

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF OCTOBER 6, 2016  
MINUTES**

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

**PLEDGE OF ALLEGIANCE**

Chairperson Stuckey led the Pledge of Allegiance.

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

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

**APPROVAL OF MINUTES**

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of September 1, 2016 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS:**

Director Southwell reminded the commissioners of Don Knabe's retirement celebration on Wednesday, October 19 at 6:30 p.m. in the Weingart Ballroom.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 939 REQUESTING APPROVAL FOR A MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 4127 SOUTH STREET (Muichi Wong for AA Massage Establishment)**

Planning Technician Didier Murillo delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 939. Mr. Didier recommended that the Commission approve the application for a massage establishment and the related categorical exemption.

There being no questions of staff, Chairperson Stuckey declared it to be the time and place for the public hearing on Conditional Use Permit No. 939, asking anyone wishing to be heard on the matter to come forward, with the applicant to speak first.

Muichi Wong, 4127 South Street, Lakewood, California 90712, addressed the Commission, identifying herself as the applicant for Conditional Use Permit No. 939.

Vice Chairperson Stuckey asked Ms. Wong if she had read the Resolution and was agreeable to the conditions.

Ms. Wong responded affirmatively.

Vice Chairperson Stuckey asked Ms. Wong if she would like to tell the Commission about her business.

Ms. Wong explained that her translator, Dah Chang, would be assisting her throughout the hearing.

Dah Chang, 5126 Carmelynn Street, Torrance, California 90503, addressed the Commission, identifying himself as Ms. Wong's interpreter.

Mr. Chang, on behalf of Ms. Wong, stated that the business has a history of following all rules and regulations and they have never had any kind of violation.

Chairperson Stuckey asked the commissioners if they had any questions of the applicant.

Commissioner Samaniego noted that Ms. Wong had some challenges with speaking English. He asked Ms. Wong if she had many English-speaking customers, and if so, was she able to communicate with them.

Ms. Wong replied that the level of communication required for the massage establishment is basic enough that this has not presented a problem.

Commissioner Samaniego asked if City staff visited her establishment, would that conversation, also, be basic enough for her to manage without assistance.

Ms. Wong replied affirmatively.

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

**Vice Chairperson Manis moved and Commissioner Quarto seconded that RESOLUTION NO. 13-2016, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 939 WITH THE RELATED CATEGORICAL EXEMPTION, ON PROPERTY LOCATED AT 4127 SOUTH STREET, be approved as submitted.**

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

**REPORTS:**

- **Report of CUP No. 913, 1st six-month review, 20443 Sylvanwood Avenue, Guest Quarters** was received and filed.
- **Development Review Board** reports for September of 2016 were received and filed.

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** Commissioner McKinnon expressed her disappointment with BevMo's decision to remove the trees after they agreed otherwise.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 7:15 p.m.



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Secretary