

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF DECEMBER 7, 2023
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Baca at 7:05 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Vice Chairperson Ung led the Pledge of Allegiance.

ROLL CALL: *Present:* Commissioner Stuckey
 Commissioner Samaniego
 Vice Chairperson Ung
 Chairperson Baca
 Absent: Commissioner Cole

ALSO PRESENT: Abel Avalos, Director of Community Development
 J. Patrick McGuckian, Assistant Director of Community Dev.
 Paul Kuykendall, Senior Planner
 Frankie Griffiths, Assistant Planner
 Charles Carter, Neighborhood Preservation Manager
 Tony Williams, Community Conservation Representative
 Ivy Tsai, City Attorney
 Jamaar Boyd-Weatherby, Deputy City Prosecutor
 Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Baca ordered the Minutes of the Regular Meeting of November 2, 2023, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Abel made the following announcements:

- Update of City Hall renovation. Phase 2 of development began about two weeks ago which will take about four months. City services are open.
- Annual Cocoa with a Deputy event, December 8, 6:00 p.m. at Panera, Lakewood Center.
- American Red Cross Blood Drive, December 19, 9:00 a.m. – 3:30 p.m.
- Project Shepherd Warehouse officially opened on December 6.
- New street banners for Lakewood Shop & Dine will go up in next several weeks.
- The sad and unexpected passing of long-time Public Works Director, Lisa Rapp.

The Planning and Environment Commission first convened as the Building Rehabilitation Board.

BUILDING REHABILITATION BOARD

1. Public Nuisance

5042 Premiere Avenue

Community Conservation Representative (CCR), Tony Williams, delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement case.

CCR Williams gave background information on the case. The reclusive owner inherited the property from her deceased parents in 1999, 24 years ago, and has allowed it to remain vacant and unmaintained. Recently, squatters attempted to move into the property. The Lakewood Sheriff's Department contacted the owner after many attempts, and the owner agreed to let the Sheriff's Department to change the locks and remove the squatters from the home, but she remains reclusive resisting any attempt to contact her regarding disposition of the property. The neighbors have adopted the house, cutting the grass, and taking care of some maintenance things for the past 24 years. The squatter, Jesse, painted the home exterior in preparation to move in. Neighbors are frustrated and upset with this situation. Currently, there is trash and debris on the property left by the squatters when they attempted to move in. There is a trailer, a truck, tools and furniture under the carport, and in the backyard, there are tools, and scrap wood. There is a 10-foot tree growing out of the pool that needs to be removed and the house has not been maintained for 24 years. The two violations cited are for the overgrown tree in the swimming pool and the accumulation of trash and debris, all of which need to be removed.

Chairperson Baca asked if there are any questions of staff.

Commissioner Stuckey asked after the 30-day period, if we see nothing has occurred, what would be the next step that the City will take?

CCR Williams stated we would approach the court and obtain an Abatement Warrant and remove items ourselves as well as cut the tree, and then put a lien on the property for the costs of abatement.

Commissioner Samaniego asked if someone was there today with the Sheriffs.

CCR Williams stated yes, Jesse, the man that was going to move into the house as an alleged squatter was there. Part of the problem is the Sheriffs removed the man from the property, however, because the owner has not really cooperated with the Sheriffs, they cannot move forward with prosecution, so we are trying to get him to remove his items from the property.

There being no further questions of staff, Commissioner Baca opened the Building Rehabilitation Board public hearing.

The violation notice recipient was not present.

A woman spoke and stated she is the tenant at the property.

City Attorney Tsai requested the speaker to state her name for the record.

The speaker stated that her name is Kelsey Bryan-Zwick and that she is a tenant who moved onto the property in late July, who has received mail at this address, and has all her things there. She stated she has never been contacted by the property owner to leave. She was escorted off the property by the Sheriffs and was advised to wait for her court hearing to deal with this matter which was supposed to be on December 15, but that did not occur, and she has yet to receive any follow up. She did a walk-through with CCR Williams in August, and she asked what the follow up would be and was told they would be in touch with her brother, Jesse, but no one followed up with her about what to do. They got the water and gas turned on, and they were working on getting electricity energized to make the house habitable after sitting empty for 24 years. They removed two layers of rotten carpet, chased off raccoons, and took care of the lawn for a year. Her brother took care of the lawn—not the neighbors.

Commissioner Baca asked if Ms. Zwick has been in contact with the owner.

Ms. Zwick stated that, as far as she knows, as long as they are taking care of the property, the property owner has no problem with them being there.

City Attorney Tsai reminded Chairperson Baca and Commissioners that ownership rights are not within the Planning and Environment Commission's jurisdiction. The Commission is to determine if the elements have been met for nuisance, so ownership is not relevant to this discussion.

Ms. Zwick stated she cannot clean the property if neighbors are going to call the Sheriff and not allow her to have access to the property.

Chairperson Baca asked if there is anyone else wanting to speak.

Jesse Bryan-Zwick introduced himself and stated he is Kelsey's brother. The reason the items are still on the property is he was arrested. They told him that he was being charged with three or four felonies, and he has not been allowed to get his tools which has now been ruined by rain. The Sheriffs put the house under lock and key and kept him from his things. He was not able to do anything because every time he does, the neighbors call the Sheriffs. He was told if he was in the driveway cleaning up, that he would be arrested for trespassing.

Mr. Zwick stated that CCR Williams came out several times and did an informal walk-through the day before they gave the 24-hour notice. Mr. Zwick stated he started trimming the tree. He stated that Linda (the property owner) does not like to be contacted. He stated that he and his sister cannot contact her anymore. The water bill is in good

standing, but the Sheriffs padlocked the water connection. Someone broke the water main, but he dug it out and fixed it. He pressure-washed the house and cleaned off the roof. He stated that they are being pushed out and bulldozed by neighbors who do not want him living there. He states that he had permission from the owner to occupy the home and clean it up. He stated he wanted to finish raising his kid here and have a place for his sister and himself to call home, and they had found it and had permission to stay.

Deputy City Prosecutor, Jamaar Boyd-Weatherby, clarified the issues. The property owner is responsible for the nuisance conditions. The determination of tenants, or squatters, or however they are being defined, is not a matter for discussion or determination before the Commission. The focus has to be on whether or not a nuisance exists. Deputy City Prosecutor, Jamaar Boyd-Weatherby, further stated if the Zwicks are going to make arrangements, as reflected in CCR Williams' testimony, to pick up equipment and items, that is something separate and distinct, but that can also be done within the next 30 days. Whether or not there is affordable housing in Lakewood or any of the other issues that were raised are not relevant to this hearing and are beyond the scope of this hearing. The Deputy City Prosecutor then asked if there are any questions of him.

Beth Torres spoke. She states that her mom owns the house directly across the street from 5042 Premiere Avenue and has lived in that house since 1951. Whether or not there is a nuisance on the property is the issue and the Zwicks are trying to do the corrective maintenance on behalf of the owner, they are there to fix it, just like the City wants, but they cannot do that if every time they go to the property, they are arrested, based on complaints from other neighbors, alleging trespass. That is the problem. Linda would like them to take care of that maintenance stuff for her, but they cannot do that because the Sheriff's Department comes over and arrests them. It is odd that the police come to arrest them for trespassing on a property that they are trying to fix.

City Attorney Tsai addressed Mr. Chair and Commissioners that the allegations did not present a conflict of interest for anybody on the Commission.

Commissioner Baca again asked if anyone else wanted to address the notice of violation.

There being no one else wishing to be heard on the matter, Commissioner Baca closed the Building Rehabilitation Board public hearing.

Commissioner Samaniego stated he is very confused by the people who have spoken. No one has said who they are in relation to the home or the house or to the owner. The issue is to get the property cleaned up.

City Attorney Tsai clarified for purposes of the Commission that is not relevant. It is just whether or not a nuisance exists as presented by the testimony and the staff report.

Chairperson Baca reiterated the Commission is not here for tenant-owner relationships. The resolution is just a public nuisance and needs to be cleaned up by the owner. If the

tenants do it, that is completely up to the owner. We have no power or jurisdiction over that.

Chairperson Baca requested a motion.

Commissioner Stuckey moved and Commissioner Ung seconded approval of staff recommendation to approve Resolution No. 10-2023, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, FINDING THE PROPERTY LOCATED AT 5042 PREMIERE AVENUE TO BE A PUBLIC NUISANCE; ORDERING ABATEMENT OF THE NUISANCES WITHIN THIRTY (30) DAYS BY THE OWNER OR SUCCESSOR IN INTEREST; AND IF NOT TIMELY ABATED, AUTHORIZING THE CITY TO ABATE THE NUISANCE CONDITIONS.

AYES: COMMISSIONERS: Stuckey, Samaniego, Ung and Baca

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Cole

ABSTAIN: COMMISSIONERS:

Chairperson Baca announced that the Motion has passed.

The Planning and Environment Commission reconvened and began the Public Hearings.

Commissioner Vicki Stuckey recused herself from the next two Public Hearings on Conditional Use Permit No. 1017 and on Conditional Use Permit 37, A-4, pertaining to Lakewood Regional Medical Center, as she is a member of the governing board of the Lakewood Regional Medical Center

PUBLIC HEARINGS:

- 1. CONDITIONAL USE PERMIT NO. 1017, 3650 SOUTH STREET, REQUEST FOR APPROVAL OF A MONUMENT SIGN – LAKEWOOD REGIONAL MEDICAL CENTER.**

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit Number 1017, for a monument sign at Lakewood Regional Medical Center. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval, which are incorporated by reference in the proposed Resolution of Approval. These are also on file with the Community Development Department. Notice of Hearing was given pursuant to the 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. 1017 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. Assistant Planner Griffiths asked if there are any questions of staff.

Chairperson Baca asked if there are any questions of staff. There were none.

Chairperson Baca opened the public hearing.

Applicant, Kristen Attardo, stated she is with the signage company, ADS.

Chairperson Baca asked of the Applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

Applicant Attardo responded yes.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission if there was any discussion or a motion.

Commissioner Ung moved and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 1017, 3650 South Street, and its related categorical exemptions.

AYES:	COMMISSIONERS:	Samaniego, Ung and Baca
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Cole
ABSTAIN:	COMMISSIONERS:	Stuckey

Chairperson Baca announced that the Motion has passed.

2. CONDITIONAL USE PERMIT NO. 37, A-4, 3700 SOUTH STREET, REQUEST FOR APPROVAL OF THE EMERGENCY ROOM ADDITION – LAKEWOOD REGIONAL MEDICAL CENTER

Senior Planner, Paul Kuykendall, presented the staff report and exhibits which recommended approval of Conditional Use Permit Number 37, A-4, for the emergency room addition at the Lakewood Regional Medical Center. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval, which are incorporated by reference in the proposed Resolution of Approval. Notice of Hearing was given pursuant to the 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. 37, A-4 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 Baca asked if there are any questions of staff.

Commissioner Samaniego questioned Exhibit B and asked if that would be the south side of South Street?

Senior Planner Kuykendall stated yes, confirmed where South Street is, and pointed out the alleyway where the homes and driveways and the existing conditions are on the south side of South Street.

Commissioner Samaniego asked if the CT trailer is going to stay where it is or will it be removed after construction is completed?

Senior Planner Kuykendall stated it will remain there, and the applicant is here and can shed more light on the long-term plan, but that is not part of the application tonight.

Chairperson Baca questioned Section 3, Item 3 of the staff report, that the site can adequately accommodate the parking requirements of the proposed use. What would the parking requirement be?

Senior Planner Kuykendall explained about the parking requirements in the Lakewood Municipal Code.

Chairperson Baca asked if the new building will increase the employees also for long-term parking, and Senior Planner Kuykendall stated he will defer to the applicant, but there is sufficient parking on the site.

Chairperson Baca opened the public hearing.

Applicant, Andrew Yee, Chief Operating Officer of Lakewood Regional Medical Center, introduced himself. He stated this project is not meant to drive more Emergency Room volume to the hospital, 110 currently on daily average, but up to 150 on some days. They do not have the space for that, so patients are taken care of in the hallways, outside, wherever they can offer them care the best way possible. This addition will help bring the ER patients back inside, have more rooms for them, provide a better way for them to get their treatment. They already have the patients, and they already have staff to care for those patients. The trailer is a CT. Currently, with this project, they will not remove the trailer, but the future long-term hospital plans are to add an additional CT within the hospital with higher resolution, and they would like to have a second CT in the ER, and at that point, the trailer can be removed.

Commissioner Samaniego stated he has no problem with the trailer and that he was just curious about it.

Applicant Yee stated they do not like it. They do not like to take the patients outside, and they would like a higher resolution, so that is the long-term CT plan. With this project, he wants to emphasize that they are not seeking more volume. They are just trying to take care of what is coming to them currently day-to-day in a better way.

Chairperson Baca stated the neighbors are impacted by parking.

Chairperson Baca asked of the Applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

The applicant said yes.

Commissioner Baca asked if anyone else would like to speak on this item and reminded the public to limit comments to five (5) minutes.

Resident Alana Ramirez stated she is a neighbor just over the wall that is east and outside the emergency room. She heard the applicant say they want to take care of more people, but what about also taking care of the neighbors of Lakewood? She stated they have a horrible time with parking, and it is not just the visitors but the employees. The employee cars are outside for 12-15 hours. They live on a cul-de-sac with eight houses and cannot park. They already have limited parking. The hospital employees are taking up the parking. Her fear is increasing employees, the traffic, the noise. At 3:00 a.m., there is a condenser or some type of equipment making loud noise. She has called for support from the hospital. She has written to the City. No help. She is not necessarily against the project, but how will she be safeguarded, how will they be taken into consideration when it comes to parking and noise? The new P.A. System can be heard in their house. The hospital put in lights that shine into their backyard. Her neighbor has a disabled son, and she cannot park—she has to park around the corner. The hospital has a parking structure, but people are not willing to use it and walk from it to the hospital, so they now consume the neighborhood parking, as it is closer. She would like all this to be taken into consideration.

Resident Jonathan Cadena stated he also lives on the opposite side of the wall outside of the Emergency Room area. Their neighborhood residents have several senior citizens, and they are bringing these matters up to represent their concerns and get the hospital's attention. The noise can be reduced, and the P.A. System can be eliminated as it keeps them up at night. If the new facility can control and reduce some of the noise, it would help.

Commissioner Baca asked if anyone else would like to speak, and since there were none, he asked the Applicant if he would like an opportunity to address any of the issues.

Applicant Yee thanked the residents. He stated he was not aware of the listed problems and stated that the hospital wants to be a good neighbor. The new building will reduce the noise because a lot of what they are currently doing outside will go inside. They can see what can be done with the speaker and the lighting. That is something they can work on right now. They can see if they can improve the parking allocation. He does not know if they can control everything about the parking, but they can see about making it better for the neighborhood. Once this is constructed, this will be a better space for the overall community.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission if there was any discussion or a motion.

Commissioner Samaniego brought up a car wash at Carson and Los Coyotes that extended a block wall to 10 feet. That may be something the hospital may want to think about. Commissioner Samaniego questioned if it is possible to extend the wall to eight feet or if possible, extension on the wall to help the neighbors.

Director Avalos stated this is the first time he has heard about the parking, the lighting and the noise, but that is not to say it does not occur. We have not heard about these as recurring items up to this point. Mr. Yee and the City have addressed construction parking concerns. A wall extension has ramifications as well. The car wash was another type of project with an alley separating the properties. In this case, it is a shared wall, and increasing the height of a wall will have long-term effects on the houses, like shadowing. Requiring the Hospital to extend the height of the wall based on comments that we are hearing for the first time is not what he would recommend. It would be best for the hospital and the City to work with the neighbors regarding the speakers and the lights as opposed to requiring them to extend the wall 10 feet.

Assistant Director Patrick McGuckian interjected that there is a follow-on action wherein the Development Review Board (DRB) will be addressing parking and the bulk oxygen tank, and he suggests the City work with Applicant Yee and the residents and accomplish some conditioning and consideration of those concerns within the DRB action that will be taking place sometime in January.

Commissioner Samaniego pointed out that resident, Alana Ramirez, stated that she has tried to contact City Hall and has written to City Hall. He was disappointed that the City did not respond to her inquiry.

Director Avalos clarified that those types of complaints, depending on the nature of the complaint, may or may not come to the Community Development Department. If it is a complaint about parking, it would not come to Community Development. If the complaint is about the lighting or noise, that should make its way to Community Development. We were not aware of these complaints. We do have a bifurcated process in this particular case, so there still is a DRB action that will cover other aspects of this project, including things such as the wall. He stated that he would ask for a thorough check with Service One regarding the attempts to alert the City to these concerns because any call or complaint that comes in usually goes through our Service One directory. We know how important it is to help the hospital, but we also know how important it is to maintain the quiet enjoyment of the neighbors, so we will make every effort to balance those two needs and produce a compromise for a solution to help both the hospital and the Lakewood neighbors.

Commissioner Samaniego stated he understands everything the Hospital wants and needs to do for our community. He understands sometimes that the public does not get their voice heard.

Director Avalos stated that is important to him and to his department. Patrick is giving out his card with contact information to both the applicant and residents because Patrick already has some ideas and wants to start a dialog between these two parties. We will collaborate with the neighbors and the hospital to resolve any issues.

Commissioner Samaniego stated with ADUs being built and other people coming into neighborhoods and taking up the parking, there are a lot of issues that will be problematic. He would appreciate it, if we could look into helping the neighbors.

Director Avalos stated parking concerns flares up at different times for different reasons, but we take residents' concerns into careful consideration, so in this case, we will try to come up with practical solutions in resolving the parking problems with the hospital and the neighbors.

Assistant Director McGuckian stated that the City Council just took an action that allows homeowners to add an additional parking space in their front yard. Also, there can be a request to designate a handicapped space on a city street which is not give exclusive use, but someone without a handicapped plate or placard cannot park there. We have existing noise standards that we can enforce, and we have existing light standards that can be enforced.

Chairperson Baca stated it will take compromise and thanked everyone for their input.

Chairperson Baca requested a motion.

Vice Chairperson Ung moved, and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 37, A-4, 3700 South Street, and its related categorical exemptions.

AYES: COMMISSIONERS: Samaniego, Ung & Baca
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Cole
ABSTAIN: COMMISSIONERS: Stuckey

Chairperson Baca announced that the Motion has passed.

3. Proposed 2023 Beekeeping Ordinance.

Commissioner Vicki Stuckey returned to hear the 2023 Beekeeping Ordinance.

Chairperson Baca stated, before we move onto the 2023 Beekeeping Ordinance, he has questions and reservations regarding the proposed ordinance. He stated that it is his intention to continue the hearing for additional information and study and not open the public hearing as Commissioner Terry Cole is absent, and he feels the entire Commission should be present to hear this matter, and furthermore he believes that the ordinance

should require that the surrounding property owners within 300 feet be notified of a public hearing and that adjacent property owners should be individually notified and have the ability to agree or not agree that a neighboring property be allowed to keep bees. In addition through his own research talking with those involved in the commercial agriculture production of honey and with professional bee farmers, they have concerns about backyard beekeeping and potential diseases spread by such backyard beekeeping activities.

Commissioner Baca moves that the public hearing on the 2023 Beekeeping Ordinance be continued to a future date to be re-advertise at that time to allow Commissioner Cole to participate in the discussion and allow staff to respond to the following as possible revisions:

- Require notice to surrounding property owners within 300 feet of the proposed apiary.
- Require mandatory signing of Good Neighbor Acknowledgment from all immediate adjacent surrounding property owners indicating that they have no objection to the proposed apiary.
- Conduct research and report back to the Planning and Environment Commission regarding any known disease spread caused by backyard beekeeping, especially to those hives managed by professional agricultural honey producers.
- If need be, invite professional honey beekeepers to testify on behalf, for or against at a study session with PEC on this matter, later next year.

Chairperson Baca moved and Commissioner Stuckey seconded continuing the 2023 Beekeeping Ordinance to a future date.

City Attorney Tsai asked, before the Commission votes on that item, is there anybody wishing to speak on the item before the vote?

Resident, Diana Simmer, member of the local Long Beach Beekeeper's club stated that she would like to request that they have had a speaker from UC Riverside who also needs to participate in the discussions, along with the clubs, because she feels there is a lot of misinformation that is going on.

Chairperson Baca stated he feels that is fair.

Resident, Natalia Komar, brought up the neighbor notification. She stated that is particularly interesting because neighbors are not required to notify her about what they do on their private property. No one contacts her when someone gets a really yappy dog and leaves it outside all day. She pointed out if she has a hive on her yard, the bees fly up and out for miles and that it will not directly impact her immediate neighbors within 300 feet. It is going up to three miles away and then returning back. Honeybees are not going up and over the fence and coming back down. If you observe any bee videos, they shoot up into the sky, and they are gone—they are not coming back down within that first 300 feet.

Chairperson Baca asked if she is proposing that we increase the area.

Resident Komar stated she is not proposing that the area be increased. She stated there is no way to keep bees confined to a small area. Bees do not go up a wall and wrap down around it to go into her neighbor's yard—they are going out miles to get nectar. If you consider bees going out miles, you are now into Paramount, Bellflower, Cerritos and Long Beach, and that type of noticing is not feasible or practical.

In terms of researching beekeeping diseases, typically, diseases that impact bee populations are caused by the bees that are professionally maintained being transported to pollinate the almond fields that are then commingling with bees from different areas of the country, and then a lot of them come back to the professional beekeeping locations that are within the Southern California region. That is not necessarily something a local beekeeper would have an issue with, and even if they did, backyard beekeepers carefully treat their bees. If their bees have a disease, they treat them. Boris Behr of UC Riverside is more than willing to come and speak and provide information regarding bee diseases and prevention.

Chairperson Baca thanked Resident Komar and reiterated we want to make an educated decision with a full Commission and that is why he would like to continue the consideration of the ordinance to a later date and when different speakers can be invited to educate the commission.

Chairperson Baca stated we have a second on the motion and asked if there is any discussion on the motion.

Commissioner Samaniego asked if we could include Chairperson Baca's notes and conditions with the staff report.

Chairperson Baca stated he will get together with staff and will put something together for everyone.

City Attorney Tsai clarified that Chairperson Baca presented issues that he wanted staff to study, and Chairperson Baca agreed.

City Attorney Tsai asked if Chairperson Baca wanted to add communication with the groups that were mentioned as well as the Professor.

Chairperson Baca stated he believes the residents can notify them as they will be notified.

Community Director Avalos stated we follow our normal notice procedures, but in this case, we will include them in the notice. He stated we will not be setting a special meeting time to accommodate people. Our meetings are the first Thursday of the month, 7:00 p.m. Depending on when we schedule, we will follow our normal protocol

but will include additional people who have inquired to make sure they are aware of when that meeting will take place.

Assistant Director McGuckian stated he would invite and encourage anyone that wants notice of the hearing to forward contact information to him.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission to vote on the motion.

Chairperson Baca moved and Commissioner Stuckey seconded approval of staff recommendation to continue indefinitely the consideration of the proposed 2023 Beekeeping Ordinance to an undetermined future date.

AYES: COMMISSIONERS: Stuckey, Samaniego, Ung and Baca
NOES: COMMISSIONERS: n/a
ABSENT: COMMISSIONERS: Cole
ABSTAIN: COMMISSIONERS: n/a

Chairperson Baca asked if there are any general comments. There were none.

REPORTS:

None.

PUBLIC COMMENTS:

None.

STAFF COMMUNICATIONS:

Community Director Avalos wished everyone a Merry Christmas and New Year. He further stated that there will be a Planning and Environment Commission Meeting in January. There is only one item that is on the CDBG Block Grant side and it requires amendments. It will be a short but important meeting as we need to meet the notice requirements under the Block Grant Program.

ADJOURNMENT: The meeting was adjourned at 8:38 p.m.

Next meeting will be January 4, 2024.



Secretary