

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF MAY 1, 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 Cole led the Pledge of Allegiance.

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

**STAFF & 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 April 3, 2025, approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Community Development Assistant Director, J. Patrick McGuckian, (Assistant Director McGuckian) made the following announcements:

- Staff changes. Today is Frankie Griffiths' last day as he now has a job with Riverside County. We wish him well! Also, Anais Bermudez has joined the Community Development department as our Planning Technician.

## **PEC PUBLIC HEARINGS**

### **1. 5809 LAKEWOOD BOULEVARD CONDITIONAL USE PERMIT NO. 1026 – DRIVE-THRU RESTAURANT APPLICANT: DUTCH BROS (BRIANNA UY FOR BARGHAUSEN)**

**Recommendation:** Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood approving Conditional Use Permit Case No. 1026 for a drive-thru restaurant located at 5809 Lakewood Boulevard, 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. 1026 for a drive-thru restaurant located at 5809 Lakewood Boulevard, 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. 1026 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.**

Vice-Chairperson Cole asked what is the Dutch Bros?

Senior Planner Kuykendall responded that Dutch Bros is a coffee chain, similar to Starbucks, though the menu is slightly different.

Chairperson Stuckey reconfirmed that there will be no inside seating, only seating outside on the patio, and Senior Planner Kuykendall confirmed.

**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.**

Applicant stated he signed in earlier and introduced himself as Paul Deppe with Armet Davis & Newlove Architects. He stated he is the architect for Dutch Bros and coordinates with Barghausen Engineering who handles the civil engineering. He thanked the Planning and Environment Commission for hearing their application. He stated they have

no issues with any of the conditions and accept the conditions. Mr. Deppe asked if there are questions on Dutch Bros, he will be happy to answer them.

**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.**

**Chairperson Stuckey asked if there is any discussion, and there were none.**

**Commissioner Cole moved and Commissioner Garcia-Salas seconded approval of staff recommendation to approve Conditional Use Permit No. 1026, for a drive-thru restaurant located at 5809 Lakewood Boulevard, 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:</b> Garcia-Salas, Baca, Cole & Stuckey
<b>NOES:</b>	<b>COMMISSIONERS:</b> n/a
<b>ABSENT:</b>	<b>COMMISSIONERS:</b> Rowland
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b> n/a

## **REPORTS**

- 1. 5227 LAKEWOOD BOULEVARD  
CONDITIONAL USE PERMIT NO. 1013 – 1-YEAR REVIEW  
APPLICANT: SAVERS.**

**Recommendation:** Receive and file.

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) presented the staff report and slide presentation and recommended the Commission to receive and file.

**Chairperson Stuckey stated that the Commission will receive and file the one-year review.**

## **PUBLIC COMMENTS:**

None.

## **STAFF COMMUNICATIONS:**

None.

**ADJOURNMENT:** The meeting was adjourned at 7:13 p.m.

Next meeting will be June 5, 2025.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

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Secretary