

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JANUARY 7, 2016
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairperson Quarto led the Pledge of Allegiance.

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

Also present: Sonia Dias Southwell, Director
J. Patrick McGuckian, Assistant Director
Paul Kuykendall, Senior Planner
David Barboza, Assistant Planner
Helene Knight, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Quarto ordered the Minutes of the Regular Meeting of December 5, 2015 approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

Director Southwell reminded the Commissioners of the 2016 State of the City Luncheon, Monday, January 25 at 12:00 p.m. at the Centre at Sycamore Plaza.

Director Southwell announced David Barboza's promotion to Assistant Planner.

Director Southwell stated that there would be no meeting in February.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT NO. 929 REQUESTING APPROVAL FOR A MASSAGE ESTABLISHMENT ON A PROPERTY LOCATED AT 6106 BELLFLOWER BOULEVARD (Jinyue Liu for Flowers Massage)

Assistant Planner David Barboza delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 929. Mr. Barboza recommended that the Commission approve the application for a massage establishment with the related categorical exemption, based on the proposed conditions of approval contained in Resolution No. 1-2016.

Commissioner Manis asked if one person would be working alone in operating this business, or if there would be a receptionist in the front. Commissioner Manis also wanted to know if customers would be seen on an appointment or drop-in basis.

Assistant Planner Barboza replied that the applicant is proposing to start with herself alone and customers would be seen primarily on a drop-in basis.

Director Southwell interjected that the applicant will have to respond to this question. If there is no one in the reception area, the store would have to be locked to prevent people from wandering in. The applicant will have to explain the plan for the daily operation of the business.

Chairperson Quarto declared it to be the time and place for the public hearing on Conditional Use Permit No. 929, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Raymond Li, 505 Sefton Avenue, #C, Monterey Park, California 91755, addressed the Commission, identifying himself as the representative for the applicant, Jinyue Liu.

Chairperson Quarto asked Mr. Li if he had read the Resolution and was agreeable to the conditions.

Mr. Li replied affirmatively.

Chairperson Quarto asked Mr. Li if there would be more than one person operating the business.

Mr. Li responded that initially there would be only the massage therapist, but eventually there would be a receptionist as well.

Vice Chairperson Stuckey proposed the scenario where a client comes in while the massage therapist is working on a client. Will the door remain open because another customer needs a service? With no one else on site, would the potential client be able to wander through the business? How would that be handled?

Mr. Li replied that there is a reception area for customers.

Vice Chairperson Stuckey responded that a person coming in realizing that no one is there could wander through the business and the therapist wouldn't know that someone is there.

Attorney Skolnik clarified that Ms. Liu would be the only certified massage therapist in the business, not necessarily the only employee on site. A receptionist would have to manage drop-in customers.

Jinyue Liu, 6106 Bellflower Boulevard, Lakewood, California, 90713, addressed the Commission, identifying herself as the applicant.

Chairperson Quarto asked Ms. Liu if she was agreeable to all of the conditions of the Resolution.

Ms. Liu responded affirmatively.

Commissioner Samaniego asked Ms. Liu if she is fluent in English.

Ms. Liu responded that she speaks a little English.

Commissioner Samaniego asked if the receptionist would be the person primarily interacting with customers to address questions and provide information.

Ms. Liu responded affirmatively.

Jeff Smith, 6143 Adenmoor Avenue, Lakewood, California, 90713, addressed the Commission, identifying himself as a neighboring residential property owner; as a business owner in the City of Bellflower, as well as the President of the Bellflower Chamber of Commerce. Mr. Smith stated that the proposed business is for a medical massage office and as such, should be located in the medical district of the city, not in a retail center. Mr. Smith added that this is a small bedroom community and a massage parlor does not fit the retail space clientele. The Chamber of Commerce would like to see people coming and going, spending money on retail products.

Attorney Skolnik responded that the City zoning allows this type of business and the City does not determine the tenant mix for private properties. The City does not have the discretion to tell a business that it would be a better fit somewhere else.

Director Southwell added that this is a reason for the Conditional Use Permit. This is a business use that is allowed in this zone with a Conditional Use Permit, just as the use next door to it requires a Conditional Use Permit for a church. As long as the use is an included use for the zone, the City has no discretion to say that we don't think this is a good spot for you. It is the role of the business owner to determine the location that will be most comfortable and profitable. The City will use its discretion during the Conditional Use Permit application process to establish conditions of approval.

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

Vice Chairperson Stuckey moved and Commissioner McKinnon seconded that **RESOLUTION NO. 01-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 929 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 6106 BELLFLOWER BOULEVARD, be approved as submitted.**

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

CONDITIONAL USE PERMIT NO. 930 REQUESTING APPROVAL FOR SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE AND OFF-SITE CONSUMPTION ON A PROPERTY LOCATED AT 4645 CANDLEWOOD STREET (Liz Darrington for Beverages and More (BevMo!))

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. 930. Mr. Kuykendall recommended that the Commission approve the application for the sale of alcoholic beverages for on-site and off-site consumption with the related categorical exemption, based on the proposed conditions of approval contained in Resolution No. 2-2016.

Commissioner McKinnon asked about the trees on the property and what the impact would be on them.

Director Southwell responded that the proposed modifications to the building are minimal and should not have any impact on the trees. Director Southwell added that she would also defer that question to the applicant.

Senior Planner Kuykendall stated that Development Review Board approval would be required before moving forward and that would include considerations of landscaping.

There being no further questions of staff, Chairperson Quarto declared it to be the time and place for the public hearing on Conditional Use Permit No. 930, asking anyone wishing to be heard on the matter to come forward with the applicant to speak first.

Greg Endon, 1401 Willow Pass Road, Concord, California, 94520, addressed the Commission, identifying himself as the applicant. Mr. Endon stated that he had been with BevMo for about five years and had been looking for a suitable Lakewood location for that long. BevMo's motivation is driven by its customer base. Knowing that over a million dollars in business is coming from Lakewood is the catalyst for finding a more convenient location for Lakewood customers. Mr. Endon explained that advances in inventory management allow for the presentation of a more boutique experience. BevMo believes that putting the right things on the shelf, merchandising the store and laying it out efficiently will bring a positive

customer response. The smaller footprint with focused merchandising is the new trend in specialized retail stores, such as BevMo. Mr. Endon concluded his remarks by stating that this was only the first of several smaller boutique stores that BevMo intends to establish.

Chairperson Quarto asked Mr. Endon if he had read the Resolution and was agreeable to the conditions.

Mr. Endon replied that BevMo fully embraces and accepts the conditions and they are excited about coming to Lakewood.

Vice Chairperson Stuckey asked what the maximum number of customers would be in the tasting area.

Mr. Endon responded that the California Department of Alcoholic Beverage Control (ABC) regulates that very strictly, adding that the tasting area is separately licensed. Customers who “taste” are required to be in the tasting room. There would be about eight to nine people in the proposed tasting room. It is not a huge event where people are lined up out the door.

Commissioner Samaniego inquired about the “educational testing” referenced in the letter from the Office of the Sheriff, asking if there would be any restrictions imposed, e.g. a maximum amount of tasting.

Mr. Endon explained that the Type 86 license they hold allows for the tasting of spirits, but requires the event to be hosted by an industry professional. On type 86 tastings, an industry representative is present to talk about the differences in the various beverages. Wine tastings are hosted by a “BevMologist” most of whom have passed an industry educational program. This is almost a hobby as much as a job for them. Regarding quantity, a typical tasting would be a flight of five one-ounce wines. There are no stools available in the tasting area to distinguish this as only a complement to what BevMo does otherwise. BevMo is not in the business of primarily selling alcohol for on-site consumption.

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

Commissioner Manis moved and Vice Chairperson Stuckey seconded that RESOLUTION NO. 02-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 930 WITH CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 4645 CANDLEWOOD STREET, be approved as submitted.

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

REPORTS:

- Development Review Board reports for December of 2015 were received and filed.

CORRESPONDENCE: None.

ORAL COMMUNICATIONS: None.

WRITTEN COMMUNICATIONS: None

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

Secretary