

**AGENDA / CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION**

March 6, 2025 / 7:00 P.M.

City Council Chambers – Lakewood Centre – 5000 Clark Avenue

Public comments and questions pertaining to any item on the agenda will be accepted via email sent to ckojaku@lakewoodcity.org up to 4:00 p.m. on the day of the meeting. We ask that you please indicate the specific item on which you wish to be heard or whether your comments will be submitted under oral communications.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Regular Meeting of February 6, 2025

ANNOUNCEMENTS AND PRESENTATIONS

BUILDING REHABILITATION BOARD

1. **Property Nuisance
Unmaintained vegetation.**

6340 Charlwood Street

PUBLIC HEARINGS

None

REPORTS

1. **Conditional Use Permit No. 1024** 12612 Del Amo Boulevard
Guacamole Grill – 6-month Review
2. **Conditional Use Permit No. 1013** 5227 Lakewood Boulevard
Savers – 9-month review

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3. 2025 Model Water Efficiency Ordinance (MWELo) Workshop

PUBLIC COMMENTS

STAFF COMMUNICATIONS

ADJOURNMENT

NEXT MEETING: APRIL 3, 2025

Any qualified individual with a disability that would exclude that individual from participating in the above meeting should contact the Community Development Department Administrative Secretary at (562) 866-9771, extension 2303 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids may be provided.

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categorically exempt from further CEQA review. (Applicants: Gerina and Jade Lakeman)

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1030, for approval for operation of a cottage food operation, including finding that the use is categorically exempt from further CEQA review. 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. 1030 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 Stuckey asked if there are any questions of staff.

Commissioner Rowland asked if the only access to this establishment is off 216th Street, and Senior Planner Kuykendall confirmed yes—that there is no alley abutting the property—the only access to the public right-of-way is 216th Street.

Commissioner Baca requested to review one of the photos and requested photos be included in the packets going forward. After reviewing the photo, Commissioner Baca asked about the parking availability for curbside pickup. Senior Planner Kuykendall stated the proposed Resolution requires a space available on the driveway so a person can park on the property for baked goods pick up. This is a condition that carries through from the Code that regulates these types of businesses.

Senior Planner Kuykendall confirmed that photos shall be included in the packets going forward.

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?”

Gerina Lakeman and Jade Lakeman introduced themselves, and Gerina Lakeman confirmed she has read and agrees to the conditions of approval.

Chairperson Stuckey asked the applicant if there is anything applicant would like to share about applicant’s establishment?

Gerina Lakeman stated she has been making sourdough for about five years. They have been baking bread for friends and family. They make sourdough pastries because it is a healthier option. Her daughter became very sick in 2021, and they

decided to work from home with a schedule to fit her daughter. That was the main motivation in opening up this business. They both love to cook and being in the kitchen.

Chairperson Stuckey asked if there is anyone in the audience who would like to speak on this item?

There were none.

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

Commissioner Rowland moved and Chairperson Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 1030, 11402 216th Street, 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

2. CDBG Action Plan FY 24-25, Substantial Amendment No. 1 – Curb Replacement Project.

Housing Specialist, Carolyn Lehouillier, (Housing Specialist Lehouillier) presented the staff report and exhibits which recommended approval of the CDBG Action Plan FY 24-25, Substantial Amendment No. 1 – Curb Replacement Project.

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 CDBG Action Plan, FY 24-25, Substantial Amendment No. 1 – Curb Replacement Project by the City Council on February 25, 2025. Housing Specialist Lehouillier 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 if there is anyone in the audience who would like to speak on this item?

There were none.

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

Commissioner Baca moved and Chairperson Stuckey seconded approval of staff recommendation to recommend the City Council to approve CDBG Action Plan FY 24-25, Substantial Amendment No. 1 – Curb Replacement Project.

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**

REPORTS:

1. 2024 General Plan Annual Progress Report.

Senior Planner Kuykendall delivered the oral report summarizing the written staff report and slide presentation, all as contained in the 2020 General Plan Annual Progress Report.

Senior Planner Kuykendall recommended that the Commission recommend to the City Council that it receive and file the 2024 General Plan Annual Progress Report and that the Council direct staff to submit the General Plan Annual Progress Report to HCD and the Governor's Office of Planning and Research. Senior Planner Kuykendall concluded the staff report and asked if there are any questions of staff.

Chairperson Stuckey asked if there are any questions of staff.

There were none.

Chairperson Stuckey asked if there is anyone in the audience who would like to speak on this item?

There were none.

Chairperson Stuckey moved and Commissioner Cole seconded approval of staff recommendation to forward the 2024 General Plan Annual Progress report to the City Council to receive and file.

AYES: COMMISSIONERS: Rowland, Garcia-Salas, Baca, Cole, Stuckey
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

2. Housing Element Implementation Program Workshop – Part 3

Senior Planner Kuykendall presented his staff report on the Housing Element Implementation Program (HEIP) that will propose a series of ten topics organized into three ordinances that will address regulation modifications. The purpose of these Workshops is to provide the Commission with a foundation for establishing procedures and standards for certain proposed regulations which are required to be adopted as part of the City's 2021-2029 Housing Element Update as required by the State of California. The topics in Workshop – Part 3 are:

- By-Right Multifamily Residential Projects
- By-Right Residential Subdivisions
- Density Bonuses
- Single-Room Occupancy Units (SRO)
- Prefabricated Manufactured Units

Commissioner Baca, in addressing the first question "Which project should be exempt from the inclusionary housing ordinance?" requested to see the graph and asked for clarification that it goes from six to seven to 14.3%?

Senior Planner Kuykendall stated zero units, and the affordability for seven units is about 14.3%. If it were six, it would be somewhere around 22%.

Commissioner Baca asked if staff is recommending that six or less should be exempt, and Senior Planner Kuykendall responded either exempt or pay an in-lieu fee. Commissioner Baca stated he is comfortable with that number.

Assistant Director, J. Patrick McGuckian, (Assistant Director McGuckian) stated that we have to allow 15%.

Chairperson Stuckey asked if there is anyone in the audience who would like to speak on this item?

There were none.

Chairperson Stuckey directed the Commission to proceed with discussion.

Commissioner Rowland asked if the guidelines are by the state? Senior Planner Kuykendall stated that, through the Housing Element, there is a mandate for producing housing, not only the RHNA number, but also that number is divided up into different household incomes. The purpose of this is to create a mechanism if they're not building it, then in-lieu fees or an alternative compliance comes in where the City will see that those type of units are built elsewhere over time.

J. Patrick McGuckian stated that what Senior Planner Kuykendall is asking tonight is where does the Commission want the scale to be?

Vice Chairperson Cole asked if there is a slide that shows the proposed in lieu fees for total units that were between two and six, and Senior Planner Kuykendall answered "no." Senior Planner Kuykendall stated that last month, we presented a survey, took a median, looked at different cities that were geographically and demographically similar to the City of Lakewood, and that is how we arrived at the \$15.00 per square foot number.

Commissioner Baca asked if the color code of the graph is in coordination with staff recommendations, and Senior Planner Kuykendall stated yes.

Chairperson Stuckey asked if there are any other questions or further discussion? Senior Planner Kuykendall stated we are looking for feedback rather than a motion.

Vice Chairperson Cole asked what is the benefit for the City in exempting projects that have less than six units? Senior Planner Kuykendall stated in terms of affordability, no advantage at all because these will be small projects. With bigger projects where they are required to build the units or pay an in-lieu fee, those will go further in seeing the affordable units built.

Vice Chairperson Cole stated he is inclined to have an in-lieu fees for projects with two to six units.

Chairperson Stuckey asked if there is a consensus? The members of the PEC Commission unanimously concurred.

Senior Planner Kuykendall continued on with the second tier of this Workshop which are projects 40 to 80 units which is the hybrid scheme.

Vice Chairperson Cole asked if staff is recommending 40 units as the threshold? Senior Planner Kuykendall stated yes, but it could be 20 units. It is up to the Commissioners whether it is higher or lower.

Commissioner Rowland stated when we talk about construction required for some of the units, are we talking about full bills? Senior Planner Kuykendall stated, "yes."

Vice Chairperson Cole asked if the number was 40, anything less than that number is not required? Senior Planner Kuykendall confirmed and asked, "How many units would the Commission feel comfortable with at a minimum number of units? Is a developer required to build one, four, five or ten?"

Vice Chairperson Cole asked in the last five years, how many apartment complexes with 40+ units have been built? Or in the last 10 years?

Senior Planner Kuykendall stated looking back on the larger projects, we had a 72-unit condo project about 10 years ago.

Assistant Director McGuckian mentioned that the 72-unit condo project was called Canvas on South Street.

Senior Planner Kuykendall further responded that there was a 30-unit apartment building on Bloomfield and Centralia several years ago. For example, if it was 30 units, of those 30 units, only four would have been inclusionary housing. The City recently adopted a Mixed-Use Ordinance which has the potential for larger projects as we are now not looking at the smaller residential sites, we are looking at commercial sites with larger acreage and the potential to build more units. With those types of projects, there are more inclusionary housing units.

Commissioner Baca stated he is okay with the staff-provided number. Chairperson Stuckey stated she is fine with the numbers staff has provided, and Commissioner Rowland stated he is fine with the recommendation by staff. Vice Chairperson Cole stated he is fine with the 40+ unit being the threshold for inclusionary housing being a requirement with the hope that we have some developers that will be building 40+ unit apartment complexes.

Assistant Director McGuckian clarified we do in-lieu fees up to 40, and 40 on, we require development, and there is no hybrid in between unless it is voluntary. Vice Chairperson Cole stated that sounds good for him.

Senior Planner Kuykendall clarified what we are saying is that two to 39 units is the in-lieu fee or other alternative compliance. The hybrid will be 40 to 79 because there will be projects where they can justify building a unit or two. Above 80, units will have to be built.

Vice Chairperson Cole questioned for the 40 to 79, they have to stick to the 15%? Senior Planner Kuykendall stated they are all 15%.

Commissioner Baca asked if the other one was inclusive, 40 to 1,000? It said 40 and above. One said 40 to 79 and the other said 40 and above.

Senior Planner Kuykendall responded that, if and when the hybrid approach is acceptable, that is 40 to 79 units.

Senior Planner Kuykendall stated at the last meeting, the Commission asked about how Housing Trust Funds could be used. In the event someone donates land or there are in-lieu fees that are collected, how could those funds be used in the future. He looked at what other cities are doing, and one is site acquisition of land. After there is enough money accumulated in the fund, the city could purchase vacant or underutilized properties for the purpose of creating inclusionary housing projects, construction rehabilitation of inclusionary units with terms of either 45 or 55 rental years, off-site improvements that benefit projects with inclusionary housing units, street winding, curb and gutter, and relocating utility poles. If the project benefiting is an affordable housing or inclusionary housing type of project, that is where those would be used. The City, with the inclusionary housing ordinance, would be able to use any of these tools as long as it results in the production of inclusionary housing projects. If there is no other discussion, staff will move on to another major topic area. There was no other discussion.

Senior Planner Kuykendall stated the main thing to discuss is Workshop #3, and these are the code amendments required by the Housing Element.

- By-Right Development
- Density Bonus Ordinance
- Single-Room Occupancy (SRO) Units
- Prefabricated Manufactured Housing
- Ministerial Review of Residential Subdivisions

Senior Planner Kuykendall explained about each code amendment. The Ministerial Review of Residential Subdivisions is not part of the Housing Element, but it is part of State Law that went into effect last year where we do have to amend our Code to address new requirements. Staff asked if there are any discussion or questions regarding Density Bonus Ordinance.

Chairperson Stuckey asked the Commission if there are any questions?

Commissioner Baca stated he noticed the reference to fabricated and mobile homes. We had one mobile home park in the City of Lakewood. Senior Planner Kuykendall stated the City of Lakewood actually has two properties zoned for mobile home parks—one is next to the 605 Freeway and a much smaller one with a dozen units on it on Carson Street, east of the Equestrian Center. For those types of projects, the State supersedes the City on those.

Senior Planner Kuykendall continued and spoke about Single-Room Occupancy (SRO) Units. Does the PEC agree with staff's recommendations that the Housing Element and Implementation Plan (HEIP) Ordinance include a finding that current SRO requirements are adequate and that an amendment is not necessary?

Commissioner Rowland agrees with staff's recommendations.

Chairperson Stuckey stated the members of the PEC Commission unanimously concurred.

Senior Planner Kuykendall continued and spoke about Prefabricated Manufactured Units.

Assistant Director McGuckian stated he would like to interject that while we have done that with a few ADUs, he has had standards and sometimes those standards conflict with the objective standards, and in those instances, we have to yield to their standards. If they have a 30" door, and our requirements are a 34" door, HUD has already pre-approved that. In those few instances, we have to yield our objective standards to the standards imposed by Housing and Urban Development.

Lastly, Senior Planner Kuykendall continued and spoke about Residential Subdivisions with 10 or fewer parcels created or where the project has 10 or fewer units that, under SB 685, require ministerial approval.

Senior Planner Kuykendall stated that concludes the staff report and asked the Commission to consider staff recommendations and direct staff to combine the 10 topic areas into a single ordinance and present the ordinance to the Commission for consideration and recommendation to the City Council. Senior Planner Kuykendall asked if there are any questions of staff.

Chairperson Stuckey stated the members of the PEC Commission unanimously concurred.

PUBLIC COMMENTS:

Resident, Shelly Baker, resides at 4638 Pimenta Avenue. She stated the neighbor across street built an ADU but is now building a 2-story ADU in the front yard, and the neighbors, including her and her family, are not happy. In one plot, there will be a 2-story house, the house that has been since the 1950's, and the ADU in the back. There is another ADU going up at the end of the street—a 2-story in the front. Ms. Baker stated they have lived there for 14 years and really like the neighborhood, and these ADUs are making the neighborhood look really badly. She asked what are the rules on ADUs, if any? She has questions and wonders what our City will look like five years from now.

Resident, Hazel Baker, resides at 4634 Pimenta Avenue. Ms. Baker referred to Shelly Baker's comments but added that the two-story ADU is on the lawn. She stated lawns are important and not having lawns is detrimental to our environment; our habitat, and she does not like the parking situation.

Chairperson Stuckey stated the Commission will not be able to comment because this is not agenda item but that the Assistant Director McGuckian will reach out to both of them.

STAFF COMMUNICATIONS:

No further comments.

ADJOURNMENT: The meeting was adjourned at 8:20 p.m.

The next regularly scheduled meeting will be on March 6, 2025.

Secretary

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TO: THE PLANNING AND ENVIRONMENT COMMISSION
SITTING AS THE BUILDING REHABILITATION BOARD

SUBJECT: PUBLIC NUISANCE – 6340 Charlwood Street

INTRODUCTION

The property at 6340 Charlwood Street is located in the R-1 Residential zone and has had overgrown vegetation in the front yard and parkway dating back to August 29, 2024.

The property currently violates the Lakewood Municipal Code (LMC) as follows:

LMC §4323.D.3 – Unmaintained Vegetation –Any of the following conditions in any yard area not occupied by buildings, accessory structures, walkways, pools, spas, driveways, decks, or similar building or architectural device, or in any area required to be landscaped on commercial or manufacturing zoned property. Overgrown vegetation, cultivated or uncultivated. “Overgrown vegetation” is vegetation that has grown to such an extent that it results in the diminution of the appearance of the subject property as compared to adjacent properties. “Overgrown vegetation” is also vegetation that is so overgrown or lacking in maintenance as to be unsightly to neighboring property, or because of size and lack of maintenance to be dangerous to the public health, safety and welfare.

STATEMENT OF FACTS

On August 29, 2024, The City received a complaint concerning the weeds in the front yard that were growing tall and not maintained.

On September 16, 2024, Community Conservation Representative (CCR) Padilla conducted an inspection, and it was confirmed that there was unmaintained vegetation in the front yard and parkway. The house appeared to be vacant at the time of inspection. The listed owners were mailed a Notice of Violation.

On September 30, 2024, A follow-up inspection was conducted by CCR Padilla, and the vegetation was confirmed to be overgrown. The owners were mailed a Final Notice of Violation.

On October 15, 2024, CCR Padilla conducted another follow-up inspection and confirmed the vegetation was unmaintained. The owners were mailed a Second Final Notice of Violation.

On November 1, 2024, it was confirmed that the responsible parties had not resolved the unmaintained vegetation violation, and an Administrative Citation was issued to the property owners by CCR Padilla.

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On January 9, 2025, CCR Padilla confirmed that the property was in probate, but received no response from the responsible party.

On January 30, 2025, CCR Padilla confirmed that the property had been sold to Neighbor to Neighbor Homes LLC out of Redondo Beach. The owner's information was updated.

On February 21, 2025, A Notice to Abate Nuisance was posted on the property.

BACKGROUND

The Lakewood Municipal Code Section 4320 states:

“Pursuant to the provisions of Section 38771 of the Government Code of the State of California, the City Council does hereby find, determine, and declare that a violation of any provisions of this Chapter is a Public Nuisance which may be abated as provided in the Civil Code or the Code of Civil Procedure or the Penal Code of the State of California in addition to any other remedy or procedure provided by law or this Code, or any penal enforcement of this Code.”

The Planning and Environment Commission sitting as the Building Rehabilitation Board (BRB) as specified by the California Building Code Section 99 may: 1) declare non-compliant properties subject to code enforcement as a Public Nuisance per se as specified by LMC §4324.2 by making a finding of fact and 2) may be abated per LMC §4324.4, which in part states, “If said nuisance is not abated within the time specified by the Planning and Environment Commission or the City Council or any extension thereof, the Director of Public Works shall cause the work of abatement to be performed as ordered therein.”


SUMMARY

The property located at 6340 Charlwood Street constitutes a public nuisance as defined in §4323.1 and 4324 of the Lakewood Municipal Code. Pursuant to the Lakewood Municipal Code and Title 25 of the California Code of Regulation, a hearing before the Building Rehabilitation Board shall consider all relevant facts and adopt a Resolution to authorize the abatement of the continued violations on the property. A public nuisance property may be abated by the City if the property is not brought into compliance by the time frame established in the Resolution. Staff would recommend immediately following the hearing to be sufficient time to adhere to the draining of the pool and removal of mosquitoes.

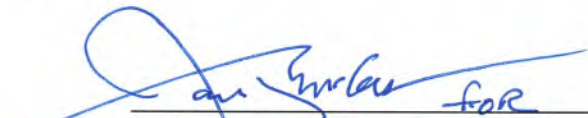
RECOMMENDATION

Staff recommends that the Building Rehabilitation Board, find the property at 6340 Charlwood Street to be a public nuisance and adopt the attached Resolution. The Resolution directs Neighbor to Neighbor LLC to abate the unmaintained and overgrown vegetation, as listed in the Notice to Abate Nuisance, within thirty (30) days of the Resolution's adoption.

Additional time may be granted for good cause by the Director of the Community Development Department in coordination with the Director of Public Works. The Resolution further authorizes the City to abate the nuisances by warrant or any other actions authorized by law in perpetuity. All costs of abatement by the City, including but not limited to full staff cost and contractor cost, shall be the property owner's responsibility and, if not paid when billed, shall become a lien on the property.



Anthony Padilla
Community Conservation Representative



Aldo Cervantes
Director of Community Development

RESOLUTION NO. -2025

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 6340 CHARLWOOD STREET 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.

THE PLANNING AND ENVIRONMENT COMMISSION SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. On March 6, 2025, the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 6340 Charlwood Street (the property) is more particularly described as Los Angeles County Assessor's Identification (AIN) Number 7166-014-044 and as: Lot 53 of Tract No. 19981, in the City of Lakewood, County of Los Angeles, State of California, as per map recorded in Book 528, Pages 25 and 27 of Maps, in the office of the County Recorder of said County.

SECTION 3. A Notice to Abate Nuisance was properly posted and mailed as provided by law on February 21, 2025. This provided notice to the property owner of a public hearing before the Building Rehabilitation Board regarding the nuisance conditions at the property.

SECTION 4. The January 9, 2025, inspection revealed continued non-compliance, so this case was scheduled for a hearing before the Building Rehabilitation Board.

SECTION 5. Based upon the evidence received and considered, the Building Rehabilitation Board finds that the property is a public nuisance based on violations of the following regulations:

A. Unmaintained Vegetation. Lakewood Municipal Code (LMC) §4323.D.3

SECTION 6. The nuisance conditions at the property violate Lakewood Municipal Code §4323 and 4324. The property nuisance conditions create a public nuisance and should be abated as provided by Sections 4320 and 4323 of the Lakewood Municipal Code and Chapter 99 of the Los Angeles County Building Code, as adopted by the City of Lakewood.

SECTION 7. If the property owners fail to comply with this Resolution ordering the abatement of the nuisance conditions within 30 days or as extended by the Community Development Director in coordination with the Public Works Director, the City shall have jurisdiction to abate the nuisances by warrant, motion to appoint a receiver under California Health & Safety Code 17980.7(c), Red Light Abatement, or any other actions authorized by law. All costs

of abatement by the City, including but not limited to full staff costs and contractor costs, shall be the responsibility of the property owner and if not paid when billed, shall become a lien on the property.

SECTION 8. Any person with an interest in the property may appeal this order of the Building Rehabilitation Board to the Lakewood City Council. A written, dated, and signed appeal can be filed with the City Clerk, 5050 Clark Avenue, Lakewood, California 90712. The appeal must be received by the City Clerk within 5 days from the date of Resolution adoption with the appropriate fees.

The appeal shall contain the following: specific identification of the property; a brief statement of the legal interest in the property; a statement in ordinary and concise language of the specific order or action protested, together with any material facts supporting the contentions of the appellant; and the signatures of all parties named as appellants, and their official mailing addresses, email addresses and phone numbers. Official notification of any hearings and actions regarding this matter may be communicated by e-mail and/or by regular USPS mail.

ADOPTED AND APPROVED this 6th day of March 2025 by the Building Rehabilitation Board of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABTAIN:	COMMISSIONERS:

Vicki Stuckey, Chairperson

ATTEST:

Aldo Cervantes, Secretary



NOTICE OF HEARING TO ABATE NUISANCE

To: *Neighbor to Neighbor Homes LLC* concerning 6340 Charlwood Street, Lakewood, California 90713-1700
AIN:7166-014-044

Dear *Neighbor to Neighbor Homes LLC*.

You are hereby **NOTIFIED TO APPEAR** in person at a public hearing before the City of Lakewood Planning and Environmental Commission, acting as the Building Rehabilitation Board. The hearing is regarding violations of the Lakewood Municipal Code and payment of any outstanding penalty fines that have been levied for such failures.

The meeting will be held on Thursday, March 6, 2025, at the City Council Chambers located at 5000 Clark Avenue, Lakewood California at 7:00 p.m., or soon thereafter.

The property owner(s), their representative(s) and/or any other interested parties may be heard, and show cause, if any, why the property should or should not be declared a public nuisance, the penalty fines paid, and/or have the nuisance(s) abated by the City at the property owner's expense. At the hearing, the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a formal Resolution finding that the violations listed below on the subject property are a public nuisance and ordering the following:

1. The violation(s) of the Lakewood Municipal Code (*listed below*) shall be corrected in the time ordered.
2. If not corrected in the time as ordered, the authority to abate the public nuisance is hereby granted.
3. Any City abatement including, but not limited to staff time and contracted services shall be charged to the property owner and these charges may result in a lien on the property.
4. The BRB may consider other options including filing a criminal complaint in the Los Angeles County Superior Court, a motion to appoint a receiver under California Health & Safety Code 17980.7(c), or any other applicable actions authorized by law.

Any person having the right, title, lien or interest in the subject property as listed above may appear and speak at the hearing on any relevant issues pertaining to the violation(s) listed below.

VIOLATIONS: The public hearing has been scheduled to resolve and bring into compliance the following conditions, which have been observed and confirmed as violations of the Lakewood Municipal Code (LMC) and/or other related regulations and laws (e.g., Building Code.) These violations have been documented in one or more Notices of Violation delivered to the property and property owner. The property owner has failed to fully comply with these requirements.

LMC §4323.D.3 Unmaintained Vegetation. Any of the following conditions in any yard area not occupied by buildings, accessory structures, walkways, pools, spas, driveways, decks, or similar building or architectural device, or in any area required to be landscaped on commercial or manufacturing zoned property. Overgrown vegetation cultivated or uncultivated. "Overgrown vegetation" is vegetation that has grown to such an extent that it results in the diminution of the appearance of the subject property as compared to adjacent properties. "Overgrown vegetation" is also vegetation that is so overgrown or lacking in maintenance as to be unsightly to neighboring property, or because of size and lack of maintenance to be dangerous to the public health, safety and welfare.

This Public Hearing Notice is dated February 21, 2025.
CITY OF LAKEWOOD



Prepared by: Anthony Padilla, Community Conservation Representative
(Mailed and posted on the property a minimum 5 calendar days before hearing)

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TO: Planning and Environment Commission

SUBJECT: Conditional Use Permit No. 1024, Six-Month Review for Guacamole Grill

LOCATION: 12612 Del Amo Boulevard

ZONING: C-3 (Intermediate Commercial)

INTRODUCTION

On May 2, 2024, the Planning and Environment Commission (PEC) adopted Resolution No. 10-2024 approving Conditional Use Permit (CUP) No. 1024 for the sale of beer and wine for on-site consumption in conjunction with a restaurant located at 12612 Del Amo Boulevard.

Condition C of Section 4 of Resolution No. 10-2024 requires a six-month review to ensure the use is complying to the Resolution's requirements, starting from the date the business's Type 41 license was issued by the California Department of Alcoholic Beverage Control (ABC).

STATEMENT OF FACTS

The Los Angeles County Sheriff's Department (LASD) conducted a review of the subject use and found there have been no incidents and three calls of service that do not reflect negatively on the business. There are no records of parking complaints related to the operation of the business. There are no comments or recommendations from Public Safety or LASD related to this review.

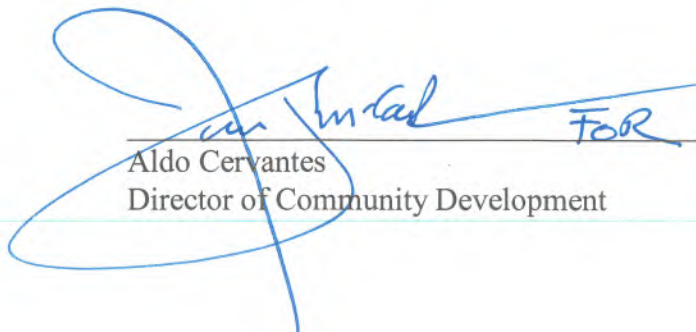
Condition M of Section 4 states that "All signage is required to be reviewed and approved by the Community Development Department staff and shall be submitted as a separate application." On February 25, 2025, staff conducted an inspection of this restaurant and there are two temporary signs placed in front of the store. Staff will notify the business owner to apply for a temporary sign permit to maintain the temporary signage.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission receive and file this report. Staff will work with the business owner of Guacamole Grill to confirm full compliance with the conditions of Resolution No. 10-2024.



Frankie Griffiths
Assistant Planner



Aldo Cervantes
Director of Community Development

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PEC AGENDA

March 6, 2025

TO: Planning and Environment Commission

SUBJECT: Conditional Use Permit No. 1013, Nine-Month Review, Savers second hand store

LOCATION: 5227 Lakewood Boulevard

ZONING: C-4 (General Commercial)

INTRODUCTION

On May 4, 2023, the Planning and Environment Commission (PEC) adopted Resolution No. 4-2023 approving Conditional Use Permit No. 1013 for Savers secondhand store located at 5227 Lakewood Boulevard (see attached Resolution). Condition J of Section 4 of the Resolution requires a six-month and a one-year review from the date of approval of the Resolution.

Staff presented the six-month review to the PEC on December 5, 2024. At that meeting, staff reported that Savers was out of compliance with Resolution No. 4-2023 with respect to signs and donated items stored on several pallets and rolling storage racks in the donation area at the rear of the building. Staff noted that they would work with Savers to correct these violations. On December 17, 2024, staff sent a letter to Savers advising them of the violations and the corrective actions required.

The PEC requested that another review be presented to the PEC three months from the first review date, thus adding a nine-month review.

STATEMENT OF FACTS

The violations were/are:

1. A sign at the rear of the building states that donation hours are from 9 a.m. to 8 p.m. Condition C of Section 4 states that "the store shall only be open to the public no earlier than 7:00 AM and no later than 9:00 PM. There shall be no external operations before 7:00 AM or after 7:00 PM, except as listed in Section 4.D."
2. "No Loitering" signs are required to be posted around the business. Condition K of Section 4 states that "the use shall comply with the Recommended Guidelines contained in the LASD correspondence dated April 6, 2023." Comment 1 of the LASD correspondence states in part that "No Loitering" signs shall be placed and remain clearly posted around the business, and any loitering activity should be strictly monitored and aggressively discouraged by management.
3. Several pallets and rolling storage racks were observed in the donation area that create an unsightly appearance. Condition E of Section 4 states that "the placement of exterior donation drop-off boxes is prohibited."
4. Approximately 20 of the 25 required parking spaces in the rear lot are blocked with traffic cones and are not used for parking as the rear lot has been converted into a drive-thru donation drop off operation. These actions are contrary to the approved site plan design. This operation was not evaluated or approved by the PEC when they considered CUP No. 1013 on May 4, 2023. The store operations are not in compliance with required and approved parking or on-site circulation design.

Staff inspection on January 28, 2025 found that the signs displaying hours of operation are corrected and the “No Loitering” signs have been installed. However, pallets and rolling storage racks continue to be staged in the rear parking area, waiting to be picked up by a Savers truck. The parking and on-site circulation operations continue to operate in a non-compliant manner. Staff will initiate a code enforcement case to address the remaining items that is out of compliance with the conditions of Resolution No. 4-2023.

RECOMMENDATION

Staff recommends that the PEC receive and file this report. Staff will report back to the PEC on May 1, 2025 for the one-year review as required by Resolution No. 4-2023.



Paul Kuykendall, AICP
Senior Planner



Aldo Cervantes
Director of Community Development

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TO: Planning and Environment Commission

SUBJECT: 2025 Model Water Efficiency Ordinance (MWELo)

INTRODUCTION

The purpose of this workshop is to provide the Planning and Environment Commission (PEC) with a foundation for understanding the Model Water Efficiency Ordinance (MWELo) and an update to that ordinance.

On September 28, 2006, AB1881 became law and required the Department of Water Resources to update the State MWELo. The law also required local governments to establish and enforce maximum water-use standards for landscaping in residential, commercial, and other settings by either adopting the MWELo or an ordinance that is at least efficient as the MWELo. In response, the City Council adopted Ordinance No. 2009-9. Due to ongoing drought conditions, the Department of Water Resources (DWR) updated the MWELo on July 15, 2015. Accordingly, Lakewood updated its Water Conservation in Landscaping - Rules, Regulations and Procedures.

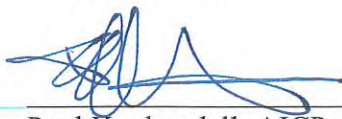
On January 2, 2025, the DWR released an updated MWELo. The most notable parts of this update include an expansion of the definitions section, lower thresholds for determining applicability of the MWELo, and minor revisions to water use calculations. Lakewood's Water Conservation in Landscaping Ordinance and its Water Conservation in Landscaping - Rules, Regulations and Procedures guidelines must be updated to reflect the changes in the 2025 MWELo.

In addition, staff will review and recommend changes to the City's landscape plan check fees in response to the state's updated MWELo. These fees were adopted in 1992 by City Council Resolution 92-86 with fees ranging from \$100 for 3,000 sq. ft. of landscape area up to \$500 for one acre. An updated fee schedule should reflect the additional time spent to: review plans; prepare corrections; approve plans; conduct inspections; and to prepare/upload the annual water report to the State Department of Water Resources.

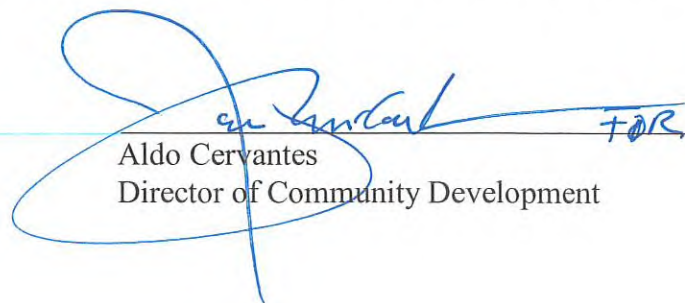
RECOMMENDATION

Staff recommends the Planning and Environment Commission direct staff to:

1. Direct staff to prepare a draft ordinance as discussed to be presented at a future public hearing for recommendation to the City Council.
2. Direct staff to prepare a draft resolution for consideration by the City Council to propose an appropriate increase in landscape plan check fees to reflect current costs of such reviews and inspections.



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Senior Planner



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