



Chairperson Stuckey thanked Abel for being a great leader of the PEC, requested a picture with the Commission, and presented him with a gift.

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

**BUILDING REHABILITATION BOARD – PUBLIC HEARING**

- 1. 11620 206<sup>th</sup> Street – Community Conservation Staff requests a determination that this property be declared a public nuisance as it is currently maintained in a substandard condition with accumulation of debris.**

Neighborhood Preservation Manager, Charles Carter, (NPM Carter) introduced the code enforcement case.

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

**Chairperson Stuckey asked if there are any questions of staff.**

Commissioner Baca asked if this is a dual-address property, and CCR Cochran's response was "yes." Commissioner Baca asked as referenced to a public nuisance, would the other address be included as well? CCR Cochran stated the address is 11620, and the County considers both property together, but the County lists 11620 as the main address.

Commissioner Rowland asked if we received verification that the homeowner received the certified mail? CCR Cochran stated she sent certified mail, the Citations were mailed certified, and the homeowners did receive those, but they have not responded.

**Chairperson Stuckey asked if there are any other questions, and as there were none, Chairperson Stuckey opened the public hearing.**

No one from the property appeared. There were no responses.

**Chairperson Stuckey asked if there are any other public comments.**

**There being no one else wishing to be heard on the matter, Chairperson Stuckey closed the public hearing.**

**Commissioner Rowland moved and Vice-Chairperson Cole seconded approval of staff recommendation to approve Resolution No. 17-2024, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, FINDING THE PROPERTY**

**LOCATED AT 11620 206<sup>TH</sup> STREET TO BE A PUBLIC NUISANCE; ORDERING ABATEMENT OF THE NUISANCE WITHIN THIRTY (30) DAYS BY THE OWNER OR SUCCESSOR IN INTEREST; AND IF NOT TIMELY ABATED, AUTHORIZING THE CITY TO ABATE THE NUISANCE CONDITIONS.**

Chairperson Stuckey said there is a motion and a second and called for a roll call vote.

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

Chairperson Stuckey announced that the Motion has passed.

The BRB reconvened as the Planning and Environment Commission and it began the PEC Public Hearings.

### **PEC PUBLIC HEARINGS**

**1. Conditional Use Permit No. 1027, 5150 Candlewood Street, #19D, Request approval for operation of a massage establishment. (JRG SPORTS MASSAGE)**

Planning Technician, Michelle Santiago, (Planning Technician Santiago) presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1027, for approval for operation of a massage establishment, JRG Sports Massage. These documents are on file with the Community Development Department. The Notice of Hearing was properly delivered and posted pursuant to the Lakewood Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1027 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. Planning Technician Santiago asked if there are any questions of staff.

Chairperson Stuckey asked if there are any questions of staff.

There were none.

Chairperson Stuckey opened the public hearing.

Chairperson Stuckey asked of applicant, "Have you read, and do you agree with all the proposed conditions of approval?" The business owner, Joshua Goodman, responded affirmatively.

The business owner pointed out that the name of his business says "SPORTS," and he is also medical-based for post-surgeries and athletes. He started his career in the NFL, and now he works with athletes, and the other half of his clientele are sheriffs and LAPD.

**Chairperson Stuckey asked the Commissioners if they have any questions of the owner.**

There were no questions.

**Chairperson Stuckey asked if there are any other speakers on this matter?**

There were none.

**There being no one else wishing to be heard on the matter, Commissioner Stuckey closed the public hearing.**

City Attorney Tsai wanted to clarify that staff is asking for adoption of the Resolution included in the Agenda packet with one revision to the period of review and asked staff to restate that revision.

Planning Technician Santiago stated it would be a revision to Number 4.D. for a 6-month review to change to a 3-month, 6-month and a 12-month review.

**Commissioner Stuckey then closed the public hearing.**

**Commissioner Rowland moved and Commissioner Garcia-Salas seconded approval of staff recommendation to approve Conditional Use Permit No. 1027, 5150 Candlewood Street, #19D, and its related categorical exemptions, with amendments from staff.**

**Chairperson Stuckey said there is a motion and a second and called for a roll call vote.**

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

**Chairperson Stuckey announced that the Motion passed unanimously.**

**REPORTS:**

1. FY 23-24 Consolidated Annual Performance & Evaluation Report – CAPER was received and filed. There were no other communications.

**PUBLIC COMMENTS:**

Resident, Brian Fuller, resides at 2503 Denmead Street. He wants to know code enforcement procedures. He has a neighbor front yard fencing dispute, which could qualify as a public nuisance with what he calls a "spite fence." Code enforcement has been able to act on the height of the fence and the adjoining gate that does not allow for egress and ingress for occupants of the house. However, one regulation that was not addressed is the width of the driveway. His driveway and the use of his property are impacted by a reduction in useable width caused by a property line fence. He is gathering all resources so he can put forth a proper case. He is taking this opportunity to get acquainted at the PEC and to do what he can to resolve things amicably with his neighbor. He wanted to participate in this process and ask if there is someone who can help guide him.

Chairperson Stuckey thanked Mr. Fuller and stated one of the staff members will contact him to give him some direction as the PEC cannot take any action or discuss this matter.

Commissioner Baca reiterated that we cannot take any action today but asked Mr. Fuller if he thinks the driveway should be expanded?

Brian Fuller stated Lakewood Mutual has 5,000 square foot parcels, so we have to be efficient when it comes to use of our property. He stated the way these properties were developed in the 1950s, they wanted to maximize the use. He stated there is an Ordinance posted in the late 1970s stating you have to maintain a particular driveway width. The neighbor's fence impacts the practical use of his driveway. He feels this is a quality of life issue.

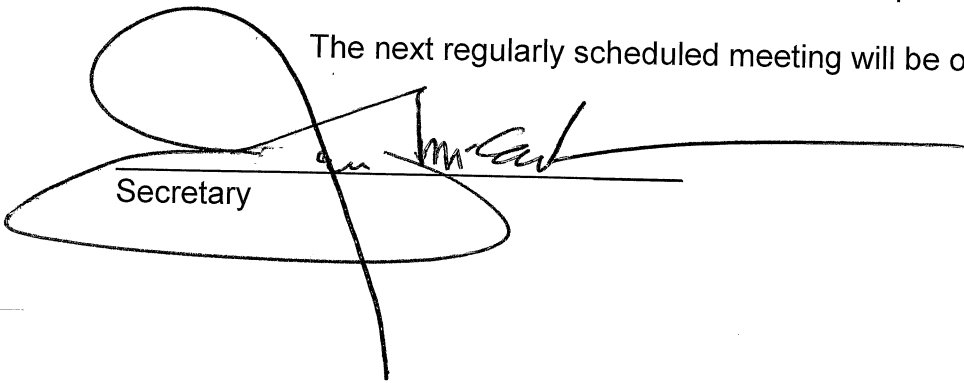
**STAFF COMMUNICATIONS:**

Assistant Director McGuckian stated we are sad that Abel is gone but he is on to greater pursuits, and he stated that staff wishes everyone a very happy Halloween.

NPM Carter updated the Commission on previous code enforcement cases presented to the PEC.

**ADJOURNMENT:** The meeting was adjourned at 7:45 p.m.

The next regularly scheduled meeting will be on November 7, 2024.



Secretary