

**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	<i>Present:</i> Chairperson Stuckey Vice Chairperson Cole Commissioner Baca Commissioner Garcia-Salas Commissioner Rowland
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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.

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

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 is the square footage of 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.

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

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.



Secretary