

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF NOVEMBER 6, 2025
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission ("Commission" or "PEC") was called to order by Chairperson Cole 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:* Chairperson Cole
 Vice-Chairperson Garcia-Salas
 Commissioner Rowland
 Commissioner Stuckey
 Absent: Commissioner Baca

ALSO PRESENT: Aldo Cervantes, Director of Community Development
 J. Patrick McGuckian, Assistant Director of Community Development
 Paul Kuykendall, Senior Planner
 Anais Bermudez, Assistant Planner
 Ivy Tsai, City Attorney
 Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Cole ordered the Minutes of the Regular Meeting of October 2, 2025, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

There were none.

PEC PUBLIC HEARINGS:

1. **VESTING TENTATIVE TRACT MAP (VTTM) #84811 (RESO. NO. 13-2025)**
4152 PARAMOUNT BOULEVARD
APPLICANT: ASHTON3

Recommendation: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood recommending to the City Council approval

of Vesting Tentative Tract Map No. 84811 subject to the recommended conditions of approval and the Environmental Determination (Categorically Exempt).

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) began delivering his oral report but pointed out that the proposed Resolution of Approval contained an error in Condition D, Section 4, referencing a Development Review Board action letter that does not apply to this project. Senior Planner Kuykendall stated staff will remove the reference from the final Resolution.

Senior Planner Kuykendall continued his oral report summarizing the written staff report. Senior Planner Kuykendall asked if there were any questions from staff.

Chairperson Cole asked what is the width of the easement through the private property?

Senior Planner Kuykendall stated it is approximately 5'6" wide, ultimately subject to review by the Building Department for accessibility.

Commissioner Rowland asked if the breezeway would separate the two buildings? Senior Planner Kuykendall answered yes; that it would be like a hallway. It will have a roof over it and new interior walls to create that hallway.

Chairperson Cole asked if there would be any ADA compliance issues with the breezeway only being 5'6"? Senior Planner Kuykendall stated it will meet the minimum requirements.

Chairperson Cole asked where the proposed emergency access points are located? He wondered if a fire truck would have access. Senior Planner Kuykendall stated it is already a public alley with a minimum width of 30' that exceeds the L.A. County Fire Department's minimum width. The L.A. County Fire Department has already reviewed this project and recommended approval of the Map.

Chairperson Cole asked if the Fire Department's approval is incorporated in the material that we have? Senior Planner Kuykendall stated their standard conditions are contained in the proposed Resolution of Approval.

Commissioner Rowland asked if each of the 20 units will have a two-car garage? Senior Planner Kuykendall stated that is correct. Commissioner Rowland asked if there are 14 spaces allotted along the fence line? Senior Planner Kuykendall confirmed but stated that is not what is before the Commission tonight—only the Tentative Tract Map.

Chairperson Cole asked what are affordable housing commitment requirements? Senior Planner Kuykendall stated this is a market rate project and that the City does not have an Inclusionary Housing Ordinance that would mandate affordable units.

Chairperson Cole opened the public hearing.

Chairperson Cole asked of applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

Applicant, Taylor Ashton, stated he is one of the owners of Ashton3, and yes, they agree with the conditions of approval. Mr. Ashton was accompanied by his brothers, Matt and Collin Ashton, as well as Joy Hendricks who is from CV Consulting. Mr. Ashton spoke about the project and how there will be improvement to the site and will increase the value of neighboring homes.

Chairperson Cole asked if there is anyone in the audience wishing to be heard on the matter?

Resident, Doctor Alexander Burns, stated his office, adjacent to the site on the south, has been in this community since 1961. Doctor Burns spoke about the CEQA sections and zoning. Doctor Burns stated approval of this project will impact traffic, noise, air and water quality. He stated he wished the developer had talked to him before submitting.

Chairperson Cole asked if there was anyone else in the audience wishing to be heard on the matter?

Mitch Ramirez spoke and asked, if and when the project does go through, if the street is posted on Paramount Boulevard? Is the City going to allow truck traffic down Paramount Boulevard to run in and out of that alley?

City Attorney Ivy Tsai (City Attorney Tsai) instructed Mr. Ramirez to make his comments to the Commission, and the Commission will ask staff to address the comments.

Mr. Ramirez asked if the City is going to allow a special permit for 18-wheelers and dump truck loaded with 20-30 tons to run down Paramount Boulevard?

Chairperson Cole stated staff will address questions after everyone has an opportunity to speak.

Burt Johnson, Jr., spoke and stated he is the Neighborhood Watch Captain, for the adjacent streets to the project, Greenmeadow Road and Brock. He expressed his concern that he is hearing about this project only through a Notice of Public Hearing, and they will be directly affected by the project. They have a very busy, noisy commercial zone behind their properties. The traffic that goes up and down the alleyway is already heavy. He and neighbors have questions and want to know if Ashton would be willing to meet with them and talk through their concerns?

Ernesto Benitez spoke and stated he is a neighbor, property owner, and resident of Lakewood for 10 years. In 10 years, he has had three cars run into his property, and his concern is what would have happened to him and his family if they were in the backyard. He believes several issues need more scrutiny. Mr. Benitez posed several questions and concerns regarding density, backyard privacy, infrastructure, parking, traffic circulation, sanitation, storm water, noise mitigation, and C-4 zoning compatibility with Lakewood's General Plan.

Jasmine Torres spoke and stated she has been a property owner for 20 years, and at the time, Lakewood was a peaceful neighborhood. Ms. Torres talked about when the local bar had issues and is now concerned about the noise impact with building the 20 units and her backyard privacy. Ms. Torres expressed concern about noise pollution, strain of resources, re-sale of her property with no backyard privacy, possible damage with vibrations jolting home foundations or walls, and she strongly opposes this project.

Jenny Bapp spoke and states he is a Lakewood resident and lives near Paramount and Greenmeadow. Ms. Bapp stated she felt this project was not transparent as they were not notified about this project on their side of the neighborhood. Ms. Bapp expressed that her biggest concern is traffic, but her other concerns are the height of the project buildings, increased traffic noise, possible utility fee increases, and environmental implications. Ms. Bapp asked that the Commission not pass this project at this time.

Chairperson Cole stated he would like to give the applicant an opportunity to respond to the public comments.

City Attorney Tsai clarified for members of the audience that this is part of the due process role in giving the applicants their due process to respond to public comments.

Applicant, Taylor Ashton, spoke about transparency and stated his willingness to meet with anyone who would like to meet. Mr. Ashton spoke about safety issues, traffic, noise studies, and reiterated his willingness to meet with anyone who would like to meet with him about project concerns.

There being no one else in the audience wishing to be heard on the matter, Chairperson Cole closed the public hearing.

City Attorney Tsai reiterated for the clarity of the record that the decision before the Commission is not approval of the project. It is approval of the map and for further clarification, it is a recommendation to the City Council, not a final approval.

Commissioner Rowland moved and Commissioner Stuckey seconded approval of staff recommendation to adopt a resolution recommending to the City Council approval of Vesting Tentative Tract Map No. 84811 subject to the recommended conditions of approval and the Environmental Determination.

Chairperson Cole stated there is a motion and a second and called for a roll call vote.

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

**2. VESTING TENTATIVE TRACT MAP NO. 84926 AND CUP NO. 1038
(RESO. NO. 14-2025)
20707 PIONEER BOULEVARD
APPLICANT: BRANDYWINE RESIDENTIAL**

Recommendation: Adopt a Resolution of the Planning and Environment Commission of the City of Lakewood recommending to the City Council approval of Vesting Tentative Tract Map No. 84926 and Conditional Use Permit No. 1038 subject to the recommended conditions of approval and the Environmental Determination (Categorically Exempt).

Senior Planner, Paul Kuykendall, (Senior Planner Kuykendall) began delivering his oral report and pointed out that the staff report references the building being 38' in height which is incorrect and should state 36' in height. In addition, the applicant is utilizing the provisions of state density bonus law to allow relief from certain development standards as he'll discuss later. Further, the exhibits attached to the staff report are from an older version of plans that do not include the trash enclosure or the van-accessible parking space, and the updated exhibits will be shown in his presentation. Additionally, the revised resolution of approval was distributed this evening which included language to reflect the use of the City's contract waste hauler and park recreation fees. There is also a letter to the Commission from a resident in the neighborhood opposed to the project that was also distributed tonight.

Senior Planner Kuykendall continued his oral report summarizing the written staff report and asked if there were any questions of staff.

Chairperson Cole asked if the residences on 207th Street and 208th Street are properties owned by the applicant? Senior Planner Kuykendall confirmed "yes."

Commissioner Rowland asked how many parking spaces are for each unit?

Senior Planner Kuykendall stated there is a two-car garage for each unit, plus an additional nine parking spaces for guests in the common area.

Commissioner Rowland asked if the garages are enclosed, and Senior Planner Kuykendall confirmed, "yes."

Chairperson Cole opened the public hearing.

Chairperson Cole asked of applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

Applicant, Emmanuel Robinson, stated he is the project management team at Brandywine Homes and presented a PowerPoint about Brandywine Homes and the Madera project located on Pioneer Boulevard. The presentation included 45 townhome units, private front yard areas, courtyard areas, private unit front porches and showed the

two floor plans. Mr. Robinson pointed out there will be five affordable units with low and very low-income units to help the City meet its RHNA allocations, and the school impact fees will pay close to \$400,000 for this project.

Chairperson Cole asked of applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

Applicant, Emmanuel Robinson, confirmed "yes."

Chairperson Cole asked if there is anyone in the audience wishing to be heard on the matter?

Max Clark spoke and stated he lives in Cerritos. Mr. Clark stated he cannot afford a house, so he believes housing projects like these will ease the burden of housing. He stated he cannot afford a house, so he believes projects like this will help. Mr. Clark stated that while he believes projects such as this will help the community, he would like to urge the City and the Commissioners to consider a civic assembly, and Mr. Clark explained what that is. He stated he supports this project.

Jamie Dance stated she does not have any issues with this project. Ms. Dance stated we need to focus a lot more on the importance of affordable housing and that she supports this project.

Jesus Ortiz stated he is interested in moving to Lakewood, and affordable housing is a good option. Mr. Ortiz stated he definitely supports this project and hopes it gets approved.

Chairperson Cole asked if there was anyone else in the audience wishing to be heard on the matter, and there was none.

Commissioner Stuckey stated she appreciates the citizens attending and thanked them for the positive input. Commissioner Stuckey stated this is what Lakewood is all about, and this project is bringing in affordable housing.

There being no one in the audience wishing to be heard on the matter, Chairperson Cole closed the public hearing.

Commissioner Stuckey moved and Commissioner Rowland seconded approval of staff recommendation to adopt a resolution recommending to the City Council approval of Vesting Tentative Tract Map No. 84926 and CUP No. 1038 subject to the recommended conditions of approval and the Environmental Determination.

Chairperson Cole stated there is a motion and a second and called for a roll call vote.

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

REPORTS:

**1. CUP 1023, 4142 PARAMOUNT BOULEVARD – 6-MONTH REVIEW
HIGH LIFE TOBACCO & VAPE**

Recommendation: Receive and file.

Assistant Planner, Anais Bermudez, presented the report on the 6-month review of CUP 1023, 4142 Paramount Boulevard, High Life Tobacco & Vape, and recommended that the Commission receive and file this Report, and no further action is required.

Chairperson Cole stated for the record that there is no one in the audience, this report is for informational purposes, this item is not for public hearing, and that the Commission will receive and file the Report.

1. 2050 GENERAL PLAN UPDATE MEMO

Recommendation: Receive and file.

Senior Planner, Paul Kuykendall, presented the 2050 General Plan Update Memo and recommended that the Commission receive and file the Memo, and no further action is required.

Chairperson Cole stated for the record that there is no one in the audience, this report is for informational purposes, this item is not for public hearing, and that the Commission will receive and file the Report.

PUBLIC COMMENTS:

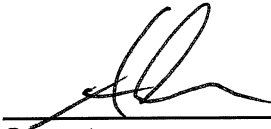
Bernadette Angcos stated she lives near Paramount and Carson. The project on 207th seems like a very good project with the units not overlooking into neighboring backyards. She would like to recommend that the project at Carson and Paramount not be considered.

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.

Next meeting will be on December 4, 2025.



Secretary