting masseur's business permit issued to him pursuant to Section 6402.I of the Lakewood Municipal Code and lawfully possesses a valid certificate issued by the California Massage Therapy Council designating him as a Certified Massage Therapist or a Certified Massage Practitioner pursuant to Section 4600 et al of the Business and Professions Code. Material violation of this condition will be cause for modification or revocation of this conditional use permit.

F. The owners of the massage establishment shall be fingerprinted and pass a background check. A second background check is not required of an owner of a massage establishment who previously passed a background check with the City of Lakewood to obtain a business license for that massage establishment, unless the Los Angeles County Sheriff's Department expresses in written correspondence to the City of Lakewood that there is just cause to require a new background check. This Conditional Use Permit shall become null and void if the owner of the massage establishment does not pass the background check within 90 calendar days from the date the background check application is submitted.

G. A California Massage Therapy Council (CAMTC) designated Certified Massage Therapist (CMT) or a Certified Massage Practitioner (CMP) shall be on the premises during all hours of operation.

H. The owners and/or managers of this massage establishment shall communicate to all persons working within the business the importance of professional business practices and the requirements of this Conditional Use Permit as part of the initial orientation of those workers.

I. No alcoholic beverages are allowed on the premises and no person who appears to be intoxicated or under the influence of a controlled substance, unless prescribed by a licensed physician, shall be granted service in the massage establishment.

J. The hours of operation shall be no earlier than 7:00 a.m. and no later than 10:00 p.m., daily.

K. No massage business permittee or other person shall permit any person under the age of eighteen (18) years to come or remain on the premises of this massage business establishment as a masseur, employee or patron unless such person is on the premises for other lawful business. In the instance where the client seeking treatment is under the age of eighteen (18) years, they shall be allowed on the premises only when accompanied by their parent or legal guardian, who shall remain on the premises and within sight of the underage client.

L. Photographs, literature or artwork of a sexual nature shall not be used as a means of advertisement for the business, including on the internet, nor shall such materials be made available

for any patron to view inside the establishment.

M. Managers of this massage establishment shall maintain an ongoing liaison relationship with the Los Angeles County Sheriff's Department and the Planning Section of the Lakewood Community Development Department to facilitate communication and prevent crime. Managers of this massage establishment shall ensure that their current contact information, including contact name, phone number, and mailing address, is on file with both agencies at all times and shall respond in a timely manner to requests for information from either agency.

N. The owner shall immediately report any changes or transfers of masseurs employed at this location, including current employees, to the City and the Los Angeles County Sheriff's Department. This includes when employees begin work at the business and when they terminate employment at the business.

O. All masseurs shall display their current, original CAMTC certificate within the entry/reception area upon initial opening of this business. All subsequent new masseurs shall display their current, original CAMTC certificate within the entry/reception area upon the first day of work at this location.

P. The applicant shall sign a written statement stating that he/she has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

Q. Effective Date. The action by the Planning and Environment Commission in this matter shall be final, conclusive, and effective five (5) city business days after the giving of official notice of approval, as provided in Section 9403.2 of the Lakewood Municipal Code (LMC), unless within that period of time an appeal in writing is filed with the City Clerk by the applicant or by any person who protested the application as a matter of record, or by any person who, received or was entitled to receive the written notice specified in LMC Section 9422. The filing of such an appeal within such time limit or the request for review by a City Council Member of such a decision within such time limit shall stay the effective date of the order granted until the City Council has acted on the appeal or other approval review.

R. Acceptance. By signing a statement and/or orally accepting the terms and provisions of this conditional use permit during the public hearing and as further recorded as entered into the minutes of these proceedings, the permittee thereby acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of the conditions could subject permittee to further hearings before the Planning and Environment Commission on the issue of possible modification and/or revocation. Furthermore, the applicant shall sign a written statement stating that they have read, understand, and agree to the conditions of approval.

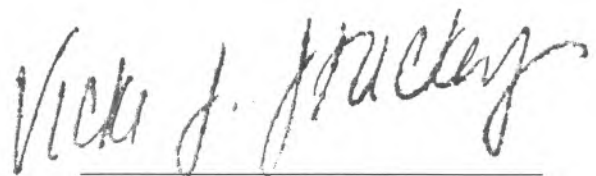
S. Modification/Revocation. This Conditional Use Permit may be modified or revoked by the City Council or the Planning and Environment Commission at a public hearing, should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare and/or materially injurious to property or improvements in the vicinity of the subject property and/or if the property is operated or maintained so as to constitute a public nuisance.

T. Indemnification. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, and employees at the applicant's expense from any and all liability or claims that may be brought against the City arising from its approval of this permit, and/or arising out of the operation of any business, land use or activity on the subject property, save and except where such are caused by the City's active negligence.

U. Compliance. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the construction and/or operation of any activity or land use on the subject property may be cause to justify modifications or revocation of this conditional use permit by the Lakewood Planning and Environment Commission or City Council at a public hearing.

ADOPTED AND APPROVED this 5<sup>th</sup> day of December 2024, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Garcia-Salas, Stuckey, Baca, Rowland
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS: Cole
ABSTAIN:	COMMISSIONERS:



Vicki Stuckey, Chairperson

ATTEST:



J. Patrick McGuckian, Secretary