

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF JULY 11, 2024
MINUTES**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Garcia-Salas led the Pledge of Allegiance.

ROLL CALL:

<i>Present:</i>	Chairperson Stuckey
	Commissioner Baca
	Commissioner Garcia-Salas
<i>Excused</i>	Vice-Chairperson Cole
	Commissioner Rowland

ALSO PRESENT: Abel Avalos, Director of Community Development
J. Patrick McGuckian, Assistant Director of Community Development
Frankie Griffiths, Assistant Planner
Charles Carter, Neighborhood Preservation Manager
Jacqueline Cochran, Community Conservation Representative
Anthony Padilla, Community Conservation Representative
Ivy Tsai, City Attorney
Jamaar Boyd-Weatherby, City Prosecutor
Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of June 6, 2024, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Abel made the following announcements:

- Summer Concerts in the Park – Stevie Nick’s Illusion is next week.
- Vandalism at Del Valle Park – Burning of the American and POW flags was an incredibly sad moment in Lakewood’s history, but the City immediately replaced the flags. Lakewood and other communities came together in support of this country with unity and patriotism.
- Low-Cost Pet Vaccination – Friday, July 19th; 4:00-7:00 p.m. at Mayfair Park.

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

Community Development Director, Abel Avalos, (Director Avalos) stated there is a slight change in the Agenda, and we will be taking the cases a little out of order.

BUILDING REHABILITATION BOARD – PUBLIC HEARING

- 1. 4703 Snowden Avenue – Community Conservation Staff requests a determination that this property be recognized as a public nuisance per se, with a swimming pool currently maintained in a substandard condition requiring mosquito abatement.**

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

Community Conservation Representative, Anthony Padilla, (CCR A.P.) 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.

There were no questions.

Chairperson Stuckey opened the public hearing.

No one from the property appeared. No response.

Chairperson Stuckey asked if there are any other public comments.

There were no comments.

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

Commissioner Rowland moved and Chairperson Stuckey seconded approval of staff recommendation to approve Resolution No. 13-2024, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, DETERMINED THAT THE PROPERTY LOCATED AT 4703 SNOWDEN AVENUE BE RECOGNIZED AS A PUBLIC NUISANCE PER SE, WITH A SWIMMING POOL CURRENTLY MAINTAINED IN A SUBSTANDARD CONDITION REQUIRING MOSQUITO ABATEMENT AND WITH HEDGES THAT EXCEED REQUIRED HEIGHT LIMITS

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

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

Chairperson Stuckey announced that the Motion has passed.

- 2. 20643 Longworth Avenue – Community Conservation Staff requests a determination that this property be declared a public nuisance as it is currently maintained in a substandard condition with unmaintained landscaping and 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 Rowland asked if there is an occupant living in the house?

CCR Cochran stated the Building Inspector has posted the property as “limited access.” The owner is not allowed to live there. CCR Cochran stated that the owner told her he is not sleeping in the house. It appears to her that he is sleeping in one of the rooms, but she has no proof of that.

Chairperson Stuckey opened the public hearing.

No one from the property appeared. No response.

Chairperson Stuckey asked if there are any other public comments.

There were no comments.

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

Commissioner Rowland moved and Commissioner Garcia-Salas seconded approval of staff recommendation to approve Resolution No. 12-2024, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, FINDING THE PROPERTY LOCATED AT 20643 LONGWORTH AVENUE 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 & Stuckey
NOES: COMMISSIONERS: n/a
ABSENT: COMMISSIONERS: Baca & Cole
ABSTAIN: COMMISSIONERS: n/a

Chairperson Stuckey announced that the Motion has passed.

- 3. 20408 Clarkdale Avenue – Community Conservation Staff requests a determination that this property be declared a public nuisance as it is currently maintained in a substandard condition with unmaintained landscaping and 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.

Chairperson Stuckey asked what happens after thirty days if the resident does not abate?

NPM Carter stated the City would move forward to get a Warrant and do the abatement themselves.

Chairperson Stuckey opened the public hearing.

Resident, Sara Suarez Belcher, stated the house is in a Trust, and she is the Executor of the Trust. Her sister resides in the house. She has been working with her sister to clean this property. They are working with a contractor to restore their homes. This particular house was their grandparents, and after her grandfather passed away, her grandmother became a hoarder. They have had a tough time getting rid of things at several of their properties—this is just one of their properties. Sara Belcher has been the only one dealing with the property, and she is trying to get things cleaned up. She would like to continue to work with the City to get the property cleaned up.

Commissioner Rowland asked to see the photo of the property that was taken on July 11, 2024 and asked the resident if she has cleaned it up.

Sara Belcher stated they removed the items off the parkway, and the dumpster was just picked up. The items in the picture were left over from putting things into the dumpster.

Chairperson Stuckey asked when will she clear the front yard?

Sara Belcher stated she would contact their contractor about providing her with another bin so they can fill that and have it picked up by EDCO.

Commissioner Rowland asked to see the timeline of when the first Citation was given, and the information was provided to him. CCR Cochran stated the first Citation was given in April, 2024.

Sara Belcher stated they do not receive mail at this property. The post office has stopped them from getting mail there because they had a dog that jumped on the fence, and the temporary postman stopped delivering mail there. They did not receive any of the mailed notices.

Commissioner Garcia-Salas asked for clarification about what happens after thirty days, if they do not clean up these items, will the City move forward with clean up?

NPM Carter stated the City can then move forward with a Warrant to clean up the property. NPM Carter also stated he would like to add for the owner's information that they checked the permit files, and there are no permits on file.

Sara Belcher stated there are none for this particular home. They have not filed for this home. They are working on her home—not this home.

CCR Cochran stated that the permits on Sara Belcher's home have expired.

Sara Belcher stated yes and that she has informed her contractor of that. She will contact her contractor to find out about that.

NPM Carter stated he wanted the property owner to know that permits need to be obtained to do a rehab.

Sara Belcher stated, "Of course."

City Attorney Ivy clarified that if the Commission does adopt the Resolution tonight and declare this property a nuisance, it gives the City the ability to act within thirty days if actions are not taken. However, if Code Enforcement sees active efforts, they do not have to move within thirty days and get a Warrant. They can continue to work with the property owner, as the overall goal is compliance.

NPM Carter agreed and informed that it is stated in the Resolution that the Director, at his discretion, can grant more time.

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

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

Commissioner Garcia-Salas moved and Chairperson Stuckey seconded approval of staff recommendation to approve Resolution No. 14-2024, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, FINDING THE PROPERTY LOCATED AT 20408 CLARKDALE AVENUE 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 & Stuckey
NOES: COMMISSIONERS: n/a
ABSENT: COMMISSIONERS: Baca & Cole
ABSTAIN: COMMISSIONERS: n/a

Chairperson Stuckey announced that the Motion has passed.

4. 20418 Clarkdale Avenue – Community Conservation Staff requests a determination that this property be declared a public nuisance as it is currently maintained in a substandard condition with unmaintained landscaping and 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 Rowland stated it appears property owner has made efforts to clean portions up, then questioned that, by agreeing this is a public nuisance, the property owner gets thirty days to fix the items that need fixing?

CCR Cochran stated, "yes."

Chairperson Stuckey opened the public hearing.

Sara Belcher stated she is the owner of this property, and her house is not under the Trust. She does have a question and asked what part of her house is not in compliance? She stated she cleaned everything, and there is no household debris any longer. The umbrella is an outdoor umbrella connected to a chair.

CCR Cochran began to state that the items behind the white...at which time Sara Belcher interrupted and stated those items are on the side of their home and asked if she is not allowed to have items on the side of her home?

CCR Cochran stated only outdoor things are allowed.

Sara Belcher stated that her house is under construction, and the contractor moved the items there because the items are in the way and wanted clarification as to what she is to do.

NPR Carter said there are no current permits. NPR Carter stated that once she has permits, she will be informed on how she can operate, where she can store items and how she can store the items.

Sara Belcher stated she was never told that when she received the permits, originally.

NPR Carter stated her contractor will be made aware when he gets permits. Other than that, the items do need to be removed, but if she is going to move forward...at which time Sara Belcher interrupted and stated she is trying to move forward and has paid a lot of money to do so. She has plans and paid for an architect. She did not realize she was not allowed to store items on the side of her home, where it is not in view--it is covered—all the items are covered. She stated she is now aware of that.

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

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

Commissioner Rowland moved and Commissioner Garcia-Salas seconded approval of staff recommendation to approve Resolution No. 15-2024, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, FINDING THE PROPERTY LOCATED AT 20418 CLARKDALE AVENUE 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 & Stuckey
NOES: **COMMISSIONERS:** n/a
ABSENT: **COMMISSIONERS:** Baca & Cole
ABSTAIN: **COMMISSIONERS:** n/a

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

PEC PUBLIC HEARINGS

1. Conditional Use Permit No. 228, Amendment No. 1, 21004 Pioneer Boulevard, Request approval for expansion of beer and wine sales. (GANGNAM KOREAN BBQ)

Assistant Planner, Frankie Griffiths, (Assistant Planner Griffiths) presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 228, Amendment No. 1, for approval of expansion of beer and wine sales, Gangnam Korean BBQ. These documents are 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. 228, Amendment No. 1 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 Stuckey asked if there are any questions of staff.

Commissioner Rowland asked if the tenant before had a beer and wine license? Assistant Planner Griffiths stated that they did. .

Commissioner Rowland asked how many businesses are in that corner area and does any of the other businesses on that site sell beer and alcohol? Assistant Planner Griffiths stated, yes, Dae Bak, another restaurant, has an active Type 41 business license with the State of California.

Chairperson Stuckey opened the public hearing.

Restaurant owner, Judy Jeong, stated her name.

Chairperson Stuckey asked of Judy Jeong, "Have you read, and do you agree with all the proposed conditions of approval?"

Judy Jeong stated yes. They acquired the business in June, 2015. They have been serving all-you-can-eat Korean BBQ. They did some remodeling when they acquired the

business. Parking has not been a problem. Employees park in the back. Customers utilize the parking in the front.

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.

Commissioner Rowland moved, and Chairperson Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 228, Amendment No. 1, 21004 Pioneer Boulevard, and its related categorical exemptions.

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

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

Chairperson Stuckey announced that the Motion has passed.

REPORTS:

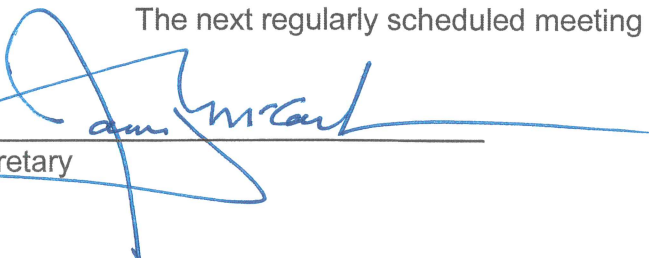
None.

STAFF COMMUNICATIONS:

Director Avalos stated there will most likely not be an August meeting.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

The next regularly scheduled meeting will be on September, 2024.



Secretary