NOTICE OF PROPOSED CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT NO. 941 FOR THE OPERATION OF A DAY NURSERY SCHOOL PURSUANT TO LAKEWOOD MUNICIPAL CODE SECTIONS 9302.14c., 9320.C.1, AND 9320.C.11 AT 4300 BELLFLOWER BOULEVARD, LAKEWOOD, CALIFORNIA, AND THE ENVIRONMENTAL ASSESSMENT (CATEGORICALLY EXEMPT).

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lakewood Planning and Environment Commission on the application of Ms. Sonna Elliott representing Educare, pertaining to a Conditional Use Permit for the establishment of a Day Nursery School on a property located in the R-1 (Single-Family Residential) zone at:

4300 BELLFLOWER BOULEVARD, LAKEWOOD, CALIFORNIA,

pursuant to Lakewood Municipal Code Sections 9302.14c., 9320.C.1, and 9320.C.11 on **THURSDAY, DECEMBER 1, 2016, at 7:00 P.M.**, in the Lakewood City Council Chambers at the Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California. The environmental assessment finds that the project is Categorically Exempt per Section 15301.(a) of the CEQA Guidelines, as amended.

All persons interested may appear at that time and testify in this matter. Said proposal, maps and exhibits thereof may be inspected by the public prior to the hearing at the office of the Community Development Department of Lakewood City Hall, 5050 Clark Avenue, Lakewood, California.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

DATED this 15th day of November, 2016

Sonia Dias Southwell, AICP
Director of Community Development

NOTICE OF PROPOSED CONDITIONAL USE PERMIT AMENDMENT

AMENDMENT NO. 5 TO CONDITIONAL USE PERMIT NO. 700 TO EXTEND THE TIME FOR OPERATION OF AN OPEN AREA STORAGE FACILITY FOR AN ADDITIONAL FIVE-YEAR TERM PURSUANT TO LAKEWOOD MUNICIPAL CODE SECTION 9368.C.18 AT 2626 COVER STREET, LAKEWOOD, CALIFORNIA, AS MORE PARTICULARLY DESCRIBED IN SAID NOTICE (CONDITIONAL USE PERMIT CASE NO. 700, AMENDMENT NO. 5) AND THE ENVIRONMENTAL ASSESSMENT (CATEGORICALLY EXEMPT).

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lakewood Planning and Environment Commission on the application of Tyler Dubberly representing the Boeing Company to extend the time for operation of an open area storage facility for an additional five-year term on a property located in the M-2 (Heavy Manufacturing) zone at:

2626 COVER STREET, LAKEWOOD, CALIFORNIA,

pursuant to Lakewood Municipal Code Section 9368.C.18 on **THURSDAY, DECEMBER 1, 2016, at 7:00 P.M.**, in the Lakewood City Council Chambers at the Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California. The environmental assessment finds that the project is Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines, as amended.

All persons interested may appear at that time and testify in this matter. Said proposal, maps and exhibits thereof may be inspected by the public prior to the hearing at the office of the Community Development Department of Lakewood City Hall, 5050 Clark Avenue, Lakewood, California.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

DATED this 16th day of November, 2016.

Sonia Dias Southwell, AICP
Director of Community Development

Lakewood

5050 Clark Avenue, Lakewood, CA 90712 • (562) 866-9771 • Fax (562) 866-0505 • www.lakewoodcity.org • Email: service1@lakewoodcity.org

Diane Markoff, 2016 Living Trust
4914 Hersholt Avenue
Lakewood, California 90712

NOTICE TO ABATE NUISANCE

The owner of the property located at 4914 Hersholt Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board of the City of Lakewood. The meeting will be held on Thursday, December 1, 2016, at the Lakewood City Hall, 5050 Clark Avenue, Lakewood California at 7:00 p.m., or soon thereafter as the owner may be heard, and show cause, if any, why the property should not be declared a public nuisance and the nuisance abated by the City.

This hearing notice is dated November 23, 2016

CITY OF LAKEWOOD

By Tony Williams, Community Conservation Representative

Dear Diane Markoff,

The hearing identified on the proceeding page has been scheduled due to your failure to comply with the Notice of Violation mailed to you on September 13, 2016. The following conditions were observed in violation on the Lakewood Municipal Code (LMC) and California Health and Safety Code (CHSC):

LMC §4323.M **Property Detrimental to Public Health, Safety and Welfare**
Large numbers of pigeons attracted to and congregating on the property.

CHSC §17920.3(12) Infestation as Determined by Code Enforcement Officer

At the December 1, 2016 hearing the Community Development Department will seek from the Building Rehabilitation Board (BRB), a resolution finding the property to be a public nuisance and ordering the following:

1. All the aforementioned violations of the Lakewood Municipal Code shall be corrected in the time ordered.

2. Hereby grants the City authority to abate the public nuisance if the violations are not corrected in the time ordered.

3. Any City abatement including, but not limited to staff time and contracted services shall be charged to the owner and these charges will result in a lien on the property.

4. The BRB may consider other options authorized by law, including but not limited to, filing a criminal complaint in the Los Angeles Superior Court or filing a motion in Superior Court to appoint a receiver under California Health and Safety Code 17980.7 (c)

Any person having the right, title, lien or interest in 4914 Hersholt Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violations.

CITY OF LAKEWOOD

Tony Williams, Community Conservation Representative

NOTICE OF VIOLATION

CITY OF LAKEWOOD
NEIGHBORHOOD PRESERVATION – CODE ENFORCEMENT

NOTICE IS HEREBY GIVEN THAT CONDITIONS EXIST ON THE BELOW-DESCRIBED PROPERTY, WHICH CONSTITUTE ONE OR MORE VIOLATIONS OF THE LAKEWOOD MUNICIPAL CODE (LMC).

DATE OF NOTICE: September 13, 2016	
TO: D. Markoff, 2016 Living Trust **c/o Joel Beckman, A Law Corporation**	
MAILING ADDRESS: 251 Imperial Highway, Suite 471, Fullerton, CA 92835	
SITE ADDRESS: 4914 Hersholt Avenue, Lakewood, CA 90712	**SR#: 387058**
ISSUING OFFICER: Tony Williams COMMUNITY CONSERVATION REPRESENTATIVE	**PHONE#:** **562-866-9771, Ext. 2310**

The violations(s) listed below shall be corrected on or before the listed correction date or subsequent enforcement actions shall commence. Failure to correct the violation could result in administrative charges, an administrative citation, and/or other legal action by the City.

DESCRIPTION OF VIOLATION(S)		
Code Section:	**Violation Description and Required Correction:**	**Correction Date:**
LMC § 4323.M California Health and Safety Code Section 17920.3(12)	**CODE SECTION SUMMARY:** Property Nuisance – Property Detrimental to Public Health, Safety and Welfare. Any property in such condition as to be detrimental to the public health, safety, or general welfare or property that constitutes a public nuisance as defined by California Code Section 3480. **VIOLATION 1:** Large numbers of pigeons are being attracted to the property. The number of birds; along with the conditions associated with their presence, constitute a public nuisance to the neighboring properties. **CORRECTION REQUIRED:** Take preventative action to discontinue the congregating of pigeons on your property.	October 4, 2016

A follow-up inspection shall be conducted to ensure compliance. If you have any questions or desire further information, please contact the Community Conservation Representative listed above between 7:30 a.m. and 5:30 p.m. Monday through Friday. City Hall is closed on alternating Fridays.

Note - Pursuant to Government Code Section 38773.5, the prevailing party is entitled to attorneys' fees in a nuisance abatement action. As such, please be advised that the City may opt to collect attorneys' fees and other investigative costs as the "prevailing party" in any action against you.

Nancy Greenwood
4286 Pixie Avenue
Lakewood, California 90712

NOTICE TO ABATE NUISANCE

The owner of the property located at 4286 Pixie Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board of the City of Lakewood. The meeting will be held on Thursday, December 1, 2016, at the Lakewood City Hall, 5050 Clark Avenue, Lakewood California at 7:00 p.m., or soon thereafter as the owner may be heard, and show cause, if any, why the property should not be declared a nuisance and the nuisance abated by the City.

This hearing notice is dated November 23, 2016

CITY OF LAKEWOOD

By Tony Williams, Community Conservation Representative

Dear Nancy Greenwood,

The hearing identified on the proceeding page has been scheduled due to your failure to comply with the Final Notice of Violation mailed to you on October 10, 2016. The following conditions were observed in violation on the Lakewood Municipal Code (LMC):

LMC §4323.C.1.2	**Accumulation of Trash, Litter and Debris** Accumulation of trash, litter, debris, and other items or materials in front, side, rear yards, and driveway.
LMC §4323 D	**Dead, Diseased, Overgrown or Missing Vegetation** Overgrown vegetation in front, side, and rear yards.
LMC §4282	**Bee Hive** Failure to remove a bee hive from the rear of the property.
LMC §8100	**County of Los Angeles Building Code Adopted** **County of Los Angeles Building Code, Section 106.2** Maintaining an unpermitted structure

At the December 1, 2016 hearing the Community Development Department will seek from the Building Rehabilitation Board (BRB), a resolution finding the property to be a public nuisance and ordering the following:

1. All the aforementioned violations of the Lakewood Municipal Code shall be corrected in the time ordered.

2. Hereby grants the City authority to abate the nuisance if the violations are not corrected in the time ordered.

3. Any City abatement including, but not limited to staff time and contracted services shall be charged to the owner and these charges will result in a lien on the property.

4. The BRB may consider other options including filing a criminal complaint in the Los Angeles Superior Court.

Any person having the right, title, lien or interest in 4268 Pixie Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violations.

CITY OF LAKEWOOD

Tony Williams, Community Conservation Representative

FINAL NOTICE OF VIOLATION

CITY OF LAKEWOOD
NEIGHBORHOOD PRESERVATION – CODE ENFORCEMENT

NOTICE IS HEREBY GIVEN THAT CONDITIONS EXIST ON THE BELOW-DESCRIBED PROPERTY, WHICH CONSTITUTE ONE OR MORE VIOLATIONS OF THE LAKEWOOD MUNICIPAL CODE (LMC).

DATE OF NOTICE: October 10, 2016	
TO: Nancy Greenwood	
MAILING ADDRESS: 641 Aloha Drive, Lake Havasu City, AZ 86406	
SITE ADDRESS: 4286 Pixie Avenue, Lakewood, CA 90712	**SR#: 360194**
ISSUING OFFICER: Tony Williams COMMUNITY CONSERVATION REPRESENTATIVE	**PHONE#:** **562-866-9771, Ext. 2310**

The violations(s) listed below shall be corrected on or before the listed correction date or subsequent enforcement actions shall commence. Failure to correct the violation could result in administrative charges, an administrative citation, and/or other legal action by the City.

DESCRIPTION OF VIOLATION(S)		
Code Section:	**Violation Description and Required Correction:**	**Correction Date:**
LMC § 4323.C.1	**CODE SECTION SUMMARY:** Property Nuisances – Accumulation of Trash, Litter and Debris. 1. Any accumulation of lumber, dirt, litter, debris, rubbish, trash, or other items, including, but not limited to, household items, paper, glass, metal including vehicle parts, plastic, wood, cast-offs, equipment, building materials, or other materials in yard areas, driveways, courtyards, vestibules, doorways, or the interior of a residential structure. **VIOLATION 1:** Trash and debris is being stored in the driveway, under the carport and scattered throughout the property's exterior. **CORRECTION REQUIRED:** Any trash and debris currently being stored on the property must be removed from the premises.	October 25, 2016
LMC § 4323.D	**CODE SECTION SUMMARY:** Property Nuisances – Dead, Diseased, Overgrown, or Missing Vegetation. 3. 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	October 25, 2016

	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. **VIOLATION 1:** The vegetation in the exterior yards of the property is overgrown. **CORRECTION REQUIRED:** Cut and trim all of the overgrown vegetation.	
LMC § 4323.H	**CODE SECTION SUMMARY:** Property Nuisances – Refuse Container Storage. 1. Any refuse container stored in the front yard, or side yard of a corner lot adjacent to a street, and visible from the public street, except when placed for curbside collection at the times and in the manner permitted in this Code. 2. Any refuse container stored on a driveway in such a manner so as to impede access to any required off- street parking area, garage, or carport. **VIOLATION 1:** The trash, recycling and yard waste containers are stored in the driveway in public view. **CORRECTION REQUIRED:** Relocate the trash, recycling and yard waste containers so that they are neither visible from public view nor blocking access to the car port.	October 25, 2016
LMC § 4282	**CODE SECTION SUMMARY:** Bees It is unlawful for any person to have in his possession, own or maintain, or allow to remain, any comb, hive, colony, or appliance containing therein one or more bees of the honey producing insect genus apis in any life stage, or materials deposited therein by such bees on or within any lot, premises or location zoned for residential or commercial use. **VIOLATION 1:** There is a bee hive located in the rear southeast corner of the property. **CORRECTION REQUIRED:** The colony of bees must be removed from the premises.	October 25, 2016
LMC § 8100 County of Los Angeles Building Code Adopted (CLABC) CLABC 106.2	CODE SECTION SUMMARY: Maintaining an Unpermitted Structure. No person shall own, use, occupy or maintain any "Unpermitted Structure." For the purposes of this Code, "Unpermitted Structure" shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished, or equipped, at any point in time, without the required permit(s) having first been obtained from the Building Official, or any unfinished work for which a permit has expired. **VIOLATION 1:** The addition attached to the rear of the residence was only permitted as a "roofed patio" and has been enclosed into habitable space.	October 25, 2016

	CORRECTION REQUIRED: Contact the Planning and Building Divisions to attempt to obtain the necessary approvals and permits required to bring the structure into compliance with all current building and zoning codes; or convert the structure back to its originally permitted use. Any demolition or necessary alterations will require permits and inspections to be completed by the Building Division.	

A follow-up inspection shall be conducted to ensure compliance. If you have any questions or desire further information, please contact the Community Conservation Representative listed above between 7:30 a.m. and 5:30 p.m. Monday through Friday. City Hall is closed on alternating Fridays.

Note - Pursuant to Government Code Section 38773.5, the prevailing party is entitled to attorneys' fees in a nuisance abatement action. As such, please be advised that the City may opt to collect attorneys' fees and other investigative costs as the "prevailing party" in any action against you.