

April 3, 2026



Don Peters III
5557 Gondar Avenue
Lakewood, California 90713-1607

RE: Building Rehabilitation Board Resolution 7-2026
5557 Gondar Avenue, Lakewood, California

At its meeting of April 2, 2026, the Planning and Environment Commission sitting as the Building Rehabilitation Board adopted Resolution No. 7-2026 regarding the property referenced above. Attached is a copy of the resolution, which states the findings of the Building Rehabilitation Board and the action necessary to abate the nuisance. Please be advised that the action of the Planning and Environment Commission shall be final, conclusive, and effective five (5) calendar days from the date of this notice.

If you disagree with the findings, you may appeal your case to the City Council. Your written appeal must be filed with the City Clerk's Office within five (5) calendar days of delivery of these findings and shall be consistent with Section 9407 of the Lakewood Municipal Code or other applicable law and shall include:

- 1) Specific identification of the property;
- 2) A brief statement of the legal interest in the property;
- 3) 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;
- 4) Signatures of all parties named as appellants and their official mailing addresses;
- 5) Relief or action sought from the City Council;
- 6) An appeal fee of \$300.00.

The matter would then be scheduled to be heard by the City Council at its earliest convenience. Should you have any questions, please contact this office at (562) 866-9771, extension 2301.

Sincerely,

A handwritten signature in black ink, appearing to read "Aldo Cervantes", is written over the word "Sincerely,".

Aldo Cervantes,
Director of Community Development

AC/cc
enclosures: Resolution 7-2026

C: Thaddeus McCormack
Jamaar Boyd-Weatherby
Steve Skolnik
City Council

Lakewood

RESOLUTION NO. 7-2026

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 5557 GONDAR 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 April 2, 2026, the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the subject property is a public nuisance.

SECTION 2. 5557 Gondar Avenue (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7174-006-002 and as: Lot 2 of Tract No. 18282, as per map recorded in Book 547, Pages 23 and 24 of Maps, in the office of the County Recorder of said County, State of California.

SECTION 3. A Notice to Abate Nuisance was properly posted and mailed as provided by law on March 23, 2026. This provided notice to the property owner of a public hearing before the Building Rehabilitation Board regarding the nuisance conditions at the property.

SECTION 4. The March 19, 2026, inspection revealed continued non-compliance, so this case was scheduled for a hearing before the Building Rehabilitation Board.

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

- A. Accumulation of Debris. Lakewood Municipal Code (LMC) §4323.C.1
- B. Unmaintained Vegetation. Lakewood Municipal Code (LMC) §4323.D.3
- C. Lack of a Garage Door. Lakewood Municipal Code (LMC) §4323.F.1
- D. Refuse Container in Public View. Lakewood Municipal Code (LMC) §4323.H.1

SECTION 6. The property nuisance conditions at the property violate Lakewood Municipal Code §4323 and §4324. The property nuisance conditions create a public nuisance and should be abated as provided by Sections §4320 and §4324 of the Lakewood Municipal Code.

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

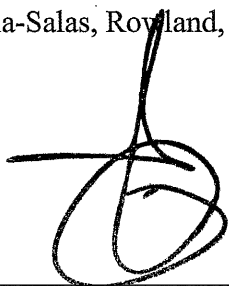
of abatement by the City, including but not limited to full staff costs and contractor costs, shall be the responsibility of the property owner and if not paid when billed, shall become a lien on the property.

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

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

ADOPTED AND APPROVED this 2nd day of April 2026 by the Building Rehabilitation Board of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Baca, Cole, Garcia-Salas, Rowland, Stuckey
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABTAIN:	COMMISSIONERS:



Terry Cole, Chairperson

ATTEST:



Aldo Cervantes, Secretary