



# Minutes

## Lakewood City Council

Regular Meeting held  
November 11, 2025

---

**MEETING WAS CALLED TO ORDER** at 7:38 p.m. by Mayor Chase in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Chaplain Lieutenant Colonel Richard Chavarria

**PLEDGE OF ALLEGIANCE** was led by Scouting America Troop 134 Honor Guard

**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 on this Veterans Day, there was much to share in acknowledging those who had served in the community and across the nation. She extended a warm welcome to Lakewood resident Chaplain Lieutenant Colonel Richard Chavarria for offering the invocation and applauded him for his many years of service as an Army Chaplain for 22 years after having already served in the Coast Guard for four years and for his continued service as an active member of the Rotary Club of Lakewood as well as other veteran efforts. She also commended Troop 134 who had performed with distinction at the City's past Memorial Day and Patriot Day event and thanked Scout Leader Mat Talag and his group for marking the special occasion. The Mayor continued by sharing the many other ways Lakewood was honoring veterans, including a special eMagazine with observances and recognition of those who had served as well as the availability of red poppy pins in the lobby as a symbol of remembrance for those who served and to honor fallen soldiers. She added that the front lawn of the Civic Center along Clark Avenue was adorned with hundreds of small American flags that had been on display since the past Saturday and thanked Debbie Butler, a Long Beach VA hospital representative and member of the American Legion Auxiliary for coordinating that effort. Mayor Chase also recognized three City staff who had proudly served the country, namely, Claire Pierson from the Finance & Administrative Service department, who served four years in the Navy; David Faulkner, helicopter pilot for Sky Knight, who proudly served as a Marine from 1977-1983; and Pedro Cardenas, a trainee in the Tree and Hardscape Department, who served three years as an Enduring Freedom Army Veteran and served overseas in Saudi Arabia. We thank them all for their service. She also noted the opportunity for residents to share their gratitude with the annual Thank a Servicemember letter-writing campaign. The Mayor reminded residents of the Lakewood Veterans History Project website.

**ANNOUNCEMENTS AND PRESENTATIONS:** - Continued

Mayor Chase announced that the meeting would be adjourned in memory of Malakai Aaron Kemp, 17 year old, lifelong athlete and gifted student, who had passed away after a courageous battle with leukemia; and in memory of Estella Liggins, mother of Dr. Candace Kelly, President and CEO of the Lakewood Interfaith Council.

The Mayor also announced the creation of an Ad Hoc Committee on Employee Attraction and Retention, on which she would sit along with Council Member Rogers, and whose goals was to ensure Lakewood's rich legacy of strong public service professionals continued with its long-term workforce stability. She stated that the annual Award of Valor event had taken place the previous week and honored the bravery of Fire, Sheriffs, City staff and civilians, who had gone above and beyond in heroic acts over the past year. Mayor Chase further announced the recognition and proclamation of November as Native American Heritage Month. She reported on the recent opportunity to share a few words at the Women's Empowerment Brunch for AFSCME Local 3634 members and congratulated the girls volleyball team from Artesia High School for winning the CIF SS Division 8 Championship.

Vice Mayor Wood expressed appreciation to all veterans and noted his attendance at the Veterans Ceremony at the City of Cerritos. He reported on his attendance at the ground breaking ceremony of the Mayfair High School Athletic Field and at the SCAG Regional Council and Community Economic and Human Development Committee meetings.

The Council Members shared their condolences with the families of Malakai Aaron Kemp and Estella Liggins.

Council Member Croft spoke of the Friends of the Lakewood Libraries support of the L.A. County libraries and encouraged residents' participation in the volunteer opportunities.

Council Member Rogers congratulated Mayor Chase for her designation as one of the 2025 Kick-Ass Women at the KAW High Tea Gala at the past Sunday's event by the Scouting America Long Beach Area Council. He suggested educating the public regarding the changes to congressional districts as specified by Proposition 50 recently passed by voters.

Council Member Arellano stated the importance of gratitude and that as the Thanksgiving season was approaching, he encouraged cherishing loved ones and expressed wishes for a safe holiday.

. . .

**PUBLIC COMMENT ON ITEMS IN THE AGENDA**

Phillip Norris, Lakewood, commented on Routine Items 1 and 8 and Item 2.2.

. . .

**ROUTINE ITEMS:**

Thaddeus McCormack, City Manager, stated that Routine Item 7, Removal of Unwarranted Marked Crosswalks, would be pulled from consideration at this time to be considered at a future meeting.

COUNCIL MEMBER ARELLANO MOVED AN VICE MAYOR WOOD SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 6 AND 8.

RI-1 Approval of Minutes of the Meetings held July 8, August 12, September 9 and September 23, 2025

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees' Activities

RI-5 Approval of Proposal from Ardurra for Del Amo Boulevard Traffic Study

RI-6 Review of Agreement with Sound Thinking, Inc. for ShotSpotter Services

RI-8 Approval of Amendment No. 4 to Agreement for Employment of City Manager

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**1.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-2 AND RESOLUTION NO. 2025-60; PERTAINING TO 2025 CALIFORNIA BUILDING CODE**

Steve Skolnik, for the City Attorney, advised 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.

Mayor Chase opened the public hearing at 8:09 p.m. and called for anyone in the audience wishing to address the City Council on this matter.

Phillip Norris, Lakewood, stated he had commented on the matter at the previous meeting.

ORDINANCE NO. 2025-2; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTIONS 50022.2 AND 50022.9, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA PLUMBING

**1.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-2 AND RESOLUTION NO. 2025-60; 2025 CALIFORNIA BUILDING CODE** - Continued

CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE, AND ADOPTING LOCAL AMENDMENTS THERETO

RESOLUTION NO. 2025-60; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING LEGISLATIVE FINDINGS SUPPORTING AMENDMENTS AND CHANGES TO THE CALIFORNIA STATE BUILDING STANDARDS CODE AS CONTAINED IN THE LAKEWOOD BUILDING AND RESIDENTIAL CODES

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER CROFT SECONDED TO CLOSE THE PUBLIC HEARING AND ADOPT ORDINANCE NO. 2025-2 AND RESOLUTION NO. 2025-60. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**1.2 • INTRODUCTION OF ORDINANCE NO. 2025-4; PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE**

Mr. Skolnik stated 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.

Community Development Director Aldo Cervantes displayed slides and made a presentation based on the report in the agenda stating that Richard Grossi, representing applicant Steven Senemar, was requesting approval of Specific Plan No. 2025-1 for the construction of a multifamily residential development of six apartment units. The project would also include two accessory dwelling units to be located at 20723 Elaine Avenue in the M-F-R (Multiple-Family Residential) zone. The General Plan designated the site for Medium/High Density Family residential uses. He stated it was the recommendation of the Planning and Environment Commission that the City Council introduce the proposed ordinance.

Staff responded to questions and comments from Council Members pertaining to Fire Department requirements, ADA accessibility, available onsite parking spaces, street parking, alley signage, the State's role with local land use regulations, Regional Housing Needs Assessment obligations and location of a fire hydrant.

Vice Mayor Wood opened the public hearing at 8:33 p.m. and called for anyone in the audience wishing to address the City Council on this matter.

**1.2 • INTRODUCTION OF ORDINANCE NO. 2025-4; PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE - Continued**

Steven Senemar, the applicant, stated that in going through the process for the past few years, he attempted to satisfy the various concerns and had received Fire Department approval after having met their conditions. Responding to Council Member Rogers' inquiry, he stated that the units would be rented.

ORDINANCE NO. 2025-4; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING SPECIFIC PLAN NO. 2025-1 was read by title by the City Clerk.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO WAIVE FURTHER READING AND INTRODUCE 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

**2.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-3; PERTAINING TO HOUSING ELEMENT IMPLEMENTATION PROGRAM**

Mr. Skolnik advised that the proposed ordinance had been introduced at the previous City Council meeting and was presented for public hearing and second reading at this time.

ORDINANCE NO. 2025-3; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO HOUSING ELEMENT IMPLEMENTATION INCLUDING MODIFICATIONS TO THE SUBDIVISION REGULATIONS, SINGLE-ROOM OCCUPANCY UNITS, MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS, BY-RIGHT APPROVAL OF HOUSING DEVELOPMENTS THAT INCLUDE 20% AFFORDABLE UNITS, UPDATING DENSITY BONUS REQUIREMENTS, PROCEDURES FOR DEVELOPMENT AGREEMENTS, AND AUTHORIZES OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO ADOPT ORDINANCE NO. 2025-3. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**2.2 • INTRODUCTION OF ORDINANCE 2025-5; ENHANCED REGULATIONS PERTAINING TO SOLICITORS AND HANDBILL DISTRIBUTION; RESOLUTION NO. 2025-62; ESTABLISHING ADMINISTRATIVE FINES**

Josh Yordt, Director of Public Safety, displayed slides and made a presentation based on the report in the agenda. He stated that the Lakewood Municipal Code regulated activities of solicitors and handbill distributors and that the regulations were in place to ensure the safety and welfare of the community while providing reasonable means for such activity. He concluded by stating it was recommended that the City Council introduce the proposed ordinance and approve and adopt the proposed resolution.

Staff responded to questions and comments from Council Members regarding protection of freedom of speech rights, the necessity for enforcement, public outreach to increase awareness, and business compliance.

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 was read by title by the City Clerk.

RESOLUTION NO. 2025-62; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, AMENDING RESOLUTION 2004-8 TO AMEND THE FINE AMOUNT FOR VIOLATIONS OF SECTIONS 4232.1, 4232.2 AND 6403.8J OF THE LAKEWOOD MUNICIPAL CODE

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO WAIVE FURTHER READING AND INTRODUCE ORDINANCE NO. 2025-5 AND ADOPT RESOLUTION NO. 2025-62. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**3.1 • HOLIDAY RECREATION PROGRAMS AND EVENTS**

Valarie Frost, Director of Recreation and Community Services, displayed slides and made a presentation based on the report in the agenda and described the month-long celebration of festive holiday activities, which included Lakewood's tree lighting ceremony; seniors celebration of the season with multiple events and activities; Pathways Light Up a Life ceremony; winter holiday community activities and travel trip; holiday fund for Special Olympics and Adaptive Recreation participants; Project Shepherd holiday distribution; holiday programs and park hours of operation; an early appearance by Santa Claus on December 20th at each of the parks followed by a candy cane hunt; and winter break camp. She stated it was the recommendation of staff that the City Council receive and file the Holiday Recreation Programs and Events Report.

**3.1 • HOLIDAY RECREATION PROGRAMS AND EVENTS - Continued**

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

**SUCCESSOR HOUSING ACTIONS**

1. Approval of Registers of Demands

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO APPROVE THE REGISTERS OF DEMAND. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**ORAL COMMUNICATIONS:**

David Knight, Lakewood, thanked the staff of the Lakewood Sheriff's Station and expressed appreciation for the Volunteers on Patrol program.

Phillip Norris, Lakewood, spoke about elections, parking and enforcement issues.

Max Clark, Cerritos, made remarks about housing advocacy.

Bert Johnson, Jr., Lakewood, addressed the City Council regarding gophers in his neighborhood.

Council Member Croft noted that the election held on November 4th had been conducted by the Los Angeles County Registrar of Voters. He further stated that CityTV produced local programming ranging from news to sports and special events.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Chase adjourned the meeting at 9:25 p.m. A moment of silence was observed in memory of Malakai Aaron Kemp.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk