

## ORDINANCE NO. 2025-4

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING SPECIFIC PLAN NO. 2025-1

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY ORDAIN AS  
FOLLOWS:

#### SECTION 1. **INTRODUCTION**

##### **PURPOSE**

This plan is a Statutory Specific Plan designed to implement the City's General Plan for a specific geographic area. Once the Specific Plan is adopted, all development entitlements and subdivisions, and development projects must be consistent with the plan. The purpose of the Specific Plan No. 2025-1 (the "Specific Plan") is to restrict the use of the property within the Specific Plan boundaries to multifamily residential uses only and under the approved development standards.

The Specific Plan is prepared in accordance with the statutory requirements of California Government Code Sections 65450-65457. These provisions of the Government Code require the Specific Plan be consistent with the General Plan.

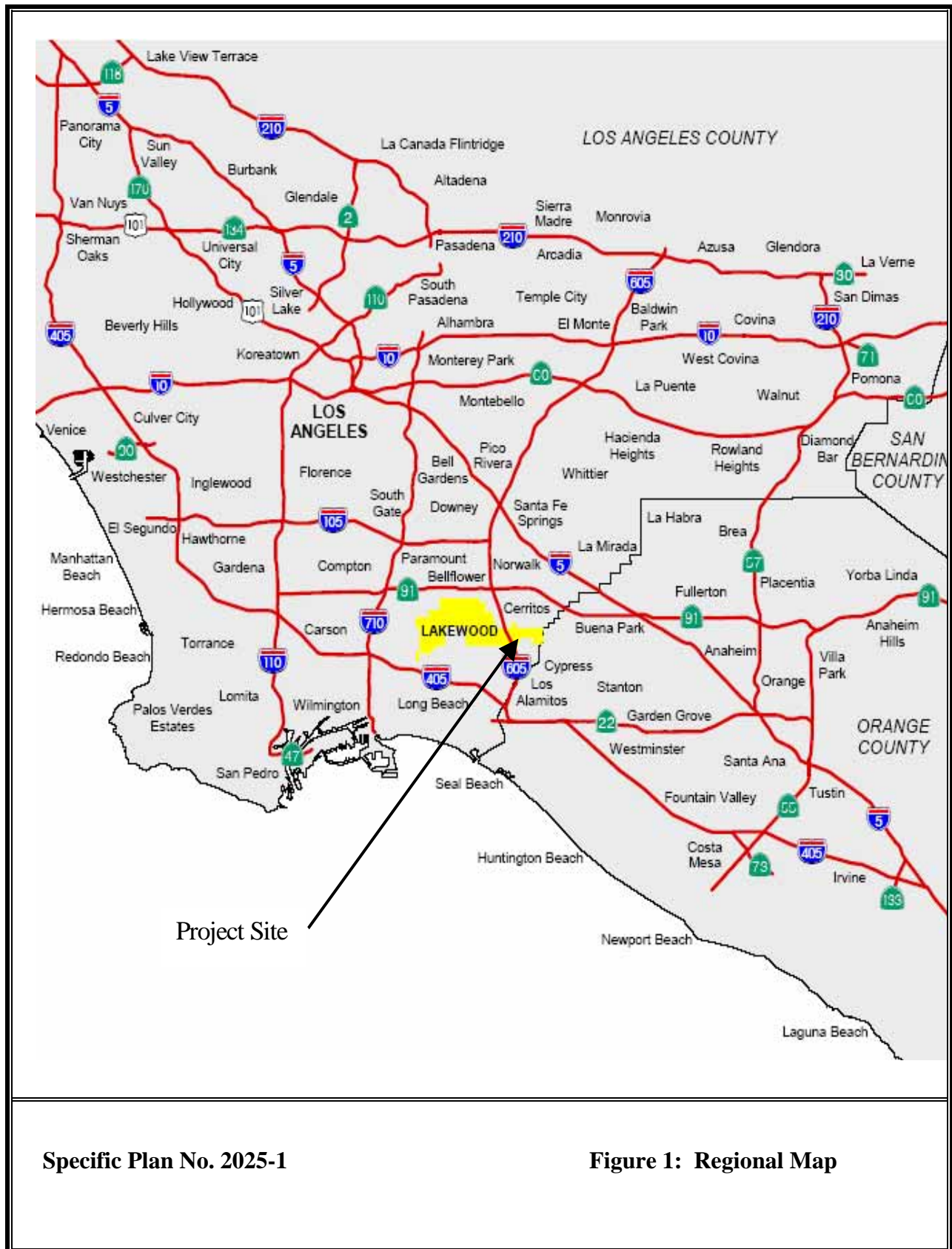
##### **SPECIFIC PLAN SITE**

###### **A. Project Location**

The subject property is located in a neighborhood in the eastern portion of Lakewood. This neighborhood is generally bounded by 207<sup>th</sup> Street to the north, Elaine Avenue to the east, 209<sup>th</sup> Street to the south, and a public alley to the west. The subject property is located on the west side of Elaine Avenue, about 200 feet south of 207<sup>th</sup> Street. Figure 1 shows the location of the City of Lakewood and the Specific Plan site within the City, Figure 2 shows the parcels and boundaries of the site, Figure 3 is an aerial view of the site, and Figure 4 is the Precise Plan of Development.

###### **B. Property Ownership**

The property is owned by Steven Senemar and Lobat Sememar.







### **C. Existing Setting**

The subject property is 50 feet wide with an approximate depth of 312 feet and is approximately 15,621 square feet in area. The site is vacant with little change in ground elevation.

### **D. Surrounding Uses**

The area that falls under the proposed Specific Plan is zoned M-F-R (Multiple Family Residential) and is designated by the General Plan for Medium/High Density Residential uses. To the north, south, and west there are various single- and multiple-family homes, located in the M-F-R zone. To the east, across Elaine Avenue, are single-family homes located in the R-1 (Single-Family Residential) zone.

## **GOALS**

1. To encourage multi-family residential development in a manner that complies with the intent of the General Plan and the Housing Element
2. To establish development standards and guidelines, which are suitable for the development of the property taking into consideration the size and dimensions of affected properties, the surrounding community, and the proposed land uses within the planning area.

## **SECTION 2. PLANNING CONTEXT**

### **INTRODUCTION**

The Specific Plan process was identified and initiated as the preferred method to develop the site. For new land divisions in the M-F-R zone, Section 9332 of the Lakewood Municipal Code requires a minimum lot area of 15,000 square feet, a lot width of not less than 100 feet, and a lot depth of not less than 100 feet for interior lots within the M-F-R zone. The site is 50 feet wide with an approximate depth of 312 feet and is approximately 15,621 square feet in area. The lot width is less than what the Code requires for new subdivisions, however the width and size of this lot is common among many existing lots in the M-F-R zone. Development of the subject site in a manner that complies with applicable zoning requirements would result in a poor site design and less desirable units than a project that slightly varies from those same regulations.

There are four site conditions which impede development of the site in a manner that fully complies with City's development standards. These four impediments are:

1. Lot width. The lot's 50-foot width combined with required 24-foot vehicle back-up, landscape planters, and building setback requirements, makes it infeasible for a project to meet the minimum garage depth requirements.
2. Edison easement. A Southern California Edison easement crosses the middle of the site. Structures cannot encroach into the easement area which reduces the buildable site area.
3. Fire access. The Los Angeles County Fire Department, due to the lot depth, requires a minimum 26-foot-wide driveway through the depth of the lot for Fire Department access.
4. Density. The State requires the Housing Element establish minimum and maximum density standards. For M-F-R zoned sites between 12,500 and 21,780 square feet, the Housing Element provides a maximum density of 40 units per acre and a minimum density of not less than 75% of the maximum allowed density. For this site the maximum number of units

is 14 and the minimum number is 10 units. The project proposes six (6) apartment units and two (2) Accessory Dwelling Units (ADUs) for a total of eight (8) units. In such instances the, the Housing Element allows the City Council to find that a sufficient “Buffer” will remain in Lakewood’s housing inventory after completion of this project to satisfy the Regional Housing Needs Assessment allocation contained in the Housing Element.

## **AUTHORITY**

The California Government Code authorizes cities to adopt specific plans either by resolution as policy, or by ordinance as regulation. Both Planning and Environment Commission and City Council hearings are required as part of the adoption process. In either form, specific plans must be adopted by the City Council to be effective. Lakewood has adopted previous Specific Plans by ordinance; therefore, an ordinance has been drafted for the adoption of this Specific Plan.

This Specific Plan is a regulatory document and serves to direct the size and type of development on the property involved. Development plans, site plans and tentative tract and parcel maps within the planning area must be consistent with this Specific Plan. This Specific Plan is established through the authority granted to the City of Lakewood, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

## **GENERAL PLAN LAND USE ELEMENT**

The Lakewood General Plan designates the subject site for medium/high density residential land uses and specifies that the density range from 8.8 to 27 dwelling units per acre. The site is approximately 15,621 square feet in area. The development of six dwelling units (not including two Accessory Dwelling Units) on the site will be equivalent to 16 dwelling units per acre. The Specific Plan land use and density will comply with the intent of the Land Use Element of the General Plan.

## **PUBLIC PARTICIPATION PROCESS**

Public participation is, and will continue to be, maximized through open discussion at advertised public hearings before the Planning and Environment Commission and the City Council. All interested people will be afforded an opportunity to provide input into the planning process at the public hearings.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the City’s environmental clearance procedures, the proposed project was found to be categorically exempt from the California Environmental Quality Act (CEQA) based on Section 15332 Class 3 of the CEQA Guidelines of 1970, as amended. This Section consists of projects characterized as in-fill development.

## **LAND USE CONCEPT**

The land use concept for the proposed Specific Plan is to provide location and development standards that are suitable for the development of multi-family dwellings on properties that are

50 feet or less in width. The land use concept of the Specific Plan provides development standards that will ensure useable open space by reducing the amount of private land dedicated to driveways and vehicular access. Developments should substantially comply with existing development standards for the M-F-R zone. The land use concept for this Specific Plan is more restrictive than existing Code requirements with regards to permissible land uses.

## **LOCAL CIRCULATION**

Elaine Avenue has a right-of-way width of 60 feet and a roadway width of 22 feet and is identified by the General Plan as a local street. The site is also served by a 22-foot, six-inch wide public alley. The General Plan requires alleys to be 25 feet in width. This alley was originally 20 feet in width, however the required half-width dedication from the site has occurred previously. Implementation of the Specific Plan will not result in a significant increase in traffic.

## **UTILITIES**

The planning area is fully served by utilities, sewers, and storm drains. Demand from the proposed development will not generate a significant increase on public infrastructure. Implementation of the Specific Plan will not overburden the capacity of the sewer lines nor the storm drainage system beyond the current levels. Finally, the implementation of the Specific Plan is not anticipated to generate significant levels of solid waste above that generated by the previous use of the site.

## **SECTION 3. DEVELOPMENT STANDARDS AND GUIDELINES**

### **GENERAL PROVISIONS**

As a regulatory document, all development within the Specific Plan site shall be in accordance with the development standards and guidelines contained herein. The development standards and guidelines of this Specific Plan are applied in addition to the provisions of the Lakewood Municipal Code. If there is a difference or conflict between the Specific Plan and the Zoning Ordinance, the provision of this Specific Plan shall prevail. Any development topic not specifically covered in this Specific Plan shall defer to the regulations contained within the Municipal Code.

### **PERMITTED USES**

The following lists the permitted, conditionally permitted, and prohibited uses for this site.

#### Permitted Uses

Uses permitted under Section 9331.A of the Lakewood Municipal Code under the same specified conditions with the exception of the uses listed under prohibited uses below under Prohibited Uses.

#### Conditional Uses

Uses permitted under Section 9331.D of the Lakewood Municipal Code under the same specified conditions with the exception of the uses listed under prohibited uses below under Prohibited Uses.



Prohibited Uses

Churches of a permanent character

Educational institutions

Hospitals, convalescent homes and sanitariums

**MINIMUM SITE DEVELOPMENT STANDARDS**

In addition to those requirements contained within the Lakewood Municipal Code, the following development standards shall apply. If there is a conflict between the Municipal Code and the following standards, the development standards contained herein shall apply.

Building Height – Buildings shall not exceed 28 feet.

Minimum Floor Area – The minimum floor area for units A, C, D, and F shall be not less than 874 square feet. The minimum floor area for units B and E shall be not less than 820 square feet.

Front Yard – The front yard setback shall be not less than twenty feet (20') between the main building and the front property line.

Common Open Space – At least 160 square feet of common open space shall be provided for each dwelling unit with a minimum dimension of eight feet (8').

Private Open Space – At least 101 square feet of private open space shall be provided for each dwelling unit with a minimum dimension of seven feet, eight inches (7'-8"). Air conditioning condenser units may be located on balconies.

Trees – Provided a minimum of two (2) 24" box trees on the site. At least one of the trees shall be located in the front yard setback and tree species is subject to review and approval of Community Development staff.

Planter Beds – Planter beds next to buildings shall be not less than two feet (2') in width except for planter beds adjacent to driveway shall not be less than 18 inches in width unless not permitted by the Los Angeles County Fire Department.

Trash Enclosure – A trash enclosure built to City of Lakewood specifications shall be located in the rear yard setback and shall be within 180 feet of all buildings on the site.

Utility Room – In lieu of a utility area for the site, a laundry closet with all necessary laundry appliance connections shall be located within each dwelling unit.

**SECTION 4. IMPLEMENTATION AND ADMINISTRATION**

**PURPOSE**

This section sets forth guidelines for implementing the Specific Plan, determining consistency with the Lakewood Comprehensive General Plan and amending the Specific Plan.

**GENERAL PLAN CONSISTENCY**

California State Law requires a specific plan to be consistent with the General Plan. The Lakewood General Plan designates the subject site for medium/high density residential land uses



and specifies that sites ranging from 12,500 to 21,780 square feet in area may be developed at a ratio of not more than 40 dwelling units per acre and the minimum density is 30 dwelling units per acre (10 units for this site). The site 15,621 square feet in area and the development of eight dwelling units (six apartments and two ADUs) on the site will be equivalent to 22 dwelling units per acre. Although the project is below the minimum density specified for this site by the Housing Element, the Housing Element also planned for, and included, built-in buffers to address site conditions such as the impediments identified for this site. The City Council finds that a sufficient “Buffer” will remain in the housing inventory after completion of this project to address the City’s Regional Housing Needs Assessment allocation.

#### **A. Land Use Element**

The Lakewood Comprehensive General Plan Land Use Element contains the following goals that are important to the Specific Plan:

- Encourage diversity, quality, and innovation in Citywide land use. (Land Use Goal 4)
- To encourage all residents and property owners to contribute to the visual quality of the City by making improvements to, and maintaining, their property at the highest standard that creates pride and a sense of identify. (Land Use Goal 7)

#### **B. Circulation Element**

The Lakewood Comprehensive General Plan Circulation Element contains the following goals that are important to the Specific Plan:

- Maintain a fully developed network of arterial and collector streets, which permit the safe and efficient movement of people and goods in harmony with the environment. (Circulation Goal 1)

#### **C. Housing Element**

The Lakewood Comprehensive General Plan Housing Element contains the following goals that are important to the Specific Plan:

- Develop housing to meet the identified local housing needs of the community while maintaining and providing a high quality of life for all Lakewood residents. (Housing Element Goal 2.1)
- Develop the maximum number of new housing units possible to meet Lakewood’s fair share of regional housing needs as identified in the SCAG Regional Housing Needs Assessment. (Housing Element Goal 2.2)
- Achieve Compliance with Energy Conservation Measures to be included in New Housing Developments. (Housing Element Goal 2.3)
- Provide suitable sites for housing development. (Housing Element Goal 2.4)

### **RELATIONSHIP TO THE MUNICIPAL CODE**

Any development standards or other regulations not specifically addressed in this Specific Plan

are subject to the Lakewood Municipal Code. Where those Specific Plan regulations differ from provisions of the Municipal Code, the Specific Plan supersedes those provisions. When an issue, condition or situation occurs that is not covered or provided for in this Specific Plan, the regulation(s) of the Municipal Code that is most applicable to the issue, condition or situation shall apply.

## **INTERPRETATION**

The Director of Community Development shall have the authority and responsibility to interpret the provisions of the Specific Plan. If there is a conflicting requirement for building standards with regards to Uniform Building Code, the most stringent standard will prevail. All such interpretations shall be reduced to written form and permanently maintained. Any person aggrieved by such an interpretation may request that the Lakewood Planning and Environment Commission review such interpretation.

## **COMPLIANCE WITH GOVERNMENT CODE**

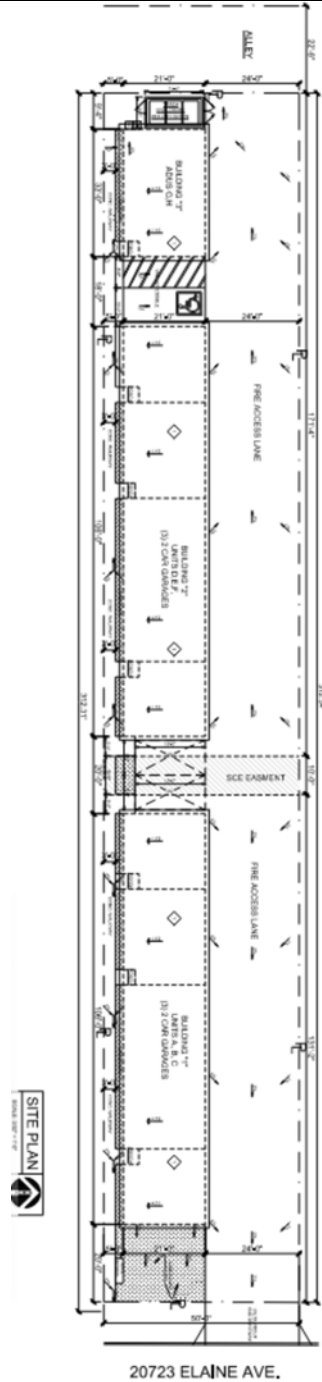
All development and construction within the Specific Plan site shall comply with the applicable codes of all governmental agencies having jurisdiction on such matters including, but not limited to, building, mechanical, fire and electrical codes and codes pertaining to drainage, wastewater, public utilities and grading.

## **PROJECT APPROVAL PROCESS AND OPERATION CONDITIONS**

All proposed development projects on this site shall be subject to the review of the City's Community Development Department and the Development Review Board. The Precise Plan of Development is shown on Figure 4 and is therefore part of the approval of this Specific Plan. With the exception of constructing an accessory structure as permitted herein, any substantial change to the Precise Plan requires an amendment to the Specific Plan and approval of the Planning and Environment Commission and the City Council.

## **SPECIFIC PLAN IMPLEMENTATION**

The Specific Plan establishes standards and guidelines regarding future land use and development decisions within the boundaries of the Specific Plan site. It is the policy of the City to continually work toward the effective implementation of the Specific Plan. Therefore, this Specific Plan, including its land use concept, site plan, building, sign, architecture, and landscaping guidelines, shall guide decisions regarding discretionary permit applications and public improvements.



**Specific Plan No. 2025-1**

### Figure 4: Precise Plan of Development

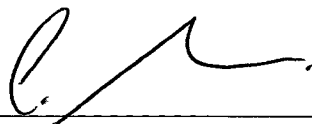
SECTION 5. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent authority, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. VIOLATION. No person shall violate any provision or fail to comply with any of the requirements of this Ordinance, and any person violating any provision, or failing to comply with any provision of this Ordinance is guilty of a misdemeanor. Any person convicted of a misdemeanor under the provisions of this Ordinance shall be punished by a fine of not more than \$500.00 or by imprisonment in the City or County jail for a period not exceeding six (6) months or by both, such fine and imprisonment.

SECTION 7. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the city and, in compliance with Section 36933 of the Government Code, Directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the city as established by Ordinance. This Ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this 9th day of December, 2025, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Wood	<u>X</u>	<u>          </u>	<u>          </u>
Council Member Croft	<u>X</u>	<u>          </u>	<u>          </u>
Council Member Arellano	<u>X</u>	<u>          </u>	<u>          </u>
Council Member Rogers	<u>X</u>	<u>          </u>	<u>          </u>
Mayor Chase	<u>          </u>	<u>          </u>	<u>  X  </u>

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk