



Minutes

Planning & Environment Commission
for City of Lakewood
Regular Meeting held
May 7, 2026

A REGULAR MEETING OF THE LAKEWOOD PLANNING AND ENVIRONMENT COMMISSION WAS CALLED TO ORDER at 7:00 p.m. by Chairperson Cole in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Was led by Commissioner Rowland

ROLL CALL:

PRESENT:

Chairperson Cole
Commissioner Rowland
Commissioner Stuckey

EXCUSED:

Vice-Chairperson Garcia-Salas
Commissioner Baca

ALSO PRESENT:

J. Patrick McGuckian, Assistant Director of Community Development
Paul Kuykendall, Senior Planner
Anais Bermudez, Assistant Planner
Matthew Morales, Planning Technician
Kevin Yamakawa, Principal Civil Engineer
Ivy Tsai, City Attorney
Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES:

There being no objections, Chairperson Cole ordered the Minutes of the Regular Meeting of April 2, 2026, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS:

There were none.

PEC PUBLIC HEARINGS:

CIP GENERAL PLAN CONFORMITY REPORT – CITYWIDE

(Resolution No. 8-2026)

Recommendation: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood regarding the Capital Improvement Program and finding it to be in conformance with the goals, policies and action programs of the Lakewood General Plan.

Principal Civil Engineer for the Lakewood Public Works Department, Kevin Yamakawa, presented the oral report summarizing the written staff report. Principal Civil Engineer Yamakawa stated that there was an error in the Resolution that was included with the staff report. The Resolution will be amended prior to Commission approval action. Exhibit A to the Resolution summarized the projects and Exhibit B shows how each conforms with the different goals. Principal Civil Engineer Yamakawa concluded his staff report and asked if there were any questions.

Discussion included: 1) The necessary revisions are not substantive; 2) The projects in Exhibit A not contained in Exhibit B will be deleted from Exhibit A; 3) The proposed action shall be to adopt the Resolution with the amendment that any reference in Exhibit A that has a TBD and a \$0 dollar amount is to be deleted, and the list will then be accurate, minus those that have the referenced TBD; 4) Exhibit B shall be corrected to include TBD09 which is on the third page of Exhibit A, Parks Long-Range Improvements; and 5) after the exhibits are amended, the projects remaining will be in conformance with the General Plan and each other.

City Attorney Tsai stated if there are no other questions for staff, she would ask the Chair to open the public hearing as this is a Public Hearing item.

Chairperson Cole opened and closed the public hearing as there was no one in the audience wishing to speak on this matter and asked the commissioners if there is a motion.

Commissioner Rowland moved and Commissioner Stuckey seconded approval of staff recommendation to adopt a resolution regarding the Capital Improvement Program progress and finding it to be in compliance with the goals, policies and action programs of the Lakewood General Plan as amended and directing staff to correct the Exhibits in the Resolution.

Chairperson Cole stated there is a motion and a second and called for a roll call vote.

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

CONDITIONAL USE PERMIT NO. 1041 – 500 LCM #36 – RELAX STATION
(Resolution No. 9-2026)

Recommendation: Adopt a resolution of the Planning and Environment Commission of the City of Lakewood recommending to the City Council adoption of the proposed Ordinance and the related environmental determination.

Assistant Planner Anais Bermudez presented the oral report summarizing the written staff report

and asked if there were any questions.

Discussion included: 1) The lease of the kiosk is ending, and the applicant will take on a new Lease for kiosk and vacant Suite #36; 2) the previous massage establishment did not have an active business license, and there was another conditional use permit in the mall at another suite that was active and valid, but it closed; 3) the existing massage at the kiosk is not in compliance with the zoning code; and 4) location of doors, open spaces, and enclosed rooms.

Applicant, Chris Lynn, with Relax Station introduced himself.

Chairperson Cole asked of the applicant, “Have you read, and do you agree with all the proposed conditions of approval?” Applicant, Chris Lynn, stated yes.

Applicant, Chris Lynn, explained about the current floor plan and spoke about three other existing locations, all in shopping malls. The Lakewood store will be operated by himself and his parents, Harry and Monica.

Chairperson Cole opened and closed the public hearing as there was no one in the audience wishing to speak on this matter and asked the commissioners if there is a motion.

Commissioner Stuckey moved and Commissioner Rowland seconded approval of staff recommendation to approve Conditional Use Permit No. 1041, 500 LCM #36, and its related environmental determination.

Chairperson Cole stated there is a motion and a second and called for a roll call vote.

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

CONDITIONAL USE PERMIT NO. 1042 – 500 LCM #54 – IMAGINE CITY
(Resolution No. 10-2026)

Recommendation: Adopt a resolution of the Planning and Environment Commission of the City of Lakewood recommending to the City Council adoption of the proposed Ordinance and the related environmental determination.

Planning Technician Matt Morales presented the oral report summarizing the written staff report and asked if there were any questions.

There were no questions of staff.

Chairperson Cole asked of the applicant, “Have you read, and do you agree with all the proposed

conditions of approval?" Applicant, Shawn Shaw, stated he has reviewed and agrees with it.

Applicant, Shawn Shaw, spoke about the current project and two other existing locations in malls, stating they cater to families with children of ages from one year to 10 years old and is an interactive learning center which is great for school field trips, science activities, and art events. Applicant Shaw explained that children have the opportunity to learn while playing and socializing with other children.

Chairperson Cole opened and closed the public hearing as there was no one in the audience wishing to speak on this matter and asked the commissioners if there is a motion.

Commissioner Rowland moved and Commissioner Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 1042, 500 LCM #54, and its related environmental determination.

Chairperson Cole stated there is a motion and a second and called for a roll call vote.

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

REPORTS:

2050 GENERAL PLAN UPDATE MEMO

Recommendation: Receive and file.

Senior Planner, Paul Kuykendall, presented the 2050 General Plan Update Memo, and recommended that the Commission receive and file the Report, and no further action is required.

Chairperson Cole asked if anyone in the audience would like to comment on this item. There was no one, so Chairperson Cole stated the Commission will receive and file the Report.

PUBLIC COMMENTS:

None

STAFF COMMUNICATIONS:

None.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m., and the next meeting will be on June 4, 2026.

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ORIGINAL SIGNED BY ALDO CERVANTES
Aldo Cervantes,
Planning and Environment Secretary