

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF OCTOBER 2, 2025
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission ("Commission" or "PEC") was called to order by Vice-Chairperson Garcia-Salas at 7:00 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood, California.

PLEDGE OF ALLEGIANCE

Commissioner Stuckey led the Pledge of Allegiance.

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

Excused: Chairperson Cole
 Commissioner Rowland

ALSO PRESENT: Aldo Cervantes, Director of Community Development
 J. Patrick McGuckian, Assistant Director of Community Development
 Tony Williams, Community Conservation Representative
 Charles Carter, Neighborhood Preservation Manager
 Ivy Tsai, City Attorney
 Shannon M. Patrick, City Prosecutor
 Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Vice-Chairperson Garcia-Salas ordered the Minutes of the Regular Meeting of September 4, 2025, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Community Development Director, Aldo Cervantes (Director Cervantes), announced the transitioning this week of the Building and Safety services from Los Angeles County to a private consulting firm, TRB+Associates. Community Development also launched a SolarApp+ software system this week that allows for a more streamlined solar application permitting software consistent with State law, and next week, we are launching new

software which will provide a more streamlined process for issuing building permits online. Community Development is moving in the direction of providing a different level of efficient service which is good for the City of Lakewood and its residents.

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

BUILDING REHABILITATION BOARD – PUBLIC HEARING

1. 4618 CAMERINO STREET SUBSTANDARD PROPERTY – PUBLIC NUISANCE

Recommendation: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood declaring the property to be a public nuisance subject to the recommended conditions of approval.

Community Conservation Representative, Tony Williams (CCR Williams), requested a correction of a sentence on his Staff Report under the Recommendation section, Page 5, second sentence of paragraph 2. It currently reads that the Building Rehabilitation Board would instruct the tenant to vacate the premises but should read that the Building Rehabilitation Board would instruct the property owners, Michael and Gayle Mammoth, to have the tenant vacate the subject structure.

After the correction was made, CCR Williams delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement case. CCR Williams asked if there were any questions of staff.

Commissioner Baca wanted to confirm that the owners of the property do not live on the property, and CCR Williams confirmed that is correct, and CCR Williams further identified the people on this property and where the people are living on the property.

Commissioner Baca questioned where the complaint came from, and CCR Williams stated the complaint came from the lady who is living in the garage.

Commissioner Baca asked if the tenants will still not let the lady into the main house, and CCR Williams stated that is correct.

City Attorney, Ivy Tsai, stated for the record there is nobody in the audience for the public hearing.

Vice-Chairperson Garcia-Salas stated there is no one in the audience to speak on this matter.

Commissioner Stuckey moved and Commissioner Baca seconded approval of staff recommendation to adopt a resolution declaring the property to be a public nuisance subject to the recommended conditions of approval.

Vice-Chairperson Garcia-Salas said there is a motion and a second and called for a roll call vote.

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

The BRB reconvened as the Planning and Environment Commission and began the PEC Public Hearings.

PEC PUBLIC HEARINGS:

1. CIP GENERAL PLAN CONFORMITY REPORT

Recommendation: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood regarding the Capital Improvement Program progress and finding it to be in conformance with the goals, policies and action programs of the Lakewood General Plan.

Principal Civil Engineer, Kevin Yamakawa, of the Lakewood Public Works Department, delivered the oral report summarizing the written staff report. Kevin Yamakawa asked if there were any questions of staff.

Commissioner Stuckey commented it was a great report and that we are doing a great job in Lakewood.

Vice-Chairperson Garcia-Salas opened the public hearing.

There being no one in the audience wishing to be heard on the matter, Vice-Chairperson Garcia-Salas closed the public hearing.

Commissioner Stuckey moved and Vice-Chairperson Garcia-Salas seconded approval of staff recommendation to adopt a resolution regarding the Capital Improvement Program progress and finding it to be in conformance with the goals, policies and action programs of the Lakewood General Plan.

Vice-Chairperson Garcia-Salas said there is a motion and a second and called for a roll call vote.

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

REPORTS:

1. FISCAL YEAR 24-25 CAPER (CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT)

Recommendation: Receive and file.

Assistant Director of Community Development, J. Patrick McGuckian, presented the report on the Fiscal Year 24-25 CAPER (Consolidated Annual Performance and Evaluation Report.) and recommended that the Commission receive and file this Report, and no further action is required.

Vice-Chairperson Garcia-Salas stated for the record that there is no one in the audience and that the Commission will receive and file the Report.

2. 2050 GENERAL PLAN UPDATE MEMO

Recommendation: Receive and file.

Director Cervantes presented the 2050 General Plan Update Memo and recommended that the Commission receive and file the Memo, and no further action is required.

Vice-Chairperson Garcia-Salas stated for the record that there is no one in the audience and that the Commission will receive and file the Memo.

PUBLIC COMMENTS:

There were none.

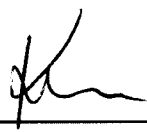
STAFF COMMUNICATIONS:

For the November PEC Agenda, we will have a 45-unit condominium project on the East side of the City.

Vice-Chairperson Garcia-Salas asked about the status of the townhomes that were going on early last year in District 5 of Lakewood. Director Cervantes commented on the 45-unit project and about State law in increasing the amount of density which will increase project activity.

ADJOURNMENT: The meeting was adjourned at 7:25 p.m.

Next meeting will be on November 6, 2025.



Secretary