

BUILDING REHABILITATION BOARD – PUBLIC HEARING

Neighborhood Preservation Manager, Charles Carter, provided an update on a previous case that was presented to the Building Rehabilitation Board on October 2, 2025, 4618 Camerino Street.

**1. 6133 IBBETSON AVENUE
SUBSTANDARD PROPERTY – PUBLIC NUISANCE
(RESOLUTION NO. 15-2025)**

Recommendation: Adopt a Resolution of the Building Rehabilitation Board declaring the property to be a public nuisance subject to the recommended conditions of approval.

Neighborhood Preservation Manager, Charles Carter, (Manager Carter) introduced the substandard property public nuisance case at 6133 Ibbetson Avenue.

Community Conservation Representative, Anthony Padilla (CCR Padilla), delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement case. CCR Padilla asked if there were any questions of staff.

Chairperson Cole asked how far back the violations dated. CCR Padilla responded 2019.

Commissioner Rowland stated it is a lot of work to do in 60 days.

Resident, Mrs. Desai, owner of 6133 Ibbetson Avenue, stated the violations are not new. These structures with violations were there when she bought the house in 1997. She asked the following questions: Why did the city not take any action before? Why no violation action taken on the previous owner? The city knew about the violations.

Chairperson Cole asked Mrs. Desai why she declined the Rehabilitation Loan?

Mrs. Desai replied that she did not refuse, she did not qualify as she owed back property taxes and was unable to pay them. Also, she said that \$35,000 was not enough to fix the problem with full demolition of the garage and to convert the original garage to an ADU or back to a garage. She asked, why is she the only violator, when the house was originally built by a City Councilman and he was not cited?

Chairperson Cole asked if she is open to reconsidering the Rehabilitation Loan? Mrs. Desai answered - YES.

Commissioner Baca stated that, when she purchased the home in 1997, she bought the home “as is” and that any problems on the property then became hers--it is always “Buyer Beware.” This is not a new problem, since 2021, the City has been working to resolve these problems on this property with this property owner.

Ms. Desai spoke. She was not sure when the pictures were taken inside the two structures and thought someone had entered the buildings when she was not present taking care of her husband who was seriously ill. She also stated that there were similar situations on adjoining properties and asked why they were not subject to enforcement.

CCR Padilla, responded that the internal pictures were taken during the inspection with her architect on September 4, 2023. He further stated that he had taken external pictures of the posting of the Notice to Abate at a time when she was not on the property. He further opined that hers was not the only case. There are multiple cases being enforced and she is not being singled out.

Mr. Lordwin came to the podium to ask a question. He believed that the pictures were not taken with appropriate permission or knowledge. He questioned if there was inappropriate access and perhaps of the property.

Manager Carter stated. This question has been answered as the pictures were taken in the presence of the Architect and Ms. Desai.

Mr. Lordwin asked if she accepted the \$35,000 loan, what happens if she could not finish. Does she get another loan?

Chairperson Cole thanked him for his comments.

Chairperson Cole stated that the public hearing is closed, as there is no one else in the audience to speak on this matter. Do any of the commissioners have any questions or is there a motion.

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

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

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

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

PEC PUBLIC HEARINGS:

**A. REGIONAL SHOPPING CENTER PARKING ORDINANCE – CITYWIDE
(RESOLUTION NO. 16-2025)**

Recommendation: Adopt a Resolution of the Planning and Environment Commission recommending to the City Council adoption of the proposed Ordinance.

Assistant Director of Community Development, J. Patrick McGuckian (Assistant Director McGuckian) presented the oral report summarizing the written staff report and slide presentation. Assistant Director McGuckian asked if there were any questions from staff.

Commissioner Baca asked if there will be a definition distinguishing between neighborhood and regional shopping centers?

Assistant Director McGuckian responded “yes” and then read the definitions of each as listed in the ordinance.

Chairperson Cole asked if the parking standard of 4.25 spaces per 1,000 square feet of building area has been the parking standard for the Lakewood Center Mall since 1998.

Assistant Director McGuckian responded Yes.

Chairperson Cole opened the public hearing.

The Applicant, Jonathan Rood of the Pacific Retail Capital Partners (PCRP), was accompanied by Deena Henry (PCRP), Jim Andersen of Lyon Living and Tammie Moreno from Kimley-Horn at the podium as a group.

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

Jonathan Rood responded Yes and asked if the PEC would like to see a PowerPoint presentation that they have regarding the project.

Chairperson Cole responded that the staff report was clear and an additional presentation was not necessary.

Phil Morris, Lakewood resident, stated, Long Beach has a standard of 4 or 5 parking spaces per 1,000. He is concerned that there will be adequate parking. When was the study done? Will employees park off-site to support available parking, if necessary?

Chairperson Cole asked if anyone else would like to testify on this item. None were identified. He then 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.

Tammie Moreno of Kimley-Horn, the consulting engineering firm that conducted the October 2025 parking study, responded. The parking counts were done on a peak weekday and a peak weekend and documented a sizeable underutilization of parking resources. The requested parking ratios are very conservative estimates of full parking.

Chairperson Cole asked if there is anyone in the audience wishing to be heard on the matter? There were none identified.

Chairperson Cole stated that the public hearing is closed as there is no one else in the audience to speak on this matter. Do any of the commissioners have any questions or is there a motion.

Commissioner Rowland moved and Commissioner Stuckey seconded approval of a staff recommendation to adopt a resolution recommending that the City Council adopt the proposed Regional Shopping Center Parking Ordinance and the related Categorical Exemption.

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

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

REPORTS:

1. 2050 GENERAL PLAN UPDATE MEMO

Recommendation: Receive and file.

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

PUBLIC COMMENTS:

Mr. Phil Morris made the following comments:

1. The City needs to update the ordinance regarding street parking for trucks as it is currently defined with a limitation at 6,000 lbs. A Tesla Cybertruck is 7,000 lbs. and technically cannot be parked on the city streets. Please consider changing the rules to the times.
2. Andy's Car Wash...Originally when it was converted with Max Auto repair store in the back, there was an agreement that 12 parking spaces would be made available to the strip mall. When he goes there, those slots are taken by the Car Wash or Max Auto. It makes it difficult to go there. Is that Agreement still in place?

STAFF COMMUNICATIONS:

There were none.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

Next meeting will be on January 8, 2026.



Secretary