

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 7, 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

Chairperson Stuckey led the Pledge of Allegiance.

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

ALSO PRESENT: J. Patrick McGuckian, Acting Director of Community Development
 Tony Williams, Community Conservation Representative
 Ivy Tsai, City Attorney
 Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Stuckey ordered the Minutes of the Regular Meeting of October 3, 2024, received and filed as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Acting Director J. Patrick McGuckian made the following announcements:

- November 1 was Ribbon Cutting of 2 parks--Biscailuz and Boyar Parks.
- During November, there is “Thank a Service Member”—a campaign to collect cards and letters to send to US Troops stationed overseas during the holidays.
- November is Native-American Heritage Month.

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

BUILDING REHABILITATION BOARD – PUBLIC HEARING

1. 2803 Hardwick Street – Community Conservation Staff requests a determination that this property be declared a public nuisance as it is currently a property detrimental to the public health, safety and welfare.

Community Conservation Representative, Tony Williams, (CCR Williams) 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 Garcia-Salas asked if the homeowner has any family or relatives, and CCR Williams stated the homeowner did not indicate that he had any relatives but stated Mr. Ikehara is here and can answer that question himself.

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

The homeowner, Mr. Ikehara, stated he is a retired electrical engineer who worked at the Naval Weapons Station. He has been retired 25 years. Mr. Ikehara stated that he knows he is negligent in the care of his property. He likes living here and has lived here for 35 years. His parents have been here since 1898, residents in California.

He did not think he was in this much trouble and He realizes that he has 30 days to make corrections. He is working on it. He just wants to say he worked 27 years in the US Navy—six years in Long Beach and 20 years at Naval Weapons Station in Seal Beach. He wants to get things corrected.

Commissioner Garcia- Salas asked Mr. Ikehara if has any family that can possibly help him with what is going on?

Mr. Ikehara stated yes, he has a cousin living on Palos Verdes Estate and his cousins live in La Jolla.

Commissioner Garcia-Salas asked if he reached out to them for help?

Mr. Ikehara stated his brother and sister came from Hawaii and helped him out before, but they now say it is up to him to take care of himself from now on. He stated he just has to make an effort to do it.

Chairperson Stuckey asked if there are any other public comments.

Resident, Daisy Brenes-Angel, stated she resides at 2743 Hardwick, directly next to Mr. Ikehara who they refer to as “Mr. Michael.” She has a young, growing family and they purchased the residence 4 years ago. She understands that there were issues before they moved in.

They saw the dilapidated residence when they purchased the home, and they thought it was abandoned, and that it would be cared for when someone purchased and renovated it. However, the property deteriorated quickly.

Almost immediately, she had to contract a pest control company that came weekly for months to remediate the cockroach problem in their home. She has offered to help Mr. Michael many times with medical concerns or with his home, but he declined help. She is extremely concerned about seeing rodents daily. The blinds are broken because that's where the rats climb. She has elderly parents living with her, and they can't be exposed to unhealthy conditions—the rodents, rodent droppings, cockroaches, and even the smells are troubling. She wants to make sure there is a plan for correction here. She knows a lot of notices have been sent out, but she wants to see something corrected.

Chairperson Stuckey asked if anybody else would like to speak on this matter.

Resident, Julisa Reyes, stated she lives directly across from Mr. Michael, at 2802 Hardwick Street. She apologized to Mr. Michael that she has never had the opportunity to speak to him.

Ms. Reyes stated she has called the City numerous times about Mr. Michael's situation. At seven or eight o'clock at night, Ms. Reyes has observed rats at the window. She was alarmed as she knows Mr. Ikehara is elderly and living alone, and she has never seen any visitors or family members help him. She stated she has called the City, and the City has apologized that there is nothing they can do. She was told to contact the County of Los Angeles, she did and nothing has been done. She feels this has been going around in circles for the past three years and nothing ever gets done.

Ms. Reyes apologized again to Mr. Michael that things have gotten this bad for him as it is obvious that he does not have the financial means to take care of things. She stated she hopes something happens very soon, because it is clear that he does not have the means to take care of himself. Ms. Reyes stated when she has called the City, the clerk or the secretary that answered the phone has stated there is nothing they can do, and she is confused by that because if there were a restaurant in the city with this kind of activity, they would be shut down immediately. She does not understand why nothing can be done to correct this situation.

The homeowner, Mr. Michael Ikehara, started speaking, and City Attorney Tsai instructed Mr. Ikehara to speak into the microphone at the podium.

Mr. Ikehara began by stating the area around his home, for the last 10 or 15 years, was filled with homes responsible for narcotic dealings. He stated it took him a long time to get over that situation and it has improved. Mr. Ikehara stated he realizes his home is a different situation. He stated the sheriffs have always been on his side, and he is grateful for that. Mr. Ikehara stated when there were street gangs around that they gave him a lot of trouble.

He did not drive for a time as he got into several accidents and he lost his driver's license. He did take a driver's safety class to get his license back.

Chairperson Stuckey closed the public hearing.

Chairperson Stuckey asked the Commissioners if they have any questions.

Commissioner Baca addressed Mr. Ikehara (referencing Mr. Michael) and stated it appears that this ongoing situation goes back to before March 5, 2024. He further stated that if the neighbors are involved, it is for two reasons--they care about their place and they care about Mr. Michael. He asked Mr. Ikehara about contacting roofers, and asked if he had made arrangements to have work done?

Mr. Ikehara stated he agreed to allow someone to work on his roof by next week, but he found someone else that he will use who is more reasonably priced.

Chairperson Stuckey and City Attorney Tsai thanked Mr. Ikehara.

City Attorney Tsai reminded the Commissioners that, with public nuisance items, the Resolution always has built in the 30 days to cure and correct but that can be extended if the City sees that significant efforts have been made. The 30 days is not a hard deadline. The goal is always compliance, and it is not to punish, and more time can be extended by the Director, if needed. As staff stated, they want to be able to get this order so that they have it in place in case they do need to enforce the resolution and arrange for property clean up.

Vice-Chairperson Cole moved and Commissioner Baca seconded approval of staff recommendation to approve Resolution No. 19-2024, a resolution of the Planning And Environment Commission of the City of Lakewood, sitting as the Building Rehabilitation Board, finding the property located at 2803 Hardwick 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

Chairperson Stuckey stated we have no PEC public hearings tonight.

REPORTS:

Acting Director McGuckian stated in December, there will be a Housing Element Implementation Ordinance Workshop on the policies, regulations that need to be adopted to accomplish the goals of the 2021-2029 Housing Element.

In approving the Housing Element, the Department of Housing and Community Development (HCD) required the City to adopt certain ordinances to implement the 2021-2029 Housing Element. Compliments to Senior Planner, Paul Kuykendall, in successfully getting it adopted and certified by HCD in a timely manner and getting the 8-year term. Many jurisdictions got a 4-year term, and they're also subject to the challenges on the builder's remedy, so Lakewood avoided that problem,

The Housing Element topics are:

- 1) Inclusionary affordable housing
- 2) A full update to the Multiple-Family-Residential (M-F-R) zone district development standards where we will be proposing reduced standards or modified standards that allow greater density and greater definition on the property to increase their ability.
- 3) By-right development standards
- 4) Density bonuses
- 5) Residential care facilities
- 6) Single-room occupancy units
- 7) Streamlining the use of prefabricated or manufactured home units
- 8) Reasonable accommodations in the application of land use and zoning regulations and procedures for those with mobility-challenges
- 9) Farm Worker Housing
- 10) Alignment of SB864 which became state law last year that deals with the ability to have non-discretionary divisions of land between duplexes up to a 10-plex, as, small planned developments, so you'd have airspace, condominium type of divisions of apartment buildings.

As you are aware and have had presentations on the Housing Element, our RHNA number is approximately 4,000, and 600 of those have already been accomplished through the ADUs that are processing in the last two years with 297 that have completed construction as of November 1, 2024. We have an additional 300 in various stages of planning or plan check or construction.

The Housing Implementation Ordinance Workshop will provide the Commission and the general public an opportunity to provide initial comments to each staff in preparing the draft ordinance and for presentation. We would anticipate bringing that back probably in January or February, 2025, and onto the City Council during that subsequent period.

This is just a highlight of what's coming. If you have questions, Acting Director McGuckian would answer.

City Attorney Tsai wanted to clarify for the record that the date December 5, 2024 is going to be our next meeting date, and Patrick confirmed. The provided date on the document was incorrect, and Patrick explained that originally, we had planned for November 7, but they wanted to give a heads up of what is coming. We will be providing a staff report and materials, and he thought it best to present this as the last item of the December 5, 2024 meeting. Originally, Senior Planner Kuykendall was going to bring forward nine Ordinances, but Patrick requested that topics be combined to no more than three ordinances.

Staff is currently working on a Shopping Cart Ordinance, but it will not come before the Planning and Environment Commission as it is in Title 4 and not Title 9. The Commission only reviews modifications to Title 9 which is the Zoning and Development Code.

Shopping carts are a concern, and we've taken a look at other city ordinances, so we will be preparing an Ordinance that has a 4-step process. The trigger on it would be the business license, so if someone has not signed an agreement or complied with the ordinance by July 1, 2025, then the City will not renew the business license until they do so. This will affect those businesses with five shopping carts or more.

The program would be putting an identification tag on each cart, identifying the property, and if you remove the cart, you're guilty of theft. It will have a mandatory participation and either an on-site or external retrieval program and a program to retain the carts on site in terms of either, a physical barrier, like Michael's has where the carts have a tall pole and can't be taken out the door, or a magnetic field where the wheels lock up if you get so many feet out, or having staff in the parking lot.

PUBLIC COMMENTS:

There were none.

STAFF COMMUNICATIONS:

Happy Thanksgiving!

ADJOURNMENT: The meeting was adjourned at 7:40 p.m.

The next regularly scheduled meeting will be on December 5, 2024.



Secretary