NOTICE OF PROPOSED CONDITIONAL USE PERMIT
AND VESTING TENTATIVE TRACT MAP

PROPOSED CONDITIONAL USE PERMIT AND VESTING TENTATIVE TRACT MAP FOR A 45-UNIT CONDOMINIUM DEVELOPMENT WITH NINE THREE-STORY BUILDINGS IN EXCESS OF TWO STORIES OR 25 FEET IN HEIGHT PURSUANT TO LAKEWOOD MUNICIPAL CODE SECTIONS 9200 ET SEQ., 9332.B.1, AND 9332.2.A LOCATED AT 20707 PIONEER BOULEVARD, LAKEWOOD, AND THE ENVIRONMENTAL DETERMINATION (CATEGORICALLY EXEMPT).

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lakewood Planning and Environment Commission on the application of Brandywine Residential pertaining to a Conditional Use Permit and a Vesting Tentative Tract Map for a 45-unit condominium development with nine three-story buildings in excess of two stories or 25 feet in height on a site located in the M-F-R (Multi-Family Residential) zone at:

20707 PIONEER BOULEVARD, LAKEWOOD, CALIFORNIA,

pursuant to Lakewood Municipal Code Sections 9200 et seq., 9332.B.1, and 9332.2.A on **THURSDAY, November 6, 2025, at 7:00 P.M.**, in the Lakewood City Council Chambers at The Centre, 5000 Clark Avenue, Lakewood, California. The environmental determination for this project shall be recommended to be adopted at the hearing as Categorically Exempt per Sections 15301.(l), 15303.(3), and 15332 of the CEQA Guidelines, as amended.

All persons interested may appear at that time and testify in this matter. The proposal, maps, and exhibits thereof may be inspected by the public prior to the hearing at the office of the Community Development Department of Lakewood City Hall, 5050 Clark Avenue, Lakewood, California.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to the public hearing.

DATED this 21st day of October, 2025.

Aldo Cervantes

Aldo Cervantes
Director of Community Development