



CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
REGULAR MEETING AGENDA

Thursday, February 5, 2026 – 7:00 p.m.

City Council Chambers
5000 Clark Avenue
Lakewood, California 90712

How to Submit Public Comment:

Members of the public who wish to submit a public comment may do so using one of the following methods. We ask that you please indicate the specific item on which you wish to be heard or whether you wish to make a public comment on a matter that is not on the agenda but is within the subject matter jurisdiction of the Planning and Environment Commission.

1. **In-Person:** Speakers are asked to complete the Sign-In Sheet located at the entrance of the Council Chambers. Speakers shall be limited to three (3) minutes per person per item unless modified by the Chair.
2. **Email:** Public comments may be emailed to ckojaku@lakewoodca.gov. Public comments submitted electronically by 4:00 p.m. on the meeting day will be provided to the Planning and Environment Commission before or at the meeting but will not be read during the meeting. Comments submitted after 4:00 p.m. will be forwarded to the Commission but may not be received before the meeting.

People with Disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department by emailing ckojaku@lakewoodca.gov or calling the Department at (562) 866-9771, extension 2303 at least 48 hours before the meeting, if possible, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION AGENDA
February 5, 2026

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL:**
 - Chairperson Cole
 - Vice-Chairperson Garcia-Salas
 - Commissioner Rowland
 - Commissioner Baca
 - Commissioner Stuckey

1. APPROVAL OF MINUTES

A. MINUTES FROM THE JANUARY 8, 2026 PLANNING AND ENVIRONMENT COMMISSION MEETING.

Recommended Action: Approval

2. ANNOUNCEMENTS AND PRESENTATIONS

The Community Development Director or his designee may address the Commission on matters of general information and/or concern.

3. PUBLIC HEARINGS

**A. 5436 WOODRUFF AVENUE (RESO. NO. 3-2026)
CONDITIONAL USE PERMIT NO. 1039
ALL-ONE GYM (OUTDOOR COMMERCIAL RECREATION USE)
APPLICANT: DANIEL RUISECO**

The proposed project is a Conditional Use Permit (No. 1039) for the establishment of an outdoor commercial recreation use. The project site is zoned C-4 (General Commercial) and has a General Plan Land Use designation of commercial.

Environmental Determination: The City may determine a project to be exempt from CEQA pursuant to Sections 15301 and 15303. This project is Categorically Exempt from the California Environmental Quality Act, based on Sections 15301 and 15303 of the CEQA Guidelines.

Recommended Action: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood approving Conditional Use Permit Case No. 1039 for the establishment of an outdoor commercial recreation gym located at 5436 Woodruff Avenue, subject to the recommended conditions of approval.

CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION AGENDA
February 5, 2026

4. REPORTS

**A. CUP 228, A-2, 21004 PIONEER BOULEVARD, ON-SITE ALCOHOL
6-MONTH REVIEW**

Recommended Action: Receive and file.

5. PUBLIC COMMENTS

This is the time set aside for members of the public to address the Planning and Environment Commission on items of interest that are not on the agenda but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning and Environment Commission cannot answer any questions or take any action on a matter that is not on the agenda.

6. ADJOURNMENT

To the regular meeting of the Planning and Environment Commission on Thursday, March 5, 2026, at 7:00 p.m. at the Council Chambers, 5000 Clark Avenue.

DIVIDER SHEET

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JANUARY 8, 2025
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Stuckey led the Pledge of Allegiance.

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

ALSO PRESENT: Aldo Cervantes, Director of Community Development
 J. Patrick McGuckian, Assistant Director of Community Development
 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 December 4, 2025, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

None.

PEC PUBLIC HEARINGS

**A. TEMPORARY SPECIAL EVENT PERMIT (TSEP) ORDINANCE – CITYWIDE
(RESOLUTION NO. 1-2026)**

Recommendation: Adopt a Resolution of the Planning and Environment Commission recommending to the City Council adoption of the proposed Ordinance.

Assistant Director of Community Development, J. Patrick McGuckian (Assistant Director McGuckian) presented the oral report summarizing the written staff report and slide presentation. Assistant Director McGuckian asked if there were any questions.

Discussion included: 1) Currently, there is no established Temporary Special Event Permit application fee; 2) any future fee will be based on cost recovery for staff's review time and the size of event.

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

Commissioner Stuckey moved and Commissioner Baca seconded approval of a staff recommendation to adopt a resolution recommending that the City Council adopt the proposed Temporary Special Event Permit Ordinance and the related Categorical Exemption.

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

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

B. WASTE STORAGE ORDINANCE – CITYWIDE (RESOLUTION NO. 2-2026)

Recommendation: Adopt a Resolution of the Planning and Environment Commission recommending to the City Council adoption of the proposed Ordinance.

Assistant Director of Community Development, J. Patrick McGuckian (Assistant Director McGuckian) presented the oral report summarizing the written staff report and slide presentation. Assistant Director McGuckian asked if there were any questions.

Discussion included: 1) Notification will be sent out to the businesses that are out of compliance; 2) the Ordinance clearly defines that it is the property owners' responsibility to have waste storage on their property; 3) Commercial landlords are responsible to provide tenants with waste storage; 4) Properties currently without waste storage will be required to provide it within the next five years. They will be subject to enforcement actions if storage is not provided; and 5) If a property owner is doing improvements or has a discretionary action, then the City will have the right to ask for waste storage in conjunction with the project.

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

Commissioner Baca moved and Commissioner Stuckey seconded approval of a staff recommendation to adopt a resolution recommending that the City Council adopt the proposed Waste Storage Ordinance and the related Categorical Exemption.

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

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

REPORTS:

1. 2050 GENERAL PLAN UPDATE MEMO

Recommendation: Receive and file.

Community Development Director, Aldo Cervantes, presented the 2050 General Plan Update Memo and recommended that the Commission receive and file the Memo, and no further action is required.

PUBLIC COMMENTS:

There were none.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT: The meeting was adjourned at 7:18 p.m.

Next meeting will be on February 5, 2026.

Secretary

DIVIDER SHEET



**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION**

Meeting Date: February 5, 2026

From: Anais Bermudez, Assistant Planner *Anais Bermudez*
Aldo Cervantes, Director of Community Development *Aldo Cervantes*

Subject: Conditional Use Permit No. 1039

Location: 5436 Woodruff Avenue

Proposed Use: Commercial Recreation

Applicants: Daniel Ruiseco representing All-One Gym

SUMMARY

The applicant is applying for a Conditional Use Permit (CUP) to expand an existing gym to include an outdoor area to be established and operated as a Commercial Recreation use. The subject use is required to be operated in compliance with the appropriate standards of the Lakewood Municipal Code (LMC). Staff recommend that the Planning and Environment Commission hold a public hearing, and following the hearing, move to adopt the proposed Resolution approving CUP No. 1039, subject to the findings and conditions contained therein. The project is Categorically Exempt from CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

INTRODUCTION

The applicant, Daniel Ruiseco representing All-One Gym, is requesting approval from the Planning and Environment Commission (PEC) of Conditional Use Permit (CUP) No. 1039 to establish and operate a Commercial Recreation use outside as an outdoor gym facility at 5436 Woodruff Avenue. The property is designated by the General Plan for Commercial uses and is in the C-4 (General Commercial) zone. LMC Section 9302.17c defines Commercial Recreation as any use where a charge is imposed for a recreational activity. LMC Section 9340.22a allows gyms inside a building as a permitted use in the C-1 zone and therefore by reference in the C-4 zone, as well. A gym is also a Commercial Recreation use. LMC Section 9350.B.2 specifies that Commercial Recreation uses are allowed in the C-4 (General Commercial) zone, under the same conditions as in the C-3 zone (LMC Section 9347.D(5)), which requires a CUP. However, in the C-4 zone an exception is added allowing that such commercial recreation uses other than

amusement arcades and billiard parlors may be conducted outside of a building. Therefore, the existing All-One Gym, as a Commercial Recreation use in the C-4 zone, may be located outside with an approved CUP.

STATEMENT OF FACTS

Area Description

The proposed use will be located within the Lakewood Marketplace shopping center. The site is surrounded by a combination of open space, residential, and commercial uses (see Vicinity Map and Aerial View). The following table lists the land uses and zoning designations for the site and the surrounding properties.

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Regional Shopping Center	C-4 (General Commercial)
North	Commercial	C-4 (General Commercial)
East	Residential	R-1 (Single-Family Residential)
South	Open Space	O-S (Open Space)
West	Commercial	C-4 (General Commercial)

Site Description

The tenant site is located in a commercial center with an area of approximately 13.4 acres and is developed with seven buildings totaling approximately 146,129 square feet, and 746 parking spaces. Access to the site is via three driveways on South Street and three driveways on Woodruff Avenue. Current tenants include: Daiso Japan, Tuesday Morning, Sally Beauty Supply, Banfield Pet Hospital, Vons, Starbucks, and Bellflower Beauty College of Lakewood.

Project Description

All-One Gym will occupy an existing 11,562 square-foot one-story tenant space, previously occupied by a Sears service center. The proposed improvements are limited to the exterior and include the addition of an outdoor half-court basketball enclosure, a total of thirty exercise stations and a marked Fire Lane with a hammerhead turn-around on the east property line.

The CUP requires that the basketball half-court be fully fenced with an 8-to-10-foot-tall chain link fence and covered with a high quality artificial green ivy/vine privacy screen that is on all sides of the court. The basketball hoop shall be placed on the north side of the court to reduce the southern afternoon sun glare for the players and to facilitate ball recovery. The number of exercise stations shall not exceed 50.

The hours of operation of the interior gym are from 5:00 AM to 12:00 AM daily. The maximum daily hours of operation of the outside gym shall be from 7:00 AM to 7:00 PM daily to maintain quiet and peaceful evening hours for the adjacent residents.

There will be a total of four (4) full-time employees. The proposed Resolution of Approval contains a condition requiring that a minimum of one adult staff member shall supervise the external gym area during all hours of operation to ensure safe exercise practices are being utilized and to stop any loud or noisy behavior that might negatively impact the residential area to the east.

Development Review Board

The Development Review Board (DRB) reviewed the CUP application for the outside gym on December 17, 2025 (*Letter attached: DRB #9263/25-496*). The DRB letter recommended conditions for approval to the PEC regarding conditions of operation, waste collection, site security, and property maintenance. The proposed Resolution of Approval requires that the property owner and/or property management company shall prepare, submit, and obtain approval of a Public Safety and Security Plan (PSSP) with the Lakewood Public Safety Department and a Waste Collection Program (WCP) with the Lakewood Public Works Department prior to final inspection. All commercial signage and temporary banners shall be submitted and obtain separate approval from Planning staff. The DRB recommended conditions of approval are incorporated by reference in the proposed Resolution of Approval.

Findings

A Conditional Use Permit for the proposed use may only be approved upon findings by the Planning and Environment Commission (PEC) that the proposed use, subject to any conditions imposed, will not be detrimental to surrounding property or residents. A finding that the proposed use is in accord with the following principles and standards is necessary in each case, as specified in LMC Section 9401.

1. *The proposed conditional use shall not be in substantial conflict with the General Plan.*

The General Plan land use designation for the subject site is Commercial. The proposed use is a commercial use and, therefore, is not in conflict with the General Plan.

2. *The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no CUP shall be granted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings, or structures.*

The proposed Resolution of Approval contains conditions to minimize the proposed use from adverse effects or material detriment to said adjacent uses, buildings, or structures. All gym

activities shall be a minimum fifty (50) feet from the east property line and the hours of operation are limited to be from 7:00 AM to 7:00 PM.

3. *The site for a conditional use shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required by this Chapter, or as required as a condition to integrate said uses with the uses in the neighborhood.*

The proposed use will occupy exterior space adjacent to an existing building that was intended for general parking. Despite the reduction of 46 available parking spaces, the shopping center provides a surplus of 26 parking spaces. Therefore, the site accommodates the proposed use. Future proposals for landscaping, signage, and tenant improvements will require proper permits.

4. *The site for the conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.*

The subject site is served by Woodruff Avenue and South Street. The General Plan Circulation Element designates Woodruff, and South, as Major Arterial roadways.

The proposed use will occupy an existing building, in a shopping center. The project will not result in an expansion of the shopping center. The General Plan Master Environmental Impact Report (MEIR) identifies that a significant traffic impact would occur if a project generates substantial additional vehicular movement resulting in substantial impact upon existing transportation systems as measured by traffic increases where the change in the volume-to-capacity (V/C) ratio is greater than or equal to two percent (2%) along arterials or at intersections currently operating at Level of Service (LOS) "D" or a more congested LOS.

The traffic volume along these street segments will not change because of this project. Therefore, any traffic impacts from the proposed conditional use would be less than significant. The adjacent roadways are adequate in width and improved as necessary to accommodate the traffic that might be generated by the proposed conditional use. The project will not result in a significant change in the existing traffic patterns because it will occupy an existing tenant space and because there will not be an increase for required off-street parking.

5. *That all other conditions and limitations imposed by this Chapter in connection with the proposed application for a CUP have been made.*

LMC Section 9350.B.2 of the C-4 zone allows Commercial Recreational uses per LMC Section 9347.D(5), which in turn allows this use with a CUP, provided the following

conditions and standards are met and always maintained. However, LMC Section 9350.B.2 of the C-4 also adds that such uses may be located and operate outside in the C-4 zone only.

- a) The use shall be conducted entirely within a building.*

This finding does not apply to this application, as the C-4 zone specifically allows Commercial Recreation uses to be located outside. The proposed outside gym is therefore allowed, subject to CUP approval, findings and conditions of approval.

- b) No use shall be maintained with an outside door within 500 hundred feet of a lot line of any church, public or private school, or library.*

There are no parcels developed with churches, public or private schools, or libraries within 500 hundred feet of the proposed use.

- c) No premises shall be open to the public unless one (1) or more adult attendants or supervisors are present during all hours of operation.*

The proposed Resolution of Approval contains a condition there shall always be a minimum of one adult staff member supervising the external gym area to ensure safe exercise practices are being utilized and to stop any loud or noisy behavior that might negatively impact the adjacent residential neighborhood.

- d) Reasonable conditions may be imposed restricting the hours of operation so as to protect the public health, safety and welfare, and surrounding property uses.*

The proposed Resolution of Approval allows external gym operations to be open from 7:00 AM to 7:00 PM daily.

- e) Reasonable conditions pertaining to both the construction of the facility and its maintenance may be imposed so as to minimize the effect of noise, congregation, parking, and other factors generated by the use detrimental to the public health, safety, and welfare, or the surrounding community.*

The existing building with an inside gym is developed and maintained with minimal effect of noise, congregation, and parking, without detriment to the public health, safety, and welfare, or the surrounding community. Conditions of approval for the outside gym regulate hours of operation, require all gym activity to be a minimum fifty feet away from the east property line, require the basketball court to be fenced and screened and require maintenance of an unobstructed Fire Lane for emergency response.

- f) Such other conditions may be imposed as necessary in order to preserve the public peace, health, safety and welfare, and the surrounding community*

Conditions of approval require a staff member to be present at all times of operation.

CEQA

The proposed project is Categorically Exempt pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines, as amended. Class 1 consists of minor alterations to existing facilities and Class 3 consists of small project and conversion of one use (storage yard) to another use (outdoor gym).

Notification

Notification of the public hearing for this CUP was posted on the City's webpage, mailed to property owners within a 300-foot radius of the subject property, posted at the subject site and in three public places on Thursday, January 22, 2026, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

ATTACHMENTS

- 1) Development Review Board Letter #9263 dated December 17, 2025
- 2) Vicinity Map
- 3) Aerial View
- 4) Exhibit "A" – Site Plan
- 5) Proposed Resolution of Approval

CONDITIONS OF APPROVAL - RECOMMENDED TO PEC
For CUP 1039

Project Description: The proposed (“**Project**”) is for the installation and operation of an approximately 7,500 SF outdoor expansion area to an existing indoor gym to include a basketball half court and 35 more exercise stations.

LAND USE/PROJECT APPROVAL

1. **Project and Land Use Approval.** The “Project”, as described above, including all plans and reports are subject to the following development and operational conditions of approval. The proposed project is based on the information provided by the applicant without verification. The applicant is responsible to properly display property lines, easements, structures, zoning, and other improvements. Failure to provide accurate and complete information may result in revision or revocation of this approval. The applicant is responsible to obtain approval in writing from the property owner or their property manager for all planned improvements and operational modifications. The project shall be installed and operated in compliance with the project requirements listed herein, and in the Lakewood Municipal Code. The applicant shall not deviate from the approved plans without written approval of the change from the Community Development Department.
2. **Equipment.** The Project includes approval to install:
 - a) A basketball half-court, that is fully fenced with an 8-to-10-foot-tall chain-link fence and covered with a high quality artificial green ivy privacy screen that is on all sides of the court. The basketball goal (hoop) shall be relocated to the north side of the court. This relocation will reduce the southern afternoon sun glare for the players and ball recovery.
 - b) Up to 50 exercise stations and alternate exercise work out stations (*Tractor Tires, etc.*)
3. **Conditions of Operation.** The Project shall adhere to the following:
 - a) **Maximum Hours of Operation:** The facility may operate:
 - Daily – 7 am to 7pm. This shall be enforced to assure quiet and peaceful evening hours for the adjacent residents along the east property line.
 - b) **Maximum Occupancy:**
 - Customers’ maximum capacity in outside area is: 50
 - Staff on largest outside area shift is estimated to be: 5
 - Maximum total occupancy of the outside area shall be (*staff and customers*): 55
 - c) **Staff:** There shall always be a minimum of one adult staff member supervising the external gym area operation to assure safe exercise practices are being utilized and to stop any loud or noisy behavior that might negatively impact on the residential area in the east.
 - d) **Amplified Sound.** There shall be no live or amplified recorded music or amplified voice announcements.
 - e) **Exhibitions.** There shall be no exhibitions events where anticipated total attendance exceeds the allowed area occupancy of 50 customers.
4. **Operational Impacts.** No activity associated with the construction, maintenance, or operation of the approved project/land use shall be conducted in such a manner that it generates excessive noise, glare, odor, dust, or ground-borne vibration that impacts adjacent properties. Stationary-sourced noise generated from equipment and uses on the site shall not exceed 65 dB(A) at any adjacent property line.

5. Address Numbering. The address number of each commercial tenant space shall be clearly visible from the street for emergency staff with 6” or taller numbers. A painted 3-foot-tall address number on the roof is recommended for aerial viewing by the Sheriff’s helicopter.
6. Exterior Light Fixtures. Exterior lights shall comply with LMC Section 9492.I, which requires exterior lighting be angled and shielded in a manner so as not to reflect direct or indirect light upon abutting or adjacent properties or create glare for traffic operations, with a maximum light spill of 0.5-foot candles at property line and grade level.
7. Storage Containers (Community Development). There shall be no shipping containers placed on the site as a source of temporary storage for goods without a temporary use permit issued by the Community Development Department. Any containers allowed by such a permit shall be removed in accordance with the time limits imposed by the temporary use permit. Any use of such containers used for the storage of Project construction materials and tools shall be removed prior to final inspection of the Project. Any permanent use of such containers shall be approved as part of this Project approval and installed in accordance with the Building Codes
8. Loading Zone. A Loading Zone is required, and it shall be marked on the pavement as a “LOADING ZONE” with cross hatched lines to indicate that this is reserved for loading and unloading. The loading zone shall be a minimum unobstructed area that is 10’ wide and 25’ wide with a clear and unobstructed height that is a minimum 14’. There shall be no storage or intruding vegetation in this area. It shall always be unobstructed and clear.
9. ADA Driveway Visibility. Any ADA paths-of-travel that either crosses or that is immediately adjacent to any street or driveway, shall be outlined with a 3” or wider white stripe on each side of the blue striped pathway to increase the visibility of the crosswalk or pathway.
10. Fire Lane (LA Co. Fire). A fire lane (*Minimum 26-foot wide for buildings up to 30’ in height*) shall be always maintained in a clear and unobstructed manner to go around the perimeter of the entire building, as indicated on the site plan. . The fire lane is also required to maintain a turnaround hammerhead that is a minimum 60’ long both north and south of the center line and that is a minimum of 20’ wide. The turning radius shall be a minimum of 28 feet. There shall be no temporary or permanent storage in the fire land area. In addition, there shall be no storage of combustible materials within eight (8) feet of any property line

WASTE COLLECTION AND DISPOSAL (Public Works)

11. Waste Collection Program (WCP). The construction debris collection program, solid waste/recycling/organic waste collection program, and trash enclosure standards for the facility shall comply with current City and State requirements. Prior to final inspection and/or occupancy of the proposed land use, the property owner or their representative shall prepare and obtain approval of a written comprehensive Waste Collection Program (“WCP”) for the proposed land use that is acceptable to the satisfaction of both the City Public Works Department and EDCO, the City’s franchised solid waste hauler. The WCP shall include:
 - a) Maintenance. Any trash enclosure is required to be continuously maintained by the property owner/operator/tenant in a satisfactory manner with all trash stored inside the authorized collection devices. No spillover or other external storage of debris or waste is allowed. Employees shall be instructed not to overfill bins, keep trash enclosure doors closed and locked after operating hours to prevent unauthorized dumping or scavenging.
 - b) Constant Access. Access to the trash enclosure shall be always maintained and not be blocked by vehicles, storage or other obstructions.

- c) Parking Lot Litter. Parking lot areas shall be maintained daily and kept litter free. There shall be a minimum of one trash barrel and one recycling bin (*Min. 20 gallons each per 50-spaces*). The trash barrels shall be lined with heavy-duty plastic trash bags that are monitored daily and emptied when full. Solid and Recyclable waste shall be separated.
- d) Property Line Storage Standard. (*Los Angeles County Fire*) There shall be no temporary or permanent storage of combustible materials within eight (8) feet of any property line.

LANDSCAPING

- 12. Existing Landscape. Existing landscaping that is to be retained shall be revitalized after construction activities are completed. All planters shall be weed free; all planting shall be trimmed and properly shaped in aesthetically pleasing manner.

SITE SECURITY (*Public Safety Department*)

- 13. Facility Operations. The facility shall be well lit, clean, and organized to create a safe environment for customers. Sufficient lighting on the exterior of the premises shall be provided, including adjacent sidewalks and parking lots. There shall be no storage of goods that obstruct or blocks access to any doorway.
- 14. Public Safety and Security Plan. The facility operator in coordination with the property owner or property management company shall prepare, submit, and obtain approval of a Public Safety and Security Plan (PSSP) to the satisfaction of the Lakewood Public Safety Department (PSD), prior to issuance of building permits for the Project. Any PSD required installations shall be completed to the satisfaction of the PSD prior to final inspection/occupancy of the Project.

The PSD shall review the PSSP in coordination with the Los Angeles County Sheriff's Department (Sheriff's Department). Facility management shall establish an on-going liaison relationship with members of the Sheriff's Department and the Lakewood PSD staff, so that communication can be timely and effective when problems occur. This relationship shall include providing the Sheriff's Department and Lakewood PSD with both the shopping center security protocols and any individual tenant security protocols.

The PSSP shall include:

- a) Letter of Agency. The facility tenant shall sign a Letter of Agency with the Sheriff's Department to authorize on-site enforcement for loitering, trespassing, vandalism, etc.
- b) Security Systems. A state-of-the-art security system shall be installed, if required by PSD, for both exterior and interior facility operations. This may include motion detectors, contacts at doors, audio alarm, and a 24-hour closed circuit video camera surveillance system. All PSD required installations shall be installed to the satisfaction of PSD prior to final inspection/occupancy/operation of the outdoor gym expansion area. If a camera system is required, then the following applies, as applicable:
 - 1) An internal camera floor plan shall be prepared and approved by PSD to illustrate any internal camera locations and area of coverage with proper lighting.
 - 2) An external camera site plan shall be prepared and approved by PSD to illustrate any external camera locations and area of coverage with proper lighting.
 - 3) The security camera system shall have audio capability and include motion detector cameras that have pan and zoom capability with sufficient resolution for facial and license plate recognition to assist with criminal investigations. The system design should meet or exceed the following specifications:

- Resolution of 1080p (*1920 x 1080 pixels*) at 30 FPS (frames per second)
 - Recognizable field of view (FOV) shall be a minimum 90 degrees or wider.
 - Recognizable video capture with IR Lighting under 2 lux lighting conditions.
 - Capture recognizable facial and license plate video at a minimum of 15 feet.
 - Include motion detector cameras with IVS (Intelligent Video Surveillance.)
 - Camera enclosures shall have IP ratings above 3 for both projectiles/dust and water.
- 4) Monitors shall be mounted to allow views by both customers and staff (*backroom*).
- 5) Security camera data shall be stored for a minimum of 30 days or more. Preferably it is monitored with backup storage at an off-site location. The storage medium shall be secured and not easily removed by facility employees under duress or by unauthorized people. Staff shall provide such data to the Sheriff's Department when requested.
- c) Site Lighting. The exterior gym area, parking lot, trash enclosures and loading dock areas shall be maintained with sufficient lighting to illuminate the appearance and conduct of all the people in the parking areas and adjacent sidewalks. There shall be lighting around the exterior perimeter of the premises to illuminate the areas sufficiently for security camera resolution and to allow both facial and license plate recognition. However, the lighting shall not exceed .5 foot-candles at the property line.
- d) Facility Operations. The facility shall be well lit, clean, and organized to create a safe environment for staff and customers. Sufficient lighting of the exterior of the premises shall be provided, including adjacent sidewalks and parking lots. There shall be no storage of goods that obstruct either ingress or egress to any doorway.

MAINTENANCE

14. General Maintenance. Commercial property owners are required to always maintain their Commercial buildings and surrounding landscaping properly in an aesthetically pleasing manner and in compliance with the Lakewood Municipal Code (LMC 4323 and 4221.1.) This means proper and continuous maintenance of all landscaping and structures including all roofs, painting, walls/fences, ADA paths-of travel, parking lot surface and striping.
- a) ADA markings that are adjacent to or cross over driveways shall be outlined with a three inch (3") white line on the outside of the blue ADA border stripe to increase visibility.
 - b) Any cracked, faded, stained, or peeling surface markings shall be repaired and repainted.
 - c) All exterior surfaces shall be regularly repainted to provide a new appearance.
 - d) There shall be no dead, diseased, missing, or overgrown vegetation. Vegetation shall be properly trimmed in proportion to adjoining structures and shall not encroach over property lines or onto or into public sidewalks or roadways.
 - e) Landscaping shall be revitalized periodically.
 - f) Drought tolerant plants do require trimming.
 - g) All ground surfaces shall be covered with either structures, hardscape, landscape or mulch that is a minimum 3" in depth.
15. Graffiti and Stickers. The property owner is responsible for the removal of all graffiti and stickers in a timely manner, no later than ten calendar days from the discovery and/or notice thereof from any source. Any paint-over repair of graffiti shall cover the entire area from top to bottom and blend to the adjacent surface with no indication of a patchwork cover up.

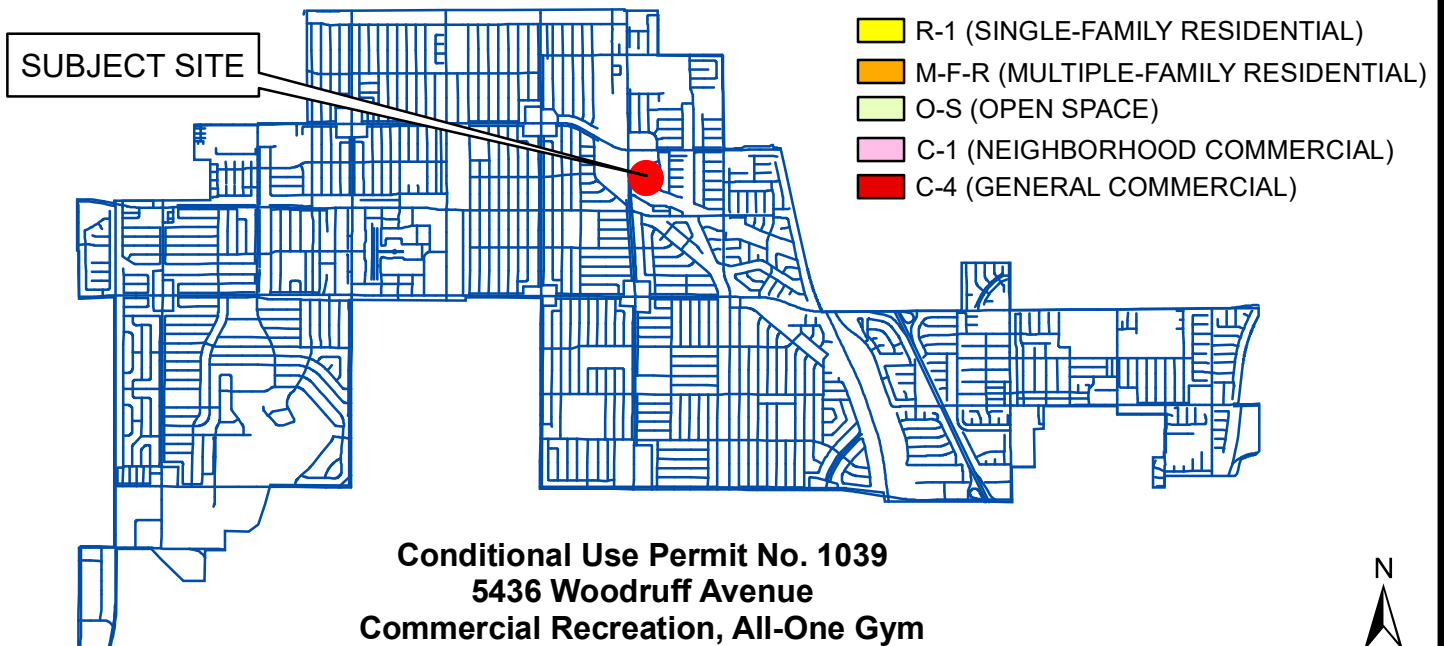
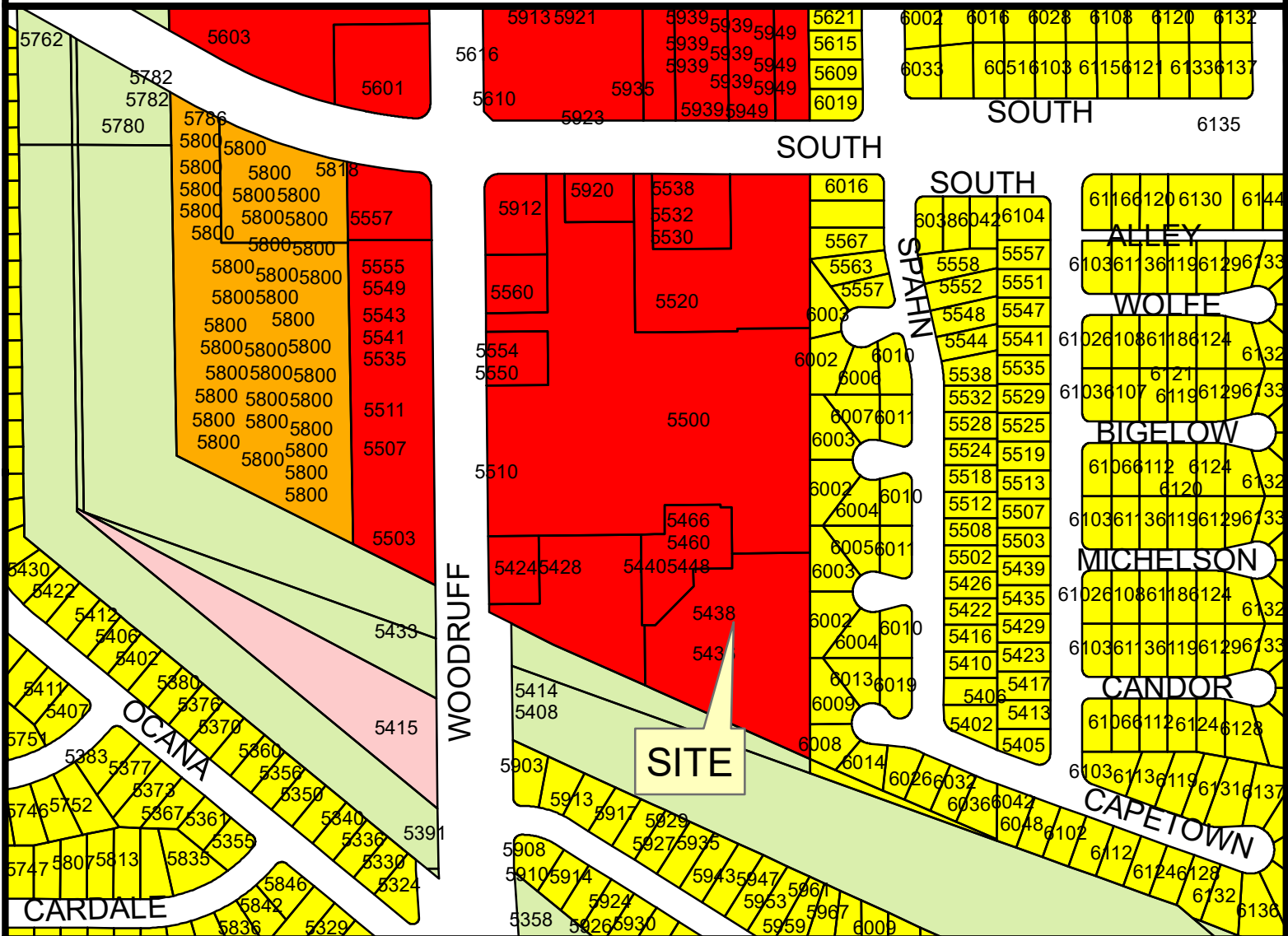
ADMINISTRATIVE STANDARDS

16. **Business Licenses.** All contractors, including subcontractors, sign installers, and tenants shall have properly issued city business licenses, as confirmed prior to each final inspection.
17. **Notice of Appeal Rights.** This PEC decision shall be final and conclusive, and effective five (5) City business days after giving of notice thereof via e-mail or the United States Postal Service to the applicant, the property owner and any other person requesting notice, unless within that five (5) City business days an appeal in writing is properly filed (*with appropriate fees*) with the City Clerk by the applicant, property owner, any protestant, or any member of the City Council.

ADVISORY NOTES. *The DRB advises that:*

- **Construction Debris.** *Any construction activities that involve hauling away demolition or construction debris needs to be coordinated with and approved by the City Department of Public Works through the Green Halo Program, a waste disposal tracking system. The city has an authorized hauler, which is currently EDCO.*
- **Stormwater Protection.** *Any construction or operational activities that could potentially result in any water leaving the site as drainage shall be coordinated with the Lakewood Department of Public Works to assure proper procedures have been implemented (e.g., installation of stormwater wattles and track-out prevention devices.)*
- **Temporary Banners.** *(e.g., Now Open, Grand Opening, Sale, etc.) require a separate permit with a deposit and shall be removed before the allowed permit time expires.*
- **Unauthorize Signs.** *Roadside flag signs, A-frame/moveable signs, yard signs, pennants, balloons, inflatables, vehicles or trailers being used as portable signs, human sign twirlers, and mechanical mannequins are NOT ALLOWED. This does not include any onsite traffic control signs or devices.*

VICINITY MAP



AERIAL VIEW

SOUTH STREET

WOODRUFF AVENUE

SITE

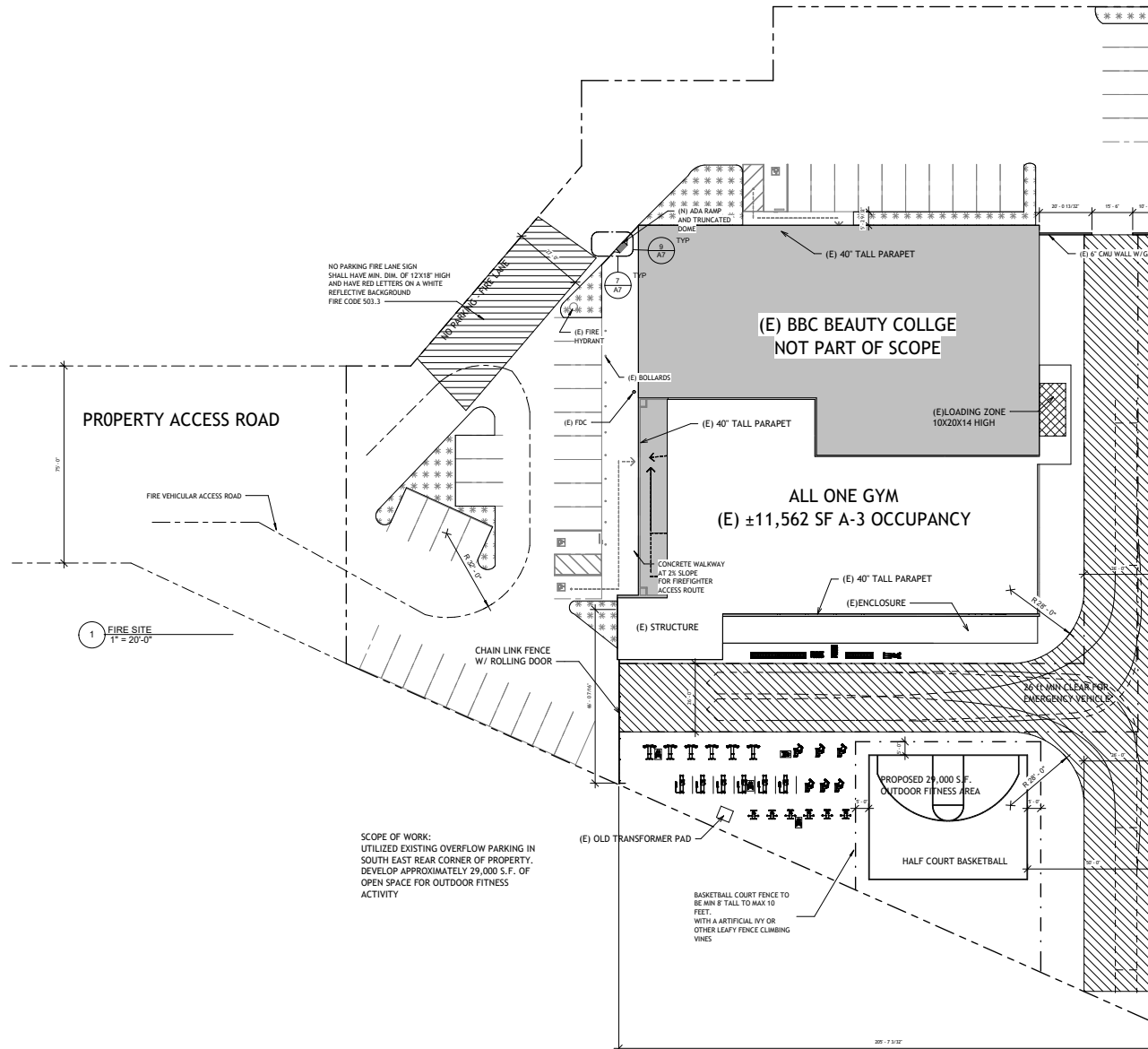
0 50 100 200 Feet



Conditional Use Permit No. 1039
5436 Woodruff Avenue
Outdoor Commercial Recreation



WOODRUFF AVE



TYPE OF CONSTRUCTION:	V-B
FIRE FLOW CALCULATION AREA:	23375
FLOW BASED ON THE FIRE-FLOW CALCULATION:	4250GPM
REDUCTION FOR FIRE SPRINKLERS: (MAX 50%):	2125 GPM
TOTAL FIRE FLOW REQUIRED:	2125 GPM

[illegible]

--	--

ALL ONE GYM
5436 Woodruff Ave, Lakewood, CA
90713



G1.2

Scale 1" = 20'-0"

All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are "Instruments of Service" and property of MA Architects. As such, they are intended for use specifically on this project only. None of

RESOLUTION NO. 3-2026

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING APPLICATION FOR CONDITIONAL USE PERMIT NO. 1039 FOR THE ESTABLISHMENT OF AN OUTDOOR COMMERCIAL RECREATION USE LOCATED AT 5436 WOODRUFF AVENUE, LAKEWOOD, CALIFORNIA, AND THE CATEGORICAL EXEMPTION.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Daniel Ruiseco representing All-One Gym, lessee of the owners of an interest in the following described real property, requesting a Conditional Use Permit pursuant to the provisions under Sections 9302.17c, 9347.D.5, and 9350.B.2 of the Lakewood Municipal Code for the establishment of an outdoor commercial recreation use, on that certain real property within the City of Lakewood described as a portion of Lot 7 of Parcel Map No. 17440, in the City of Lakewood, County of Los Angeles, State of California, as per map recorded in Book 191, Pages 57 to 60 inclusive of maps, in the office of the County recorder of said County and more particularly described as 5436 Woodruff Avenue, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that the proposed project is Categorically Exempt pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission regarding this application on the 5th day of February 2026, and the Planning and Environment Commission does hereby find and determine that the application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of a Conditional Use Permit for the establishment of an outdoor commercial recreation use located at 5436 Woodruff Avenue, Lakewood, all as shown on Exhibit "A".

B. The proposed use is found to be in conformity with the goals of the General Plan and the General Plan's Commercial land use designation of the site. The General Plan land use designation for the site is commercial. The proposed use is a commercial use and, therefore, is not in conflict with the General Plan.

C. The nature, condition, and development of the adjacent uses, buildings, and structures have been considered, and it has been found that the proposed outdoor commercial recreation use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. All gym activities shall be a minimum of fifty (50) feet from the east property line.

D. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site provides a sufficient number of parking spaces as shown on Exhibit "A," which can accommodate the parking requirements of the proposed use in addition to existing businesses at the site.

E. The site for the conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate. The General Plan Circulation Element designates Woodruff Avenue and South Street as major arterial roadways. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

F. Notification of the public hearing for this Conditional Use Permit was published on the City of Lakewood's web page, was posted and mailed to property owners within a 300-foot radius pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

SECTION 4. Pursuant to LMC Chapter 9347.5. D (5) (C-3 zone) as referenced by LMC 9350.B. 2. (C-4 zone) – The C-3 zone allows Commercial Recreation inside a building only and C-4 zone also allows it outside. Prior to granting an approval of an application for a Conditional Use Permit for Commercial Recreation, the Planning and Environment Commission must make specific findings. as follows:

1. *The use shall be conducted entirely within a building. (only in the C-3 zone)*

This finding does not apply to this application, as it is in the C-4 zone and it specifically allows Commercial Recreation uses to be located outside. The proposed outdoor gym is therefore allowed, subject to CUP approval, findings, and conditions of approval.

2. *No use shall be maintained with an outside door within five hundred feet of a lot line of any church, public or private school or library.*

There are no parcels developed with churches, public or private schools, or libraries within 500 feet of the proposed use.

3. *No premises shall be open to the public unless one or more adult attendants or supervisors are present during all hours of operation.*

This Resolution contains a condition there shall always be a minimum of one adult staff member supervising the outdoor gym area to ensure safe exercise practices are utilized and to stop any loud or noisy behavior that might negatively impact the adjacent residential neighborhood.

4. *Reasonable conditions may be imposed restricting the hours of operation so as to protect the public health, safety and welfare, and surrounding property and uses.*

External gym operations shall be limited to 7:00 AM to 7:00 PM daily.

5. *Reasonable conditions pertaining to both the construction of the facility and its maintenance may be imposed so as to minimize the effect of noise, congregation, parking, and other factors generated by the use detrimental to the public health, safety and welfare, or the surrounding community.*

The existing building with an indoor gym is developed and maintained with minimal effect of noise, congregation, parking, without detriment to the public health, safety, and welfare of the surrounding community. Conditions of approval for the outdoor gym regulate hours of operation, require all gym activity to be at minimum, fifty feet away from the east property line, require the basketball court to be fenced and screened, and require maintenance of an unobstructed Fire Lane for emergency response.

6. *Such other conditions may be imposed as necessary in order to preserve the public peace, health, safety, and welfare, and the surrounding community.*

The conditions herein shall become effective upon adoption and approval of this Resolution.

SECTION 5. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 1039 provided the following conditions are observed and complied with at all times:

A. The conditions shall be complied with within six (6) months of the approval date of this Resolution and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of this Conditional Use Permit (CUP) and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of this Conditional Use Permit, subject to the conditions herein set forth, are binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. Approval for the proposed outdoor commercial recreation use, located 5436 Woodruff Avenue, Lakewood, shall be based on Exhibit "A".

C. The proper permits shall be obtained from the Building and Safety Section for all interior and exterior work, prior to the commencement of such work. In addition, Development Review Board approval shall be obtained for all exterior improvements prior to obtaining proper permits and commencement of work, as applicable.

D. The hours of outdoor operation shall be no earlier than 7:00 AM and no later than 7:00 PM, daily, seven days a week.

E. The maximum occupancy of customers in the external gym area is 50 persons, and five staff members.

F. There shall be no live or amplified recorded music or amplified voice announcements outside of the building.

G. There shall be no exhibition events where anticipated total attendance exceeds the allowed area occupancy of 50 customers.

H. Alcoholic beverages shall not be permitted to be offered on-site and shall not be allowed to be brought in from the outside.

I. The business operator shall instruct the employees to notify law enforcement should they observe any criminal activity.

J. The approved use shall comply with the Development Review Board's recommended conditions of approval per DRB letter Case No. 9263 dated December 17, 2025, and are hereby incorporated as conditions of this approval.

K. Business Licenses. All contractors, including subcontractors, sign installers, and tenants shall have properly issued city business licenses, as confirmed before final inspection.

A. Effective Date. The action by the PEC in this matter shall be final, conclusive, and effective five (5) city business days after the giving of official notice of approval, as provided in LMC Section 9403.2, unless within that period of time an appeal in writing is filed with the City Clerk by the applicant or by any person who protested the application as a matter of record, or by any person who, received or was entitled to receive the written notice specified in LMC Section 9422. The filing of such an appeal within such time limit or the request for review by a City Council Member of such a decision within such time limit shall stay the effective date of the order granted until the City Council has acted on the appeal or other approval review.

B. Acceptance. By orally accepting the terms and provisions of this conditional use permit during the public hearing and as further recorded as entered into the minutes of these proceedings, the permittee thereby acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of the conditions could subject permittee to further hearings before the Commission on the issue of possible modification and/or revocation.

C. Modification/Revocation. This CUP may be modified or revoked by the City Council or the PEC at a public hearing, should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare and/or materially injurious to property or improvements in the vicinity of the subject property and/or if the property is operated or maintained so as to constitute a public nuisance.

D. Indemnification. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, and employees at the applicant's expense from any and all liability or claims that may be brought against the City arising from its approval of this permit, and/or arising out of the operation of any business, land use or activity on the subject property, save and except where such are caused by the City's active negligence.

E. Compliance. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the construction and/or operation of any activity or land use on the subject property may be cause to justify modifications or revocation of this CUP by the PEC or the City Council at a public hearing.

ADOPTED AND APPROVED this 5th day of February 2026, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Terry Cole, Chairperson

ATTEST:

Aldo Cervantes, Secretary

DIVIDER SHEET



**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
REVIEW REPORT**

Meeting Date: February 5, 2026

From: Anais Bermudez, Assistant Planner *Anais Bermudez*
Aldo Cervantes, Director of Community Development *Aldo Cervantes*

Subject: Conditional Use Permit No. 228, Amendment No. 1, Six-Month Review

Location: 21004 Pioneer Boulevard

Subject Use: Expansion of Beer and Wine Sales (Gangnam Korean BBQ)

SUMMARY

On July 11, 2024, the Planning and Environment Commission (PEC) adopted Resolution No. 16-2024 approving Conditional Use Permit No. 228, Amendment No. 1 for the expansion of beer and wine sales for on-site consumption. Section 3.C. of the Resolution requires a six-month review from the date of permit issuance in relation to a tenant improvement project. This is the six-month review.

Staff inspected the location on December 31, 2025 and found the business to be in compliance with the conditions of approval referenced in Resolution No. 16-2024. A memo from the Public Safety Department reports the department has received calls for service to the vicinity of Gangnam Korean BBQ, none of which reflect negatively on the business.

Staff recommend that the Planning and Environment Commission receive and file this report. No further action is required for monitoring this location.