

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

JULY 11, 2024 / 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 June 6, 2024

ANNOUNCEMENTS AND PRESENTATIONS

BUILDING REHABILITATION BOARD

12-2024

- | | |
|---|------------------------|
| 1. Property Nuisance
Unmaintained Landscaping, accumulation of debris | 20643 Longworth Avenue |
| 2. Public Nuisance – Mosquito Abatement | 4703 Snowden Avenue |
| 3. Property Nuisance
Unmaintained landscaping, accumulation of debris | 20408 Clarkdale Avenue |
| 4. Property Nuisance
Unmaintained landscaping, accumulation of debris | 20418 Clarkdale Avenue |

PUBLIC HEARINGS

- | | |
|--|-------------------------|
| 1. Conditional Use Permit No. 228, Amendment No. 1
Request approval for expansion of beer and wine sales.
Gangnam Korean BBQ (Judy Jeong) | 21004 Pioneer Boulevard |
|--|-------------------------|

REPORTS

None

PUBLIC COMMENTS

STAFF COMMUNICATION

ADJOURNMENT

NEXT MEETING: AUGUST 1, 2024

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, ext. 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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PUBLIC HEARINGS:**1. CONDITIONAL USE PERMIT NO. 1025, 4700 CANDLEWOOD STREET, REQUEST FOR APPROVAL OF THE ESTABLISHMENT OF AN INDOOR COMMERCIAL RECREATION USE – BIG BLUE SWIM SCHOOL (Ertiol Koci).**

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1025, for the establishment of an indoor commercial recreation use. These documents are on file with the Community Development Department. The Development Review Board (DRB) recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval which are incorporated by reference in the proposed Resolution of Approval. These 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. 1025 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 Baca observed the conditional use permit is for an indoor recreation use, and he asked if we have anything for an indoor pool?

Senior Planner Kuykendall stated indoor pools, where a fee is paid to use them, falls under the classification of indoor commercial recreation.

Commissioner Baca commented that when Disney built the Matterhorn, the City of Anaheim did not have anything coded for a mountain, so they built a half-court basketball court inside, and it is an indoor gymnasium.

Commissioner Garcia-Salas questioned if the locker room is going to be separate for the boys and the girls?

Senior Planner Kuykendall stated he will defer that question to the applicant.

Vice-Chairperson Cole asked if the facility is just for children or also for elder swimmers?

Senior Planner Kuykendall stated the facility is for children.

Chairperson Stuckey opened the public hearing.

Jonathan Lightell (“Mr. Lightell”), Director of Development for Big Blue Swim School, spoke on his excitement for the Lakewood facility and clarified the facility is for children only. He stated the changing rooms are unisex in the main hallway; they offer two bathrooms; the shower facility is separate for boys and girls.

Commissioner Baca asked if that is uniform for their other facilities?

Mr. Lightell stated yes, it is a standard for all of their facilities.

Commissioner Rowland stated he read their Emergency Action Plan, and it is thorough, and he is impressed with the Plan.

Mr. Lightell stated they try to cover everything in the Emergency Action Plan.

Chairperson Stuckey asked of the Applicant, “Have you read, and do you agree with all the proposed conditions of approval?”

Mr. Lightell stated yes.

Chairperson Stuckey asked if there is anything else Mr. Lightell would like to share, and Mr. Lightell stated he is just excited to get this project going and to join Lakewood.

Chairperson Stuckey asked if anyone else would like to speak on this item. There were none.

There being no one else wishing to be heard on the matter, Chairperson Stuckey closed the public hearing and asked the Commission if there was any discussion or a motion.

Commissioner Baca moved and Commissioner Cole seconded approval of staff recommendation to approve Conditional Use Permit No. 1025, 4700 Candlewood Street, and its related categorical exemption.

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.

2. CDBG FY 24-25 ACTION PLAN

Housing Specialist, Carolyn Lehouillier, (Housing Specialist Lehouillier) presented the CDBG FY24-25 Action Plan, the related staff report, and power point presentation, all of which are on file with the Community Development Department.

Staff recommends that the Planning & Environment Commission conduct a public hearing for citizen input for the proposed Action Plan and following the public hearing direct staff to take into consideration all comments received by the public and recommend approval of the proposed Action Plan to the City Council on July 9, 2024. 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 anyone else would like to speak on this item and, if so, please go to the podium and sign in. There were none.

There being no one else wishing to be heard on the matter, Chairperson Stuckey closed the public hearing and asked the Commission if there was any discussion or a motion.

Commissioner Cole moved and Chairperson Stuckey seconded approval of staff recommendation to forward the CDBG FY 24-25 Action Plan to the City Council to receive and file.

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.

PUBLIC COMMENTS:

Resident, Richard Leon, spoke. He resides at 4203 Hackett Avenue, Lakewood, 90713, for 32 years. He wants a carport on his property. He is unable to park his vehicle in the garage. He has difficulty pulling out of the garage as his driveway is narrow, and he could hit his house or the neighbor's block fence. Planning stated he is only allowed a 9-foot driveway. His driveway width is 8 feet. He is disabled—has a permanent disability for peripheral neuropathy and is unable to walk much. He is requesting assistance in this matter.

Director Avalos stated he will have Senior Planner Kuykendall get information from him after the meeting and will look into this more and determine what, if anything, can be done.

REPORTS:

None.

STAFF COMMUNICATIONS:

- Director Avalos stated Sender One, a new rock climbing facility, is scheduled to open next week. Commissioner Garcia-Salas stated he attended the Open House with Councilmember Jeff Wood, and he encourages everyone to visit Sender One.
- Commissioner Baca stated on June 7, around 6:00 or 7:00 a.m., the Torch Run for the Special Olympics will take place.

ADJOURNMENT: The meeting was adjourned at 7:35 p.m.

The next regularly scheduled meeting will be on July 11, 2024.

Secretary

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Steven Tafoya Jr.
20643 Longworth Avenue
Lakewood, California 90715-1148



NOTICE TO ABATE NUISANCE

The owner of the property located at 20643 Longworth Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board for the City of Lakewood. The meeting will be held on Thursday, July 11, 2024, at the Council Chambers, next to Lakewood City Hall, 5000 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 June 27, 2024.

CITY OF LAKEWOOD

A handwritten signature in blue ink, appearing to read "Jacqueline Cochran", is written over a horizontal line.

By Jacqueline Cochran, Community Conservation Representative

Lakewood

The hearing identified on the proceeding page has been scheduled due to a fire damaged structure observed on Thursday, June 19, 2024. The following conditions were observed to exist in violation of the Lakewood Municipal Code (LMC):

LMC §8103.a.1 Unsafe Buildings – Partially Destroyed

Any building which has been partially destroyed by fire, wind, earthquake, flood or from any other cause in such a manner that the continual use or occupancy of said building would be dangerous to life, safety, morals or the general health and welfare of the occupants of the City of Lakewood.

LMC §4323.B Unsightly Exterior Materials

Any standing water on private property which has become a breeding source for mosquitoes is hereby declared to be a public nuisance and an immediate threat to the public health, safety and welfare of the citizens of Lakewood.

LMC §4323.C.1 Accumulation of Debris

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.

LMC §4323.D.2 Dead Groundcover

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. Dead, diseased, or missing ground cover in required yards.

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.

LMC §4323.H.1 Refuse Container in Public View

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.

LMC §4323.J.1 Vehicle in Yard

Any vehicle parked in a required yard in a residential zone, except as permitted in Section 9373.7.A or 9373.1.

LMC §4330 Inoperable Vehicles

Except as provided in Chapter 3 of Article IX of the Lakewood Municipal Code, no person shall abandon, park, store, or leave, or permit the abandonment, parking, storing or leaving of any licensed or unlicensed vehicle or the part thereof which is in an abandoned, wrecked, dismantled or inoperative condition upon any private property or public property, not including highways, within the City for a period in excess of seventy-two hours unless such vehicle or part thereof is completely enclosed within a building in a lawful manner and is not plainly visible from the street or other public or private property, or unless such vehicle is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard. It shall be unlawful for any person, upon request, to fail or refuse to remove any such abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, or refuse to abate the same when declared a public nuisance by the following section and ordered to do so in accordance with the abatement provisions of this Chapter or State law where State law is applicable.

LMC §9373.1.D One Off-Street Parking Place

This Section contains the rules governing the off-street parking and storage of motorized recreational vehicles, trailers and semi-trailers, as those terms are used in subsections L and R of Section 3251 of this Code, and commercial vehicles, on properties developed with single-family residential uses. In the event of any conflict between any provision contained in this Section and any other provision in this Code, the provision contained in this Section shall be controlling. However, this Section shall not be construed to allow parking or storage of any vehicle in any location on a single-family residential property which is not specifically allowed in this Section, and which is specifically prohibited by any provision located elsewhere in this Code. (As an example, no parking is allowed in a required front yard area.) On such properties, vehicles may be parked off-street as follows: Any such vehicle may be parked or stored in a driveway leading to an attached one or two-car garage, provided that it does not encroach into the public right-of-way, and that it is parked or stored in such a manner that it allows at least one off-street parking space on the driveway for a passenger automobile.

LMC §9322.7.F Canopies

Private garages or accessory buildings, may be constructed within the required rear yard as follows: F. Canopies may be located only in the rear yard and may not be located in any driveway area used for automobile parking. Such structures shall be located no less than five (5) feet from the side and rear property lines and shall be subject to all standards applicable to accessory structures.

LMC §4192.1.B Number of Pigeons

Notwithstanding any provision of this part to the contrary, no person shall own or maintain within any residential zone more than five (5) pigeons of any kind except squabs or baby pigeons of any number shall be permitted while nesting for a period not to exceed thirty days.

LMC §4221.1.F Basketball Hoops

It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To allow any storage of basketball hoops, skateboard ramps, bicycle ramps, or other sports equipment.

Steven Tafoya Jr.
20643 Longworth Avenue
Lakewood, California 90715-1148
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At the July 11, 2024 hearing, the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a resolution finding the residential property to be a public nuisance and ordering the following:

1. The aforementioned violation of the Lakewood Municipal Code shall be corrected in the time ordered.
2. Grants the City authority to abate the public nuisance if the violation is 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, 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 20643 Longworth Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violation.

CITY OF LAKEWOOD

Jacqueline Cochran, Community Conservation Representative

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

SUBJECT: PROPERTY NUISANCE – 20643 Longworth Avenue

INTRODUCTION

The property at 20643 Longworth Avenue is located in the R-1 Residential zone and has had continuing property maintenance issues dating back to March 2021.

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

LMC §8103.a.1 – Unsafe Buildings – Partially Destroyed – Any building which has been partially destroyed by fire, wind, earthquake, flood or from any other cause in such a manner that the continual use or occupancy of said building would be dangerous to life, safety, morals or the general health and welfare of the occupants of the City of Lakewood.

LMC §4323.B – Unsightly Exterior Materials – Any structure that has peeling, cracked, faded, chipped, torn, or missing exterior surface materials, including, but not limited to, paint, brick, rock, stucco, siding, shingles and roof shingles.

LMC §4323.C.1 – Accumulation of Debris – 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.

LMC §4323.D.2 – Dead Groundcover – 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. Dead, diseased, or missing ground cover in required yards.

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.

LMC §4323.H.1 – Refuse Container in Public View – 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.

LMC §4323.J.1 – Vehicle in Yard – Any vehicle parked in a required yard in a residential zone, except as permitted in Section 9373.7.A or 9373.1.

LMC §4330 – Inoperable Vehicles – Except as provided in Chapter 3 of Article IX of the Lakewood Municipal Code, no person shall abandon, park, store, or leave, or permit the abandonment, parking, storing or leaving of any licensed or unlicensed vehicle or the part thereof which is in an abandoned, wrecked, dismantled or inoperative condition upon any private property or public property, not including highways, within the City for a period in excess of seventy-two hours unless such vehicle or part thereof is completely enclosed within a building in a lawful manner and is not plainly visible from the street or other public or private property, or unless such vehicle is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard. It shall be unlawful for any person, upon request, to fail or refuse to remove any such abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, or refuse to abate the same when declared a public nuisance by the following section and ordered to do so in accordance with the abatement provisions of this Chapter or State law where State law is applicable.

LMC §9373.1.D – One Off-Street Parking Place – This Section contains the rules governing the off-street parking and storage of motorized recreational vehicles, trailers and semi-trailers, as those terms are used in subsections L and R of Section 3251 of this Code, and commercial vehicles, on properties developed with single-family residential uses. In the event of any conflict between any provision contained in this Section and any other provision in this Code, the provision contained in this Section shall be controlling. However, this Section shall not be construed to allow parking or storage of any vehicle in any location on a single-family residential property which is not specifically allowed in this Section, and which is specifically prohibited by any provision located elsewhere in this Code. (As an example, no parking is allowed in a required front yard area.) On such properties, vehicles may be parked off-street as follows: Any such vehicle may be parked or stored in a driveway leading to an attached one or two-car garage, provided that it does not encroach into the public right-of-way, and that it is parked or stored in such a manner that it allows at least one off-street parking space on the driveway for a passenger automobile.

LMC §9322.7.F – Canopies – Private garages or accessory buildings, may be constructed within the required rear yard as follows: F. Canopies may be located only in the rear yard and may not be located in any driveway area used for automobile parking. Such structures shall be located no less than five (5) feet from the side and rear property lines and shall be subject to all standards applicable to accessory structures.

LMC §4192.1.B – Number of Pigeons – Notwithstanding any provision of this part to the contrary, no person shall own or maintain within any residential zone more than five (5) pigeons of any kind except squabs or baby pigeons of any number shall be permitted while nesting for a period not to exceed thirty days.

LMC §4221.1.F – Basketball Hoops – It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To allow any storage of basketball hoops, skateboard ramps, bicycle ramps, or other sports equipment.

STATEMENT OF FACTS

On March 16, 2021, the City received a service request from neighboring residents that the property is not being properly maintained.

On April 22, 2022, Community Conservation Representative (CCR) Jacquelyn Cochran issued a Notice of Violation to the property owner, Steven Tafoya.

On May 10, 2023, CCR Cochran observed unauthorized off-street vehicle parking for the boat, unsightly exterior materials, refuse container in public view, accumulation of debris, dead ground cover, vehicle in yard, and inoperable. CCR Cochran issued a Final Notice to the property owner.

On July 18, 2023, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$600 to the property owner for one unauthorized off-street vehicle parking for the boat, unsightly exterior materials, accumulation of debris, inoperable vehicles, canopy, and a basketball hoop.

On September 19, 2023, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$1,200 to the property owner for unauthorized off-street parking, unsightly exterior materials, accumulation of debris, inoperable vehicles, canopy, and a basketball hoop.

On May 6, 2024, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$4,200 to the property owner for unauthorized off-street parking, unsightly exterior materials, accumulation of debris, inoperable vehicles, canopy, a basketball hoop, refuse container in public view, unmaintained vegetation, vehicle in yard, and dead ground cover.

On June 19, 2024, CCR Williams inspected the property and observed fire damage to the home along with the continued code violations addressed by CCR Cochran.

On June 20, 2024, the City Prosecutor conducted an Office Conference to ascertain the property owner's ability to correct the continuing violations and inform him of the city's next steps to gain compliance. The property owner stated he would begin cleaning up the front yard, including the removal of the boat from the front yard by June 24th. The property owner also informed staff that he had received a check from the fire insurance claim to rehabilitate the fire-damaged home.

On June 27, 2024, due to not complying with removal of the boat and the continued violations at the property, CCR Cochran issued an Administrative Citation for \$5,000 to the property owner for unauthorized off-street parking, unsightly exterior materials, accumulation of debris, inoperable vehicles, canopy, a basketball hoop, refuse container in public view, unmaintained vegetation, vehicle in yard, and dead ground cover.

On June 27, 2024, due to lack of compliance and continuing violations, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, July 11, 2024, was posted and mailed to the property owners of record via regular and certified mail.

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 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 20643 Longworth Avenue 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 Planning and Environment Commission sitting as the Building Rehabilitation Board shall consider all relevant facts and adopt

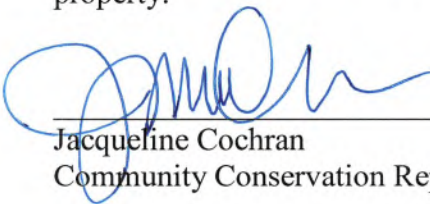
a Resolution to effect the abatement of the continued violations on the property. A public nuisance property may be abated by the City if the property is not brought into compliance by the time frame established in the Resolution. Staff recommends the property owner shall abate the fire-damaged structure and unsightly exterior materials within sixty (60) days of the Resolution adoption and the property owner shall abate all other identified nuisance conditions on this property within thirty (30) days of the Resolution adoption.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission sitting as the Building Rehabilitation Board find the property located at 20643 Longworth Avenue to be a public nuisance and adopt the attached Resolution. The Resolution directs Steven Tafoya, the property owner, to abate the aforementioned violations as listed in the Notice to Abate Nuisance and as follows:

The property owner shall abate the fire-damaged structure and unsightly exterior materials within sixty (60) days of the official the Resolution adoption and the property owner shall abate all other identified nuisance conditions on this property within thirty (30) days of the Resolution 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 cost 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.



Jacqueline Cochran
Community Conservation Representative



Abel Avalos
Director of Community Development

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 20643 LONGWORTH AVENUE TO BE A PUBLIC NUISANCE; ORDERING ABATEMENT OF THE NUISANCES WITHIN THIRTY (30) DAYS AND THE FIRE DAMAGED STRUCTURE AND UNSIGHTLY EXTERIOR MATERIALS WITHIN SIXTY (60) 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 July 11, 2024, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 20643 Longworth Avenue (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7060-006-026 and as: Lot 8 of Tract No. 28581, in the City of Lakewood, in the County of Los Angeles, State of California, as per Map recorded in Book 721 Page(s) 25 to 27 inclusive 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 June 27, 2024. This provided notice of a public hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board to the property owner regarding the nuisance conditions at the property.

SECTION 4. The June 19, 2024, inspection revealed continued non-compliance and a fire-damaged property, so this case was scheduled for a hearing before the Building Rehabilitation Board.

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

- A. Unsafe Building – Partially Destroyed. Lakewood Municipal Code (LMC) §8103.a.1
- B. Unsightly Exterior Materials. Lakewood Municipal Code (LMC) §4323.B
- C. Accumulation of Debris. Lakewood Municipal Code (LMC) §4323.C.1
- D. Dead Groundcover. Lakewood Municipal Code (LMC) §4323.D.2
- E. Unmaintained Vegetation. Lakewood Municipal Code (LMC) §4323.D.3
- F. Refuse Containers in Public View. Lakewood Municipal Code (LMC) §4323.H.1
- G. Vehicle in Yard. Lakewood Municipal Code (LMC) §4323.J.1
- H. Inoperable Vehicles. Lakewood Municipal Code (LMC) §4330

- I. One Off-Street Parking Place. Lakewood Municipal Code (LMC) §9373.1.D
- J. Canopies. Lakewood Municipal Code (LMC) §9322.7.F
- K. Number of Pigeons. Lakewood Municipal Code (LMC) §4192.1.B
- L. Basketball Hoop. Lakewood Municipal Code (LMC) §4221.1.F

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code §4323.1, 4324, and Chapter 99 of the California Building Code. The substandard building conditions create a public nuisance and should be abated as provided by Section 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. The property owner shall abate the fire-damaged structure and unsightly exterior materials within sixty (60) days of the official notification of this action and the property owner shall abate all other identified nuisance conditions on this property within thirty (30) days of the Resolution adoption. If the property owners fail to comply with this Resolution ordering the abatement of the nuisance conditions within the respective 30 day and 60 day periods of time or as extended by the Community Development Director in coordination with the Public Works Director, or as tolled by an appeal, 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 Planning and Environment Commission sitting as 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 regular USPS mail.

ADOPTED AND APPROVED this 11th day of July 2024, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

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

Vicki Stuckey, Chairperson

ATTEST:

Abel Avalos, Secretary

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Capital First Trust Company Righteous Collette Trust
c/o Capital First Trust Company
234 West Florida Street, Suite 400
Milwaukee, Wisconsin 53204-1659



NOTICE TO ABATE NUISANCE

The owner of the property located at 4703 Snowden Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board for the City of Lakewood. The meeting will be held on Thursday, July 11, 2024, at the Council Chambers, next to Lakewood City Hall, 5000 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 June 27, 2024.

CITY OF LAKEWOOD

A handwritten signature in blue ink, appearing to read "Anthony Padilla", is written over a horizontal line.

By Anthony Padilla, Community Conservation Representative

Lakewood

The hearing identified on the proceeding page has been scheduled due to a murky swimming pool and breeding of mosquitoes observed on Thursday, February 29, 2024. The following conditions were observed to exist in violation of the Lakewood Municipal Code (LMC):

LMC §4323.O.2 Murky Swimming Pool

Any swimming pool with water that is not sufficiently clear that the bottom of the swimming pool is visible at all times.

LMC §5900.A Mosquitoes

Any standing water on private property which has become a breeding source for mosquitoes is hereby declared to be a public nuisance and an immediate threat to the public health, safety and welfare of the citizens of Lakewood.

LMC §4323.D3 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.

LMC §9384.B CUP to Exceed Height Residential Zone

A wall, fence, or hedge used as and in lieu of fencing, may be maintained within the required yard subject to the following: Front Yard and Side Yard Setback Areas Adjacent to Front Yards. In any residential zone, a wall, fence, or hedge when located within the required front yard setback area or within any side yard setback area adjacent to any portion of the front yard setback area shall not exceed an overall height of forty-two inches (42"), unless otherwise approved by the DRB.

At the July 11, 2024 hearing, the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a resolution finding the residential property to be a public nuisance and ordering the following:

1. The aforementioned violation of the Lakewood Municipal Code shall be corrected in the time ordered.
2. Grants the City authority to abate the public nuisance if the violation is 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, a motion to appoint a receiver under California Health & Safety Code 17980.7(c), or any other applicable actions authorized by law.

Capital First Trust Company Righteous Collette Trust
c/o Capital First Trust Company
234 West Florida Street, Suite 400
Milwaukee, Wisconsin 53204-1659
Page 3 of 3

Any person having the right, title, lien or interest in 4703 Snowden Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violation.

CITY OF LAKEWOOD

Anthony Padilla, Community Conservation Representative

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

SUBJECT: PUBLIC NUISANCE – 4703 Snowden Avenue

INTRODUCTION

The property at 4703 Snowden Avenue is located in the R-1 Residential zone and has had a murky and unmaintained pool, and overgrown vegetation, dating back to February 2024.

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

LMC §4323.O.2 – Murky Swimming Pool –Any swimming pool with water that is not sufficiently clear that the bottom of the swimming pool is visible at all times.

LMC §5900.A – Mosquitoes – Any standing water on private property which has become a breeding source for mosquitoes is hereby declared to be a public nuisance and an immediate threat to the public health, safety and welfare of the citizens of Lakewood.

LMC §4323.D3 – 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.

LMC §9384.B – CUP to Exceed Height Residential Zone –A wall, fence, or hedge used as and in lieu of fencing, may be maintained within the required yard subject to the following: Front Yard and Side Yard Setback Areas Adjacent to Front Yards. In any residential zone, a wall, fence, or hedge when located within the required front yard setback area or within any side yard setback area adjacent to any portion of the front yard setback area shall not exceed an overall height of forty-two inches (42”), unless otherwise approved by the DRB.

STATEMENT OF FACTS

On February 8, 2024, the City received a service request from neighboring residents concerning an unclean pool that was breeding mosquitoes.

Building Rehabilitation Board – 4703 Snowden Avenue
July 11, 2024
Page 2

On February 29, 2024, Community Conservation Representative (CCR) Padilla was granted consent to inspect the rear yard and garage by the occupant.

On February 29, 2024, a Notice of Violation was issued to the property owner, Capital First Trust Righteous Collette Trust.

On May 8, 2024, CCR Padilla attempted to inspect the property, but no one was home. Unable to inspect, a Final Notice was issued to the property owner.

On May 25, 2024, the City received a service request from neighboring resident concerned about the overgrown bushes, grass blocking sidewalk and obstructing wheelchair access, and hindering the line of sight while trying to turn out of Snowden onto Arbor.

On May 31, 2024, CCR Padilla confirmed that the property was vacant, but was unable to inspect the property for compliance.

On June 3, 2024, a Final Notice was issued to the property owner.

On June 27, 2024, due to lack of compliance and being unable to contact the property owner nor tenant, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, July 11, 2024, was posted and mailed to the property owners of record via regular and certified mail.

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 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 4703 Snowden Avenue 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 Planning and Environment Commission sitting as the Building Rehabilitation Board shall consider all relevant facts and adopt a Resolution to effect 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.

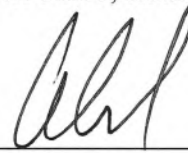
RECOMMENDATION

Staff recommends that the Planning and Environment Commission, sitting as the Building Rehabilitation Board, find the property located at 4703 Snowden Avenue to be a public nuisance and adopt the attached Resolution. The Resolution directs Capital First Trust Company Righteous Collette Trust to abate the murky pool that is breeding mosquitoes immediately and the other violations listed in the Notice to Abate Nuisance within thirty (30) days of the Resolution being adopted.

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 cost 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.



Anthony Padilla
Community Conservation Representative



Abel Avalos
Director of Community Development

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 5703 SNOWDEN AVENUE TO BE A PUBLIC NUISANCE; ORDERING ABATEMENT OF THE POOL IMMEDIATELY AND THE OVERGROWN VEGETATION 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.

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 July 11, 2024, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 5703 Snowden Avenue (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7176-021-001 and as: The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows: Lot 203 of Tract No.16396, in the City of Lakewood, County of Los Angeles, State of California, as per Map recorded in Book 37, Pages 12 to 14 inclusive 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 June 27, 2024. This provided notice of a public hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board to the property owner regarding the nuisance conditions at the property.

SECTION 4. The May 31, 2024, 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 Planning and Environment Commission sitting as the Building Rehabilitation Board finds that the property is a public nuisance based on violations of the following regulations:

- A. Murky Swimming Pool. Lakewood Municipal Code (LMC) §4323.O.2
- B. Mosquitoes. Lakewood Municipal Code (LMC) §5900.A
- C. Unmaintained Vegetation. Lakewood Municipal Code (LMC) §4323.D3
- D. CUP to Exceed Height of Residential Zone. Lakewood Municipal Code (LMC) §9384.B

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code §4323, and 4324. The property nuisance conditions create a public nuisance and

should be abated as provided by Section 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. The property owner shall abate the murky swimming pool and mosquitoes immediately and the property owner shall abate all other identified nuisance conditions on this property within thirty (30) days of the Resolution adoption. If the property owners fail to comply with this Resolution ordering the abatement of the nuisance conditions within the respective immediate and 30 day periods of time or as extended by the Community Development Director in coordination with the Public Works Director, or as tolled by an appeal, 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 Planning and Environment Commission sitting as 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 of Resolution adoption from the date of service of this order 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, email addresses and phone numbers. Official notification of any hearings and actions regarding this matter may be communicated by e-mail and/or regular USPS mail.

ADOPTED AND APPROVED this 11th day of July 2024, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

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

Vicki Stuckey, Chairperson

ATTEST:

Abel Avalos, Secretary

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Margaret J Belcher Trust
20408 Clarkdale Avenue
Lakewood, California 90715-1409



NOTICE TO ABATE NUISANCE

The owner of the property located at 20408 Clarkdale Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board for the City of Lakewood. The meeting will be held on Thursday, July 11, 2024, at the Council Chambers, next to Lakewood City Hall, 5000 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 June 27, 2024.

CITY OF LAKEWOOD

A handwritten signature in blue ink, appearing to read "Jacqueline Cochran", is written over a horizontal line.

By Jacqueline Cochran, Community Conservation Representative

Lakewood

The hearing identified on the proceeding page has been scheduled due to excessive trash and debris observed on Thursday, June 24, 2024. The following conditions were observed to exist in violation of the Lakewood Municipal Code (LMC):

LMC §4221.1.C Garbage

It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To throw, place or dispose of any garbage, refuse or waste on or upon said area.

LMC §4323.C.2 Household Debris

Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully enclosed building so as to be visible from the public right-of-way or adjoining property.

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.

LMC §4323.H.1 Refuse Container in Public View

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.

LMC §5336.D Trash Cart

It shall be the duty of every person having charge and control of any single family residence or multi-family residence to set out or place the contractor and/or City provided wheeled refuse and recycling carts and green waste containers for the collection of refuse, recycling and green waste as follows: Such carts and containers shall be placed no earlier than 4 p.m. on the day immediately prior to the collection day and shall be removed to a storage location which is not visible from any public right-of-way, excluding alleys, no later than 12 hours after it has been emptied.

At the July 11, 2024 hearing, the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a resolution finding the residential property to be a public nuisance and ordering the following:

1. The aforementioned violation of the Lakewood Municipal Code shall be corrected in the time ordered.
2. Grants the City authority to abate the public nuisance if the violation is 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.

Margaret J Belcher Trust
20408 Clarkdale Avenue
Lakewood, California 90715-1409
Page 3 of 3

4. The BRB may consider other options including filing a criminal complaint in the Los Angeles 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 20408 Clarkdale Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violation.

CITY OF LAKEWOOD

Jacqueline Cochran, Community Conservation Representative

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

SUBJECT: PROPERTY NUISANCE – 20408 Clarkdale Avenue

INTRODUCTION

The property at 20408 Clarkdale Avenue is located in the R-1 Residential zone and has had reoccurring property maintenance issues dating back to March 2019.

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

LMC §4221.1.C – Garbage – It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To throw, place or dispose of any garbage, refuse or waste on or upon said area.

LMC §4323.C.2 – Household Debris – Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully enclosed building so as to be visible from the public right-of-way or adjoining property.

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.

LMC §4323.H.1 – Refuse Container in Public View – 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.

LMC §5336.D – Trash Cart – It shall be the duty of every person having charge and control of any single family residence or multi-family residence to set out or place the contractor and/or City provided wheeled refuse and recycling carts and green waste containers for the collection of refuse, recycling and green waste as follows: Such carts and containers shall be placed no earlier than 4 p.m. on the day immediately prior to the collection day and shall be removed to a storage location which is not visible from any public right-of-way, excluding alleys, no later than 12 hours after it has been emptied.

STATEMENT OF FACTS

On January 26, 2024, the Parking Control Division reported resident’s complaints about the accumulation of trash and debris and vehicles blocking the sidewalk at the property.

On January 26, 2024, Community Conservation Representative (CCR) Jacquelyn Cochran issued a Final Notice of Violation to the property owner, Margaret J Belcher Trust.

On April 5, 2024, CCR Cochran inspected the property and observed the overall conditions remained the same.

On April 9, 2024, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$500 to the property owner for unmaintained vegetation, refuse containers in public view, household debris, garbage, and trash containers in the public right-of-way.

On June 24, 2024, CCR Cochran inspected the property and observed the overall conditions remained the same.

On June 24, 2024, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$1,000 to the property owner for unmaintained vegetation, refuse containers in public view, household debris, garbage, and trash containers in the public right-of-way.

On June 27, 2024, due to lack of compliance, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, July 11, 2024, was posted and mailed to the property owners of record via regular and certified mail.

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 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.”

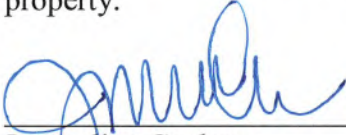
SUMMARY

The property located at 20408 Clarkdale Avenue 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 Planning and Environment Commission sitting as the Building Rehabilitation Board shall consider all relevant facts and adopt a Resolution to effect 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 believes thirty (30) days following the hearing to be sufficient time to remove the unmaintained vegetation, refuse containers in public view, household debris, garbage, and trash containers in the public right-of-way.

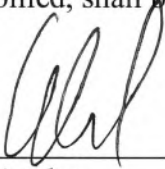
RECOMMENDATION

Staff recommends that the Planning and Environment Commission sitting as the Building Rehabilitation Board find the property located at 20408 Clarkdale Avenue to be a public nuisance and adopt the attached Resolution. The Resolution directs the Margaret J Belcher Trust to abate the aforementioned violation listed in the Notice to Abate Nuisance within thirty (30) days of the Resolution being adopted.

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 cost 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.



Jacqueline Cochran
Community Conservation Representative



Abel Avalos
Director of Community Development

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 20408 CLARKDALE AVENUE 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 July 11, 2024, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 20408 Clarkdale Avenue (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7058-005-008 and as: The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows: Lot 67 of Tract No. 17152 as per Map recorded in Book 485, Pages 32 & 33 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 June 27, 2024. This provided notice of a public hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board to the property owner regarding the nuisance conditions at the property.

SECTION 4. The June 24, 2024, 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 Planning and Environment Commission sitting as the Building Rehabilitation Board finds that the property is a public nuisance based on violations of the following regulations:

- A. Garbage. Lakewood Municipal Code (LMC) §4221.1.C
- B. Household Debris. Lakewood Municipal Code (LMC) §4323.C.2
- C. Unmaintained Vegetation. Lakewood Municipal Code (LMC) §4323.D.3
- D. Refuse Container in Public View. Lakewood Municipal Code (LMC) §4323.H.1
- E. Trash Cart. Lakewood Municipal Code (LMC) §5336.D

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code §4323, and 4324. The property nuisance conditions create a public nuisance and should be abated as provided by Section 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 Planning and Environment Commission sitting as 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 regular USPS mail.

ADOPTED AND APPROVED this 11th day of July 2024, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

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

Vicki Stuckey, Chairperson

ATTEST:

Abel Avalos, Secretary

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Sara J Suarez
20418 Clarkdale Avenue
Lakewood, California 90715-1409



NOTICE TO ABATE NUISANCE

The owner of the property located at 20418 Clarkdale Avenue, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board for the City of Lakewood. The meeting will be held on Thursday, July 11, 2024, at the Council Chambers, next to Lakewood City Hall, 5000 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 June 27, 2024.

CITY OF LAKEWOOD

A handwritten signature in blue ink, appearing to read "J. Cochran", is written over a horizontal line.

By Jacqueline Cochran, Community Conservation Representative

Lakewood

The hearing identified on the proceeding page has been scheduled due to excessive trash and debris observed on Thursday, June 24, 2024. The following conditions were observed to exist in violation of the Lakewood Municipal Code (LMC):

LMC §4221.1.C Garbage

It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To throw, place or dispose of any garbage, refuse or waste on or upon said area.

LMC §4323.C.2 Household Debris

Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully enclosed building so as to be visible from the public right-of-way or adjoining property.

LMC §5336.D Trash Cart

It shall be the duty of every person having charge and control of any single family residence or multi-family residence to set out or place the contractor and/or City provided wheeled refuse and recycling carts and green waste containers for the collection of refuse, recycling and green waste as follows: Such carts and containers shall be placed no earlier than 4 p.m. on the day immediately prior to the collection day and shall be removed to a storage location which is not visible from any public right-of-way, excluding alleys, no later than 12 hours after it has been emptied.

At the July 11, 2024 hearing, the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a resolution finding the residential property to be a public nuisance and ordering the following:

1. The aforementioned violation of the Lakewood Municipal Code shall be corrected in the time ordered.
2. Grants the City authority to abate the public nuisance if the violation is 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, 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 20418 Clarkdale Avenue may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violation.

CITY OF LAKEWOOD

Jacqueline Cochran, Community Conservation Representative

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

SUBJECT: PROPERTY NUISANCE – 20418 Clarkdale Avenue

INTRODUCTION

The property at 20408 Clarkdale Avenue is located in the R-1 Residential zone and has had continuing property maintenance issues dating back to February 2024.

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

LMC §4221.1.C – Garbage – It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following: To throw, place or dispose of any garbage, refuse or waste on or upon said area.

LMC §4323.C.2 – Household Debris – Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully enclosed building so as to be visible from the public right-of-way or adjoining property.

LMC §5336.D – Trash Cart – It shall be the duty of every person having charge and control of any single-family residence or multi-family residence to set out or place the contractor and/or City provided wheeled refuse and recycling carts and green waste containers for the collection of refuse, recycling and green waste as follows:

...

D. Such carts and containers shall be placed no earlier than 4 p.m. on the day immediately prior to the collection day and shall be removed to a storage location which is not visible from any public right-of-way, excluding alleys, no later than 12 hours after it has been emptied.

STATEMENT OF FACTS

On February 6, 2024, Community Conservation Representative (CCR) Jacquelyn Cochran inspected the property and observed an accumulation of trash and debris and trash carts in public view at the property.

On February 8, 2024, CCR Cochran issued a Notice of Violation to the property owner, Sara J Suarez.

On April 5, 2024, CCR Cochran inspected the property and observed the overall conditions remained the same.

On April 9, 2024, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$400 to the property owner for vehicle encroachment, household debris, garbage, and trash containers in the public right-of-way.

On June 24, 2024, CCR Cochran inspected the property and observed the overall conditions remained the same.

On June 26, 2024, due to the continued violations at the property, CCR Cochran issued an Administrative Citation for \$600 to the property owner for household debris, garbage, and trash containers in the public right-of-way.

On June 27, 2024, due to lack of compliance, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, July 11, 2024, was posted and mailed to the property owners of record via regular and certified mail.

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 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

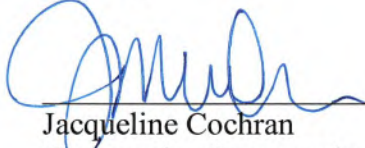
The property located at 20418 Clarkdale Avenue constitutes a public nuisance as defined in §4323.1 and 4324 of the Lakewood Municipal Code. Pursuant to the Lakewood Municipal Code and Title 25 of the California Code of Regulation, a hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board shall consider all relevant facts and adopt a Resolution to effect 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 believes that thirty (30) days following the hearing to be sufficient time to remove the unmaintained vegetation, refuse containers in public view, household debris, garbage, and trash containers in the public right-of-way.


RECOMMENDATION

Staff recommends that the Planning and Environment Commission sitting as the Building Rehabilitation Board find the property located at 20418 Clarkdale Avenue to be a public nuisance and adopt the attached Resolution. The Resolution directs Sara J Suarez, the property owner, to abate the aforementioned violation listed in the Notice to Abate Nuisance within thirty (30) days of the Resolution being adopted.

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 cost 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.



Jacqueline Cochran
Community Conservation Representative



Abel Avalos
Director of Community Development

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 20418 CLARKDALE AVENUE 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 July 11, 2024, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 20418 Clarkdale Avenue (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7058-005-010 and as: The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows: Lot 69 of Tract No. 17152 as per Map recorded in Book 485, Pages 32 & 33 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 June 27, 2024. This provided notice of a public hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board to the property owner regarding the nuisance conditions at the property.

SECTION 4. The June 24, 2024, 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 Planning and Environment Commission sitting as the Building Rehabilitation Board finds that the property is a public nuisance based on violations of the following regulations:

- A. Garbage. Lakewood Municipal Code (LMC) §4221.1.C
- B. Household Debris. Lakewood Municipal Code (LMC) §4323.C.2
- C. Trash Cart. Lakewood Municipal Code (LMC) §5336.D

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code §4323, and 4324. The property nuisance conditions create a public nuisance and should be abated as provided by Section 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 Planning and Environment Commission sitting as 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 regular USPS mail.

ADOPTED AND APPROVED this 11th day of July 2024, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

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

Vicki Stuckey, Chairperson

ATTEST:

Abel Avalos, Secretary

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APPLICATION FOR: Conditional Use Permit No. 228, Amendment No. 1

LOCATION: 21004 Pioneer Boulevard

APPLICANT: Judy Jeong representing Gangnam Korean BBQ

PROPOSAL: Application for the expansion of beer and wine sales for on-site consumption in conjunction with an existing bona fide eating establishment (Gangnam Korean BBQ)

ZONING: C-3 (Intermediate Commercial)

INTRODUCTION

The applicant, Judy Jeong representing Gangnam Korean BBQ, is requesting approval of Conditional Use Permit amendment (CUP No. 228, Amendment No. 1) for the expansion of beer and wine sales for on-site consumption in conjunction with an existing bona fide eating establishment. The subject site is located at 21004 Pioneer Boulevard and is designated by the General Plan as Commercial. The subject site is located in the C-3 (Intermediate Commercial) zone. LMC Section 9347.C.1 allows bars, cocktail lounges, or any establishment offering alcoholic beverage for consumption on the premises in the C-3 (Intermediate Commercial) zone where the use or parking facilities thereof are located more than 200 feet from the boundaries from any land zoned for residential uses. LMC Section 9347.D.1 requires a CUP for any use specified in Section 9347.C when located less than two hundred feet from any land zoned for residential uses. The subject site is less than 200 feet from residentially zoned land and therefore requires a Conditional Use Permit.

STATEMENT OF FACTS

Area Description

The subject site is located within a commercial center at the southeast corner of Pioneer Boulevard and Centralia Street (see Vicinity Map and Aerial View). The following table lists the land uses and zoning designations for the subject site and the surrounding properties.

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Restaurant	C-3 (Intermediate Commercial)
North	Commercial Buildings	C-3 (Intermediate Commercial)
East	Apartment Complex	MFR (Multi-Family Residential)
South	Apartment Complex	MFR (Multi-Family Residential)
West	Car Wash, Superfine Auto Spa Single-Family Residences	C-3 (Intermediate Commercial) R-1 (Single-Family Residential)

Prior CUP

This application is the second CUP for the subject site. A previous tenant, Rico's Pizza, in 1980 was granted approval (CUP No. 228) for the sale of beer and wine for on-site consumption in conjunction with a bona-fide eating establishment. The previous California Department of Alcoholic Beverage Control (ABC) license was transferred to the current tenant on June 11, 2015.

Site Description

The subject site is located in a commercial center with a total land area of approximately 1.4 acres. The commercial center is developed with a single-story commercial building and 95 parking spaces. The restaurant is located in the northwestern portion of the building, as shown in Exhibit "A." The other businesses within this center include Family Coin Laundry, Suwannee Beauty Salon, JR Bakery, Dae Bak Korean restaurant, Hello Sonni barber shop, Mi Teriyaki & Sushi, and a dentist office. There are two vacant tenant spaces at 11802 Centralia (the proposed expansion space) and 11812 Centralia Street. The trash enclosure is located behind the building and is not in compliance with current City standards.

Project Description

The sale of beer and wine is ancillary to the primary use, which is a restaurant. The existing use operates Sunday through Thursday from 11:00 A.M. to 10:00 P.M. The hours of operation on Friday and Saturday are from 11:00 A.M. to 11:00 P.M. The use does not include live or recorded entertainment. The proposed expansion will add 1,150 square feet to its existing footprint and occupy the vacant tenant space at 11802 Centralia Street. The proposed Resolution of Approval includes a condition which limits the sale of alcoholic beverages to no earlier than 7:00 A.M. and no later than 12:00 P.M., daily.

The subject tenant space, with the expansion, will be approximately 4,848 square feet in area and will include a dining area with 189 fixed seats, a kitchen/preparation area, and four restrooms, as shown on the floor plan in Exhibit "B." The subject restaurant has a main entrance door which faces the parking lot and Pioneer Boulevard. The use requires a Type 41 license from the California Department of Alcoholic Beverage Control (ABC). A Type 41 license allows for the sale of beer and wine for on-site consumption in conjunction with a bona fide public eating place.

Code Requirements

A Conditional Use Permit may only be approved upon findings of the Planning and Environment Commission that the proposed use, subject to any conditions imposed, will not be detrimental to surrounding property or residents. A finding that the proposed use is in accordance with the following principles and standards is necessary in each case, as specified in Section 9401 of the Lakewood Municipal Code.

1. *The proposed conditional use shall not be in substantial conflict with the General Plan.*

The General Plan land use designation for the site is Commercial. The subject restaurant is a commercial use, and the proposal to serve alcoholic beverages in conjunction with the restaurant is an ancillary use and, therefore, will not be in conflict with the General Plan.

2. *The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no Conditional Use Permit shall be granted where such will adversely affect or be materially detrimental to said adjacent uses, buildings, or structures.*

It is anticipated that the ancillary use of onsite sales of beer and wine in the expanded area will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, as the existing restaurant currently does such sales. The restaurant is located in an existing commercial center which abuts residential properties to the south. The building is setback twenty-five feet from the south property line. Further, since there are no public access doors provided at the rear of the building, the residential properties south of the building will not be impacted by noise. The existing use operates Sunday through Thursday from 11:00 A.M. to 10:00 P.M. The hours of operation on Friday and Saturday are from 11:00 A.M. to 11:00 P.M. Thus, the proposed use should not pose any adverse effects on adjacent residential uses, buildings, or structures which abut the site of the east and south.

3. *The site for a conditional use shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required by this Chapter, or as required as a condition in order to integrate said uses with the uses in the neighborhood.*

The proposed conditional use is for the sale of beer and wine for on-site consumption in conjunction with a bona-fide restaurant. The applicant is proposing to have a total of 189 interior seats, which includes tables with seats in the dining area. Section 9490.U.2 of the Lakewood Municipal Code requires restaurants to provide one (1) parking space for each three (3) fixed or removable seats, or one space for each 100 square feet of gross floor area provided that at least five (5) parking spaces are provided. The site is developed with 95 parking spaces. The proposed addition of 56 seats will require 19 parking spaces. The parking demand for this center will be 120 parking spaces including the proposed use, which will create a deficit of 25 parking spaces per the requirements of the Lakewood Municipal Code. However a recent state law, AB 2097, supersedes the city's ability to require additional commercial parking on this lot. Therefore, the site has sufficient parking in compliance with current state laws and regulations.

4. *The site for the conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.*

The subject site is served by Pioneer Boulevard and Centralia Street. The General Plan designates Pioneer Boulevard as a minor arterial street with a roadway width of 80 feet. The portion of Centralia Street serving the subject site is designated as a minor arterial street with a roadway width of 64 feet. According to the 2022 City of Lakewood Census, the number of cars driving on Centralia Street daily between Pioneer Boulevard and Norwalk Boulevard is 16,031 cars. The number of cars driving on Pioneer Boulevard daily between Centralia Street and Carson Street is 18,780 cars. Both, Pioneer Boulevard and Centralia Street, are adequate in size to accommodate the traffic generated by the use.

5. *All other conditions and limitations imposed by this Chapter in connection with the proposed application for a Conditional Use Permit have been met.*

All necessary conditions of approval to implement city regulations and state law have been included in either the referenced letter from the Development Review Board and/or the related resolution.

Development Review Board

The Development Review Board (DRB) reviewed the CUP application for this business on June 26, 2024 (see attached letter for DRB Case No. 9249). The DRB letter included conditions for compliance with conditions of operation, parking and circulation, waste collection, site security, and property maintenance.

The proposed Resolution of Approval requires that the property owner and/or property management company shall prepare, submit, and obtain approval of a Public Safety and Security Plan (PSSP) with the Lakewood Public Safety Department prior to final inspection. The DRB conditions contained in the action letter for DRB Case No. 9249 are incorporated by reference in the proposed Resolution of Approval.

Department of Alcoholic Beverage Control

As part of its license application review process, the Department of Alcoholic Beverage Control (ABC) determines whether a condition of undue concentration exists in a given census tract. Undue concentration occurs when the number of alcohol licenses exceeds the number allowed by ABC based on the census tract population. The subject site is located in Census Tract No. 5551.05, which is generally bound by Del Amo Boulevard to the north, Pioneer Boulevard to the west, 215th Street to the south, and Norwalk Boulevard to the east. ABC allows up to six (6) on-sale licenses within this census tract. Currently, there are three (3) on-sale licenses within this Census Tract. Therefore, there is no condition of undue concentration within this Census Tract, and the existing license will not result in a condition of undue concentration.

Sheriff's Report

The Director of Public Safety and the County of Los Angeles Sheriff's Department provided comment on this application (see attached Sheriff's Department letter dated June 10, 2024). The Sheriff reviewed calls for service for the subject location since June 10, 2021, and found that there were no incidents that reflect negatively on the business. However, there was a high volume of calls for service regarding homeless issues which reflects the geographical area and not the business itself. If this CUP is approved, the Sheriff's Department recommends that certain conditions be included in the Resolution of Approval. The recommendations from the Sheriff's Department are incorporated into the proposed Resolution of Approval. There are no open code enforcement cases associated with this business. The proposed Resolution of Approval requires a Public Safety and Security Plan (PSSP) to be submitted and approved with the Lakewood Public Safety Department.

CEQA

The proposed CUP is Categorically Exempt pursuant to Section 15301.(a) of the California Environmental Quality Act (CEQA) Guidelines, as amended. Class 1 consists of the operation, repair, maintenance, and permitting, leasing, licensing, or minor alteration of existing public or private structures.

Public Notice

Notification of the public hearing for Conditional Use Permit No. 228, Amendment No. 1 was posted on the City's webpage, mailed to property owners within a 300-foot radius of the subject property, posted at the subject site, and in three public places on Wednesday, June 26, 2024, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

SUMMARY

The applicant is applying for a Conditional Use Permit for the expansion of beer and wine sales for on-site consumption in conjunction with the expansion of an existing bona fide eating establishment. It has been found that the proposed use will be in compliance with the principles and standards under Section 9401 of the Lakewood Municipal Code, regarding the approval of a Conditional Use Permit.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission hold a public hearing and following the public hearing; move to adopt the proposed Resolution granting approval of Conditional Use Permit No. 228, Amendment No. 1 subject to the conditions contained therein and approve the associated Categorical Exemption.



Frankie Griffiths
Assistant Planner



Abel Avalos
Director of Community Development

ATTACHMENTS

- 1) Letter from the Los Angeles County Sheriff's Department dated June 10, 2024
- 2) Vicinity Map
- 3) Aerial View
- 4) Exhibit "A" – Site Plan
- 5) Exhibit "B" – Floor Plan
- 6) Proposed Resolution of Approval



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 10, 2024

Mr. Thaddeus McCormack
City of Lakewood
5050 Clark Avenue
Lakewood, California 90712

Dear Mr. McCormack:

The purpose of this letter is to provide you with our concerns regarding **Conditional Use Permit 228** for "Gang Nam Korean BBQ", a restaurant, located at 21004 Pioneer Boulevard and their request for a Title 41 License (On-sale beer and wine).

REVIEW OF CONDITIONAL USE PERMIT (CUP) 228 and Amendment

Review of the application for Conditional Use Permit and amendment at "Gang Nam Korean BBQ".

We have conducted a review of calls for service since June 10, 2021, at the above location and surrounding area. We are pleased to report there have been no incidents that reflect negatively on the business. However, there was a high volume of calls for service regarding homeless issues which reflects the geographical area and not the business itself.

Should the city of Lakewood approve the conditional use permit and amendment, we would like to make the following recommendations:

- Increased security lighting both front and rear.
- Increased number and quality of security cameras both front and rear.
- Business to be equipped with an audible burglary alarm.
- The internal side of the restaurant's back door shall have panic hardware for emergencies.
- Ensure employees serving alcohol are 18 years of age.
- Ensure unfinished alcohol is not allowed to leave the location with patrons.
- Persons who appear to be intoxicated or under the influence of a controlled substance, shall be denied service.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

- Report disturbances to Lakewood Station Dispatch including but not limited to homeless issues.
- This CUP shall be subject to review allowing input from the Sheriff's Department for any concerns that may arise.

Should the city of Lakewood approve the conditional use permit and amendment, we recommend management from "Gang Nam Korean BBQ" have an ongoing liaison/ relationship with the Sheriff's Department and the city of Lakewood, to ensure a strong level of communication for crime prevention and problem-solving efforts.

If there are any further questions, you may contact Sergeant Theo K. Gekas at (562) 623-3657.

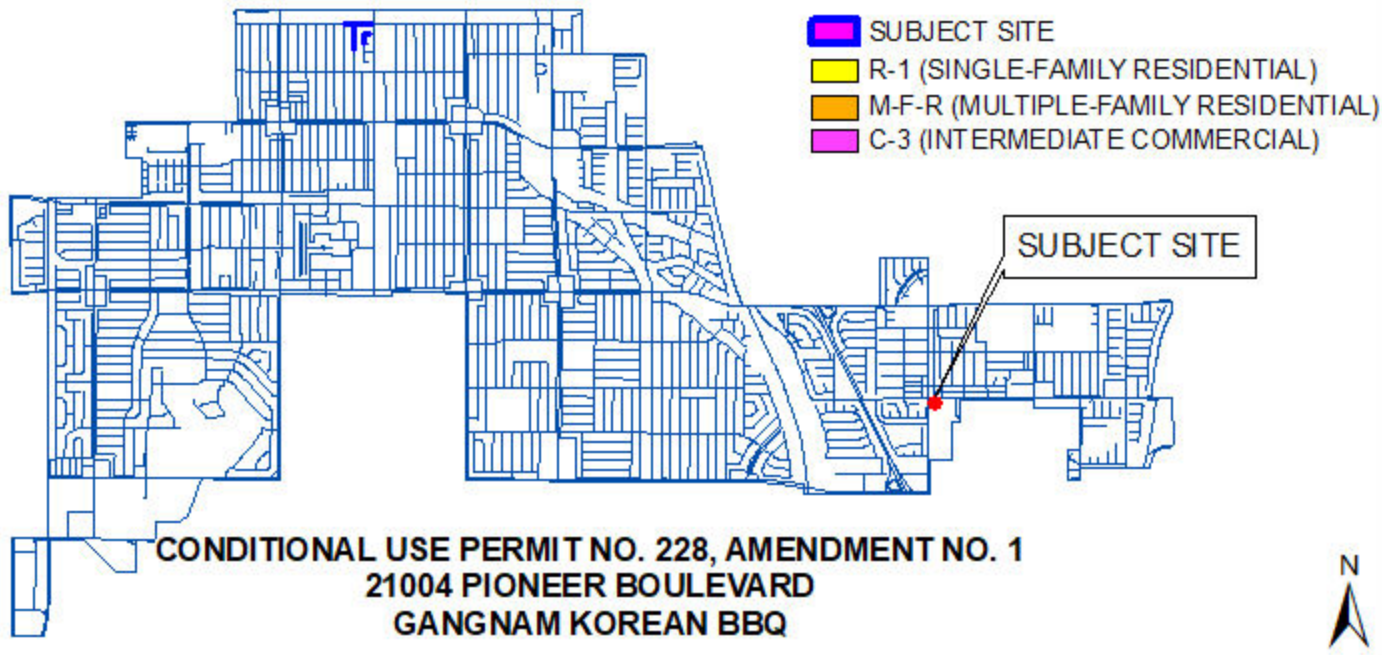
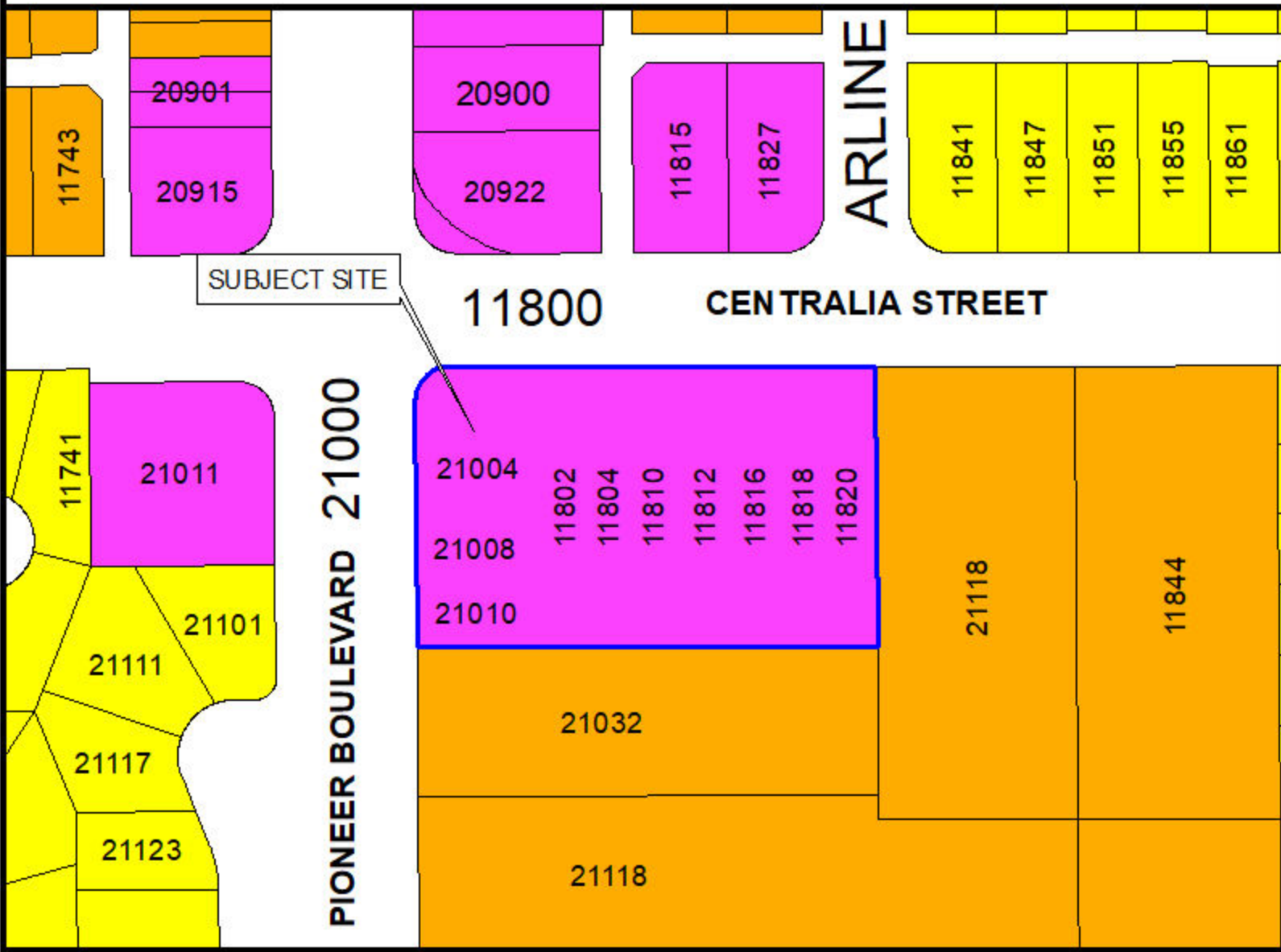
Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read "Daniel Holguin". The signature is fluid and cursive, with a large initial "D" and "H".

Daniel Holguin, Captain
Lakewood Station

VICINITY MAP



AERIAL VIEW

CENTRALIA STREET

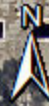
SUBJECT SITE

PIONEER BOULEVARD

SITE

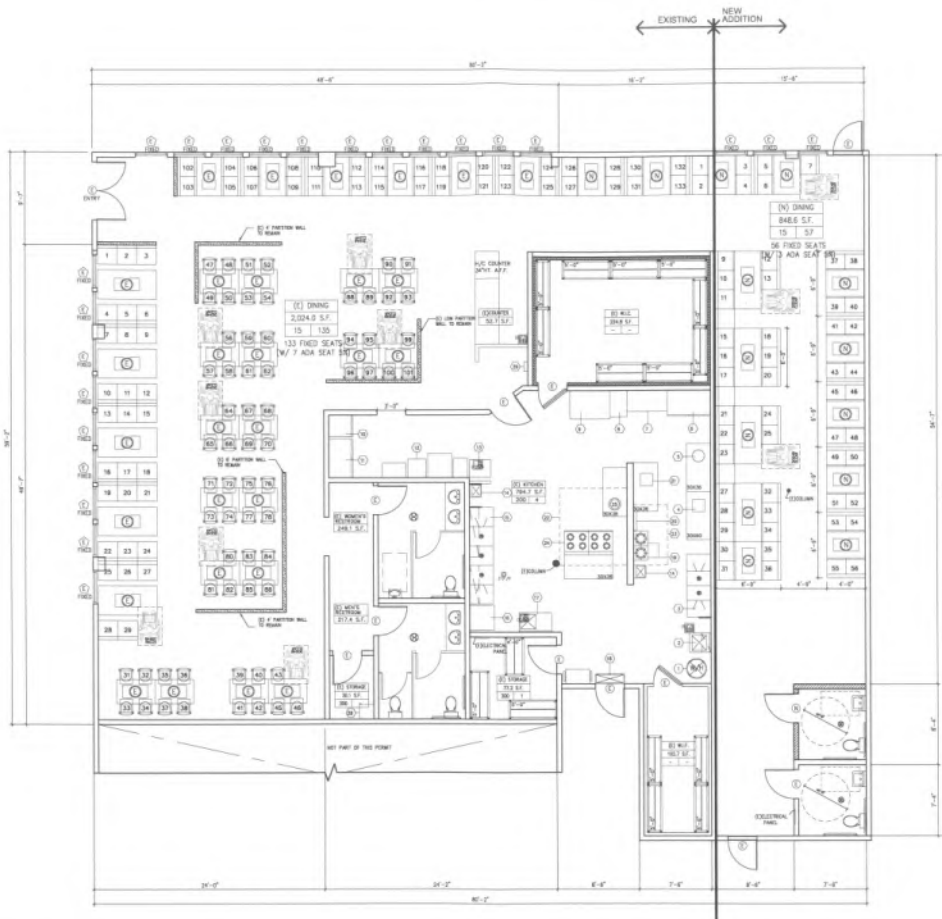
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**CONDITIONAL USE PERMIT NO. 228, AMENDMENT NO. 1
21004 PIONEER BOULEVARD
EXPANSION OF ON SITE BEER & WINE SALES**

EXHIBIT "B"



J Lee
BUILDING DESIGN

TELL:
12131 874-7867

OFFICE:
222 N. WINDL AVE.
LOS ANGELES
CA, 90004

EMAIL:
TLEED@GMAIL.COM
@GMAIL.COM

PROJECT COL NAME
GANGNAM KOREAN BBQ
21004 PIONEER BLVD., 11802 CENTRALIA ST., LAKEWOOD, CA 90715

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF J. LEE BUILDING DESIGN AND SHALL REMAIN THE PROPERTY OF J. LEE BUILDING DESIGN. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J. LEE BUILDING DESIGN. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DRAWING OR SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO J. LEE BUILDING DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM ALL VENDORS AND SUBCONTRACTORS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM ALL VENDORS AND SUBCONTRACTORS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM ALL VENDORS AND SUBCONTRACTORS.

NO.	REVISIONS

SHEET TITLE
PROPOSED FLOOR PLAN

DATE: **JANUARY, 2024**
BY: **AS NOTED**
CHECKED BY: **T. LEE**

A-3.0

1 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGENDS
: EXISTING WALL TO REMAIN
: INSTALL TO NEW NON BEARING WALL
: ENERGY STAR EXHAUST FAN W/ HUMIDITAT. CONTROLLER REQUIRE LIGHT SWITCH ACTIVATED
: EXISTING DOOR TO REMAIN
: EXISTING WINDOW TO REMAIN
: EXISTING EXIT SIGN W/LIGHT TO REMAIN

TABLE HOOD LEGENDS
: EXISTING HOOD
: NEW HOOD

NOTES
1. ALL EXTERIOR DOORS ARE SELF-CLOSING AND ROBERT PROOF

RESOLUTION NO. -2024

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING CONDITIONAL USE PERMIT NO. 228, AMENDMENT NO. 1, AT 21004 PIONEER BOULEVARD, LAKEWOOD, CALIFORNIA, FOR THE EXPANSION OF BEER AND WINE SALES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Judy Jeong, owner of Gangnam Korean BBQ, lessee of the owners of an interest in the following described real property, requesting a Conditional Use Permit, pursuant to the provisions under Sections 9347.C.1 and 9347.D.1. of the Lakewood Municipal Code for the sale of beer and wine for on-site consumption, on that certain real property within the City of Lakewood described as a portion of Tract 26876 in Parcel Map Book Number 680 pages 84-85, in the Office of the County Recorder of Los Angeles County, and more particularly described as 21004 Pioneer Boulevard, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that the project is Categorically Exempt from CEQA requirements, pursuant to Section 15301.(a) of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to the application on July 11, 2024, and the Planning and Environment Commission does hereby find and determine that the application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 228, Amendment No. 1 for the expansion of beer and wine sales for on-site consumption, in connection with an existing bona fide eating establishment at 21004 Pioneer Boulevard, Lakewood, all as shown on Exhibits "A" and "B," and the applicant has satisfactorily submitted all required documentation to adequately support approval of the proposed use.

B. The proposed use is found not to be in conflict with the goals of the General Plan, nor does the proposed use conflict with the Commercial land use designation of the General Plan, as it is an allowed commercial land use that meets the specified locational and operational criteria.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein are implemented and operations continually comply and as this will be confirmed with a six-month review.

D. Pioneer Boulevard and Centralia Street are currently adequate in width and improved as necessary to serve any additional traffic generated by the proposed use. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code and state law. The site can adequately accommodate the required parking for the proposed use.

F. The sale of beer and wine for on-site consumption will be only conducted entirely within the building, as license restrictions allow no sales for off-site consumption or on-site consumption in an outdoor enclosed patio.

H. Notification of the public hearing for this Conditional Use Permit was published on the City of Lakewood's web page, was posted and mailed to property owners within a 300-foot radius pursuant to Section 9422 et seq. of the Lakewood Municipal Code and State Law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 228, Amendment No. 1 provided the following conditions are observed and complied with at all times:

A. Any conditions of approval required to be completed prior to commencing beer and wine sales shall be completed and confirmed, prior to such sales. All conditions of approval regarding operations shall be continually in compliance and not thereafter violated or deviated from except where authorized by this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of this Conditional Use Permit (CUP) and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of this Conditional Use Permit, subject to the conditions herein set forth, are binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. Approval of Conditional Use Permit No. 228, Amendment No. 1 is for the expansion of beer and wine sales for on-site consumption in conjunction with an existing bona fide eating establishment. The approval shall be based on Exhibits "A" and "B."

C. The proper permits shall be obtained from the Building and Safety Division for all interior and exterior work, prior to the commencement of such work. In addition, Development Review Board approval shall be obtained for all exterior improvements prior to obtaining proper permits and commencement of work, as applicable.

D. The hours of operation shall be no earlier than 7:00 A.M. and no later than 12:00 A.M., daily, seven days a week.

E. The approved use shall comply with the Development Review Board's recommended conditions of approval per DRB Case No. 9249 letter dated June 26, 2024, and hereby incorporated as conditions of approval.

F. The restaurant service area seating shall not exceed a total of 189 interior seats, excluding any reception area wait seating.

G. All employees shall complete a Responsible Beverage Server, or similar training program, which meets standards of the California Department of Alcoholic Beverage Control, prior to serving any alcohol.

H. All employees serving alcoholic beverages shall attend L.E.A.D. (License Education on Alcohol & Drugs) classes and shall obtain proper certification within 60 days from the date of this approval. Any new employees serving alcoholic beverages shall attend L.E.A.D. training within 60 days of their hire date.

I. There shall be no live entertainment or live music inside the subject tenant space. Recorded music is permitted.

J. The business operator shall instruct the employees to notify law enforcement should they observe any criminal activity.

K. The approved use shall comply with the Development Review Board's recommended conditions of approval per DRB Case No. 9249 letter dated June 26, 2024, and hereby incorporated as conditions of approval.

L. Business Licenses. All contractors, including subcontractors, sign installers, and tenants shall have properly issued business licenses, as confirmed before final inspection.

M. Effective Date of Action. This PEC action shall become final, conclusive, and effective after ten (10) calendar days have lapsed, provided the 10th day is a City business day and if not then on the next following City business day, unless appealed, following the delivery of the notice of action via email, a documented in-person delivery or the day such notice of approval is deposited into the United States Postal Service mail system to the property owner, the applicant, and any other person requiring or requesting such notice.

N. Acceptance. The applicant shall sign a written statement certifying that they have read, understand, and agree to the conditions of approval for this Conditional Use Permit Amendment, in order for this approval to become effective on or after the aforementioned ten (10) calendar days following official notification of this action.

O. Appeal Procedure. The effective date this PEC action shall toll and not become effective if a properly prepared written appeal (*with appropriate fees*) if filed with the City Clerk

by any interested party, prior to the effective date. A properly prepared appeal shall detail in writing the manner in which the PEC failed to: a) justify an approval with appropriate findings, b) adequately evaluate the project; and/or c) appropriately establish conditions of approval that sufficiently mitigated identified impacts to a non-significant level. The appeal shall state the remedy requested (*e.g., project modifications, revised conditions or project denial*).

P. Revocation/Revision. This conditional use permit may be modified or revoked by the City Council or the Planning and Environment Commission at a public hearing, should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity of the subject property is operated or maintained so as to constitute a public nuisance. By signing or orally accepting the terms and provisions of this permit entered into the minutes of these proceedings, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any permits could subject permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connections with the use will be cause for revocation of this permit.

Q. Indemnification. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, and employees from any and all liability or claims that may be brought against the City arising from its approval of this permit, or arising out of the operation of this facility, save and except that caused by the City’s active negligence.

ADOPTED AND APPROVED this 11th day of July, 2024, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Vicki Stuckey, Chairperson

ATTEST:

Abel Avalos, Secretary