



# Minutes

## Lakewood City Council

Regular Meeting held  
December 9, 2025

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**MEETING WAS CALLED TO ORDER** at 7:30 p.m. by Mayor Chase in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Reverend Tamara John, Sharing Hope Today Ministry

**PLEDGE OF ALLEGIANCE** was led by Scout Troop 247

**ROLL CALL: PRESENT:** Mayor Cassandra Chase  
Vice Mayor Jeff Wood  
Council Member David Arellano  
Council Member Steve Croft  
Council Member Todd Rogers

### **ANNOUNCEMENTS AND PRESENTATIONS:**

Mayor Chase announced that the annual tree lighting event had been held the past Friday. She also noted that this was the last week for residents to participate in the Holiday Home Decoration Showcase. She stated that on the previous night, the Farmers & Merchants Bank and the Greater Lakewood Chamber of Commerce had held their tree lighting event. The Mayor also remarked on her attendance at the Pathways Light up a Life event.

Mayor Chase announced that the meeting would be adjourned in memory of longtime resident Charles Henry Meyer, who volunteered at the Los Angeles Sheriff's Department for 20 years; in memory of another longtime resident, Carol Ann Brown, who was an active participant at the Weingart Senior Center and served as a travel buddy for Metro LA's On the Move Riders Program; in memory of Paul Lapre, who was a cornerstone of Lakewood's Special Olympics program; and in memory of Robert "Bob" Foster, whose distinguished career included serving two terms as mayor of Long Beach.

Mayor Chase and the Council Members congratulated City Clerk Jo Mayberry for her 37 years of service and wished her well in retirement.

Vice Mayor Wood reported on his attendance at various community events including both tree lighting events, the Pathways Light Up a Life event, the Neighborhood Watch Block Captains seminar, the senior holiday luncheon, the ribbon cutting at Mathnasium and Frisco's Car Hop. He highlighted the economic impact of the Olympic Games to the multi-county SCAG region.

Council Member Croft spoke of his attendance at the One Legacy Rose Parade event and reported on the successes of larynx and bladder transplants.

**ANNOUNCEMENTS AND PRESENTATIONS:** - Continued

Council Member Arellano recognized his daughter who was in attendance. He stated support for Mayfair High School athletes and reported on the Skid Row ReFresh Spot, held on the third Thursday of the month, which helped unhoused individuals resolve legal issues like warrants and fines to get housing and jobs. He expressed gratitude and well wishes for the holiday season.

Council Member Rogers, as a member of the Public Safety Committee, highlighted some crime statistics and spoke of the results of the license plate readers and Flock camera programs noting that collected data was not shared or sold.

**PUBLIC COMMENT ON ITEMS IN THE AGENDA** - None

**ROUTINE ITEMS:**

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 7.

RI-1 Approval of Minutes of the Meetings held October 14, October 28, November 11, and November 25, 2025

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Monthly Report of Investment Transactions – October 2025

RI-5 Approval of Proposition A Transit Fund Exchange and Assignment Agreement

RI-6 Approval of Revised Reimbursement Agreement with Long Beach Transit for Fixed Route Subsidy

RI-7 Approval of Agreement with Ruiz Concrete and Paving, Inc.

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**1.1 • APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 84926 AND CUP NO. 1038, 20707 PIONEER BOULEVARD**

City Manager Thaddeus McCormack provided a brief explanation on the housing projects being considered citing the issues of local control, quality of life and State legislation.

Aldo Cervantes, Director of Community Development, displayed slides and made a presentation based on the report in the agenda regarding the construction of a 45-unit condominium project located at 20707 Pioneer Boulevard. He concluded by stating that the Planning and Environment Commission and staff recommended that the City Council approve Conditional Use Permit No. 1038 and Vesting Tentative Tract Map No. 84926 subject to findings and conditions contained therein or by reference and approve the related Categorical Exemption.

Staff and the developer, Emmanuel Robinson, of Brandywine Homes, responded to questions and comments from Council Members pertaining to affordability rates being locked in for low income units; garage access; plants as privacy barrier; parking options and availability; location of trash bins; public health and safety hazards; entry level pricing; project timeline; building demolition; and road width.

Mayor Chase opened the public hearing at 8:53 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

RESOLUTION NO. 2025-63; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING CONDITIONAL USE PERMIT NO. 1038 AND VESTING TENTATIVE TRACT MAP NO. 84926 FOR A 45-UNIT CONDOMINIUM DEVELOPMENT WITH NINE THREE-STORY BUILDINGS IN EXCESS OF TWO STORIES OR 25 FEET IN HEIGHT GENERALLY LOCATED AT 20707 PIONEER BOULEVARD, LAKEWOOD, AND THE ENVIRONMENTAL DETERMINATION (CATEGORICALLY EXEMPT)

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO CLOSE THE PUBLIC HEARING AND APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano and Chase

NAYS: COUNCIL MEMBERS: Rogers

**1.2 • APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 84811, 4152 PARAMOUNT BOULEVARD**

The Community Development Director displayed slides and made a presentation based on the report in the agenda pertaining to approval of a Vesting Tentative Tract Map No. 84811 to accommodate a 20-unit condominium project generally located at 4152 Paramount Boulevard. It was the recommendation of the Planning and Environment Commission and staff that the City Council approve VTTM No. 84811 subject to findings and conditions contained therein and approve the related Categorical Exemption.

**1.2 • VTTM NO. 84811, 4152 PARAMOUNT BOULEVARD - Continued**

Staff responded to questions and comments from Council Members regarding the number of existing right of way; nearby businesses; number of parking spaces and limitations; traffic study; landscaping features; ADA requirements; floor plans; trash enclosures; proposed elevation; notification radius; location of the breezeway; potential unintended access by homeless individuals; State housing requirements; neighborhood and community outreach by the applicant; transit oriented; windows adjusted to accommodate privacy concerns; mitigation measures for noise and parking overflow; suggestion of no head-in parking; and limiting of special events at the nearby businesses.

Mayor Chase opened the public hearing at 9:26 p.m. and called for anyone in the audience wishing to address the City Council on this matter.

Richard Kellogg, Lakewood, addressed the City Council about patrons of local establishments congregating into the late hours, increased trash pickup; and neighborhood safety for the elderly and children near the alley.

Bert Johnson, Jr., Lakewood, spoke regarding parking options in the area of the development and positive interaction with the developers.

Ernesto Benitez, Lakewood, expressed public safety concerns, speeding and high flow of vehicles, visibility of pedestrians and the safety of existing residents.

Alan Gafford, Long Beach, spoke about mitigations for the neighboring car wash and ownership of other properties.

Steve Skolnik, for the City Attorney, clarified that Ron Piazza was not the owner of the nearby properties and his management of the local business did not constitute a conflict.

Upon hearing of the residents' and Council Members' concerns, the City Manager stated mitigation measures could be investigated and brought back for consideration.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR WOOD SECONDED TO CONTINUE THE PUBLIC HEARING TO TUESDAY, JANUARY 27, 2026. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**2.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-4, PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE**

Mr. Skolnik advised that Mayor Chase resided within 500 feet of the property under consideration and would recuse herself from the proceedings and that the Vice Mayor would preside during her absence. Mr. Skolnik further stated that a presentation on the proposed ordinance and resolution had been made at the previous City Council meeting and the ordinance was presented for second reading and adoption at this time.

**2.1 • ORDINANCE NO. 2025-4, PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE. - Continued**

The City Manager stated that the Fire Department of Los Angeles County had reviewed and approved the project on August 8, 2024, and that the approved site plan identified an existing fire hydrant located approximately 60 feet east of the site.

ORDINANCE NO. 2025-4; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING SPECIFIC PLAN NO. 2025-1

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO ADOPT ORDINANCE NO. 2025-4. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft and Arellano

ABSTAIN: COUNCIL MEMBERS: Rogers

ABSENT: COUNCIL MEMBERS: Chase

**2.2 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-5, ENHANCED REGULATIONS PERTAINING TO SOLICITORS AND HANDBILL DISTRIBUTION**

Josh Yordt, Director of Public Safety, made a presentation based on the report in the agenda and reported that the proposed ordinance would amend the Lakewood Municipal Code with additional provisions to regulate time, day and manner of soliciting and handbill distribution activity and provide enhanced means of enforcement related to unwanted and aggressive tactics used by solicitors and handbill distributors. He added that the ordinance also would establish that schools and non-profit organizations are exempt from any business license tax or other costs to obtain a solicitors/handbill distributors permit for school/organization activity. He stated it was recommended that the City Council adopt the proposed ordinance.

Staff responded to questions and comments from Council Members pertaining to residents' complaints of aggressive solicitations and consideration for small businesses.

Alan Gafford, Long Beach, spoke about free speech concerns.

ORDINANCE NO. 2025-5; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE VI OF THE LAKEWOOD MUNICIPAL CODE BY REVISING CHAPTER 4 RELATING TO SOLICITORS, PEDDLERS AND DISTRIBUTORS OF COMMERCIAL HANDBILLS

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO ADOPT ORDINANCE NO. 2025-5. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**3.1 • DECOMMISSIONING OF NON-ESSENTIAL CROSSWALK MARKINGS LOCATED ALONG LAKEWOOD BOULEVARD AND HEDDA STREET AND LAKEWOOD BOULEVARD AND MICHELSON STREET**

Kelli Pickler, Director of Public Works, made a presentation based on the report in the agenda regarding consideration of removal of two marked crosswalks located at uncontrolled intersections along Lakewood Boulevard at Hedda Street and at Michelson Street. She stated that staff recommended that the City Council approve removal of the marked crosswalk across Lakewood Boulevard at Hedda Street and approve removal of the marked crosswalk across Lakewood Boulevard at Michelson Street.

Staff responded to questions and comments from Council Members regarding existing signage and the paving of Lakewood Boulevard.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**3.2 • REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR YEAR ENDED JUNE 30, 2025, AND PRESENTATION OF GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) AWARD**

Finance and Administrative Services Director Jose Gomez displayed slides and made a presentation based on the report in the agenda on the Annual Comprehensive Financial Report. He stated it was staff's recommendation that the Council receive and file the report and accept the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting award for the Fiscal Year ended June 30, 2024.

Sophia Kuo, from The Pun Group, provided a summary of the required communications; overview of financial statements and indicators; and audit results. She presented the GFOA Award to the City Council.

MAYOR CHASE STATED THAT THERE BEING NO OBJECTION, THE ITEM WAS ORDERED RECEIVED AND FILED.

**3.3.a • AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2024-4, PLAY AREA IMPROVEMENTS TO THE EXISTING BLOOMFIELD PARK**

**3.3.b • AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2024-10, CHERRY COVE PLAYGROUND IMPROVEMENTS**

The Public Works Director displayed slides and made a presentation based on the report in the agenda regarding the play area improvements to the existing Bloomfield Park and the Cherry Cove playground improvements.

**3.3.a • AWARD OF BID FOR PW NO. 2024-4 AND 3.3.b • AWARD OF BID FOR PW NO. 2024-10 - Continued**

She concluded by stating that staff recommended that the City Council increase the appropriation of Measure A funds by \$182,750; adopt the plans, specifications, and working details for the subject project; award a contract for the Play Area Improvements to the Existing Bloomfield Park, Public Works Contract 2024-04, in the amount of \$545,459 to the low bidder Micon Construction Inc. and authorize the Mayor to sign the contract in a form approved by the City Attorney; authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$82,000; and authorize Ardurra's proposal to provide the construction management assistance under their existing Agreement for Engineering Services, in an amount of \$90,290, and authorize the Mayor to sign the proposal. She stated that staff also recommended that the City Council adopt the plans, specifications, and working details and award a contract for the Cherry Cove Playground Improvements, Public Works Contract 2024-10, in the amount of \$381,298.50 to the low bidder Western State Builders Inc. and authorize the Mayor to sign the contract in a form approved by the City Attorney; authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$59,701.50; authorize Ardurra's proposal to provide the construction management assistance, under their existing Agreement for Engineering Services, in an amount of \$62,850, and authorize the Mayor to sign the proposal.

Staff responded to questions and comments from Council Members pertaining to funding and timelines for the projects.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ROGERS SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**SUCCESSOR HOUSING ACTIONS**

**1. Approval of Register of Demands**

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**ORAL COMMUNICATIONS:**

Philip Norris, Lakewood, spoke regarding pothole and traffic signal repairs.

**ORAL COMMUNICATIONS:** - Continued

Lakewood residents Morag Rogerson; Randy Donato; Gisela Nily; Susan Singer; Kay Ewing Donato; Matthew Mikuni; Heather Rodriguez; Estella Martinez; Laurel Grzesik-Mourad; Nancy Wilder; Yessica Villatoro; Maegan Moo; Kelly and Joseph Davis; Daphne T.; and Amanda Ford, Long Beach; addressed the City Council regarding the use of Flock cameras and the presence and actions of U.S. Immigration and Customs Enforcement (ICE) agents in the City and throughout the country.

The City Manager responded to the comments noting that use of the Flock system was a pilot program with a couple of months remaining that yielded positive results so far. He stated that the City had no interactions with ICE and were not forewarned of their intentions. He added that the City Council supported peaceful engagement and respected the divergent perspectives on the complex issues.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Chase adjourned the meeting at 11:58 p.m. A moment of silence was observed in memory of Charles Meyer, Carol Brown, Paul Lapre and Bob Foster.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk