

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 3, 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 Baca led the Pledge of Allegiance.

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| ROLL CALL | <i>Present:</i> | Chairperson Stuckey Vice Chairperson Cole Commissioner Baca Commissioner Garcia-Salas Commissioner Rowland |
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STAFF & CONSULTANTS

J. Patrick McGuckian, Assistant Director of Community Development
Paul Kuykendall, Senior Planner
Anais Bermudez, Assistant 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 June 5, 2025, approved as amended.

ANNOUNCEMENTS AND PRESENTATIONS

Assistant Director of Community Development, J. Patrick McGuckian, (Assistant Director McGuckian) wished everyone a Happy Fourth of July and spoke about Community Development personnel changes.

PEC PUBLIC HEARINGS

There were none.

REPORTS

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

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 six-month review.

- 2. 4949 LAKEWOOD BOULEVARD
CONDITIONAL USE PERMIT NO. 1011 – 1-YEAR REVIEW
APPLICANT: SENDER ONE**

Recommendation: Receive and file.

Assistant Planner, Anais Bermudez, (Assistant Planner Bermudez) 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.

- 3. 3950 HARDWICK STREET
CONDITIONAL USE PERMIT NO. 1028 – 6-MONTH REVIEW
APPLICANT: LUNA MASSAGE**

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 six-month review.

PUBLIC COMMENTS:

None.

STAFF COMMUNICATIONS:

None.

ADJOURNMENT: The meeting was adjourned at 7:10 p.m.

Next meeting will be August 7, 2025.

A handwritten signature in black ink, appearing to be 'JL', is written above a horizontal line.

Secretary