



# Minutes

## Lakewood City Council

Regular Meeting held  
January 27, 2026

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**MEETING WAS CALLED TO ORDER** at 7:32 p.m. by Mayor Chase in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Reverend Petero Taufagu, Vai O Le Ola Church

**PLEDGE OF ALLEGIANCE** was led by Scouting America Cub Scout Pack 21

**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 1) announced that the meeting would be adjourned in memory of a) Jose Luis Torres, father of Human Resources Manager Brenda Torres; and b) the Alfaro family; 2) provided details relative to a) Care Solace, a firm that connects Lakewood community members with mental health professionals; and b) Pathways, a not-for-profit organization that provides care navigation, hospice, and bereavement services to the Greater Lakewood/Long Beach area; 3) expressed sadness for the immigration enforcement occurring around the country, specifically in Minneapolis; 4) explained that her and Deputy City Manager Beltran would be attending The United States Conference of Mayors winter meeting in Washington D.C. with the purpose of engaging with the White House, Administration, and Congress to discuss the priorities of America's mayors; and 5) introduced and welcomed City Clerk Wallace.

Vice Mayor Wood 1) reported on his attendance at various community events including a) the Rancho Southwest Annual Installation luncheon held at the Centre, further congratulating Lakewood resident Jennifer Beech on becoming President; b) the third annual Martin Luther King, Jr. event held by the Lakewood InterFaith Council; c) the Lakewood Leadership Academy Mixer; and d) the City Hall tour with students and parents of the Al Fresco Friends homeschool community; and 2) highlighted that the 2026 Lakewood Pan Am Ambassador Scholarship and Poetry Poster Contest applications are available on the Lakewood Pan American Association website.

**ANNOUNCEMENTS AND PRESENTATIONS - Continued**

Council Member Arellano 1) explained that he visited the Alfaro family home in the wake of the recent tragedy and witnessed the Lakewood Community coming together in times of hardship; 2) expressed understanding for the pain, violence, and hardship experienced by the immigrant community, further expressing the opinion that human dignity, compassion, and respect should not be up for debate; and 3) acknowledged the hard work being done by the City Council and City staff.

Council Member Rogers 1) expressed that it is a difficult time in the country and community, noting that if he was in law enforcement at the federal level, he would do things differently; 2) stated that he believes in due process for all and investigations and transparency are key; 3) explained that the City Council asked staff to prepare a five signature letter at the January 13, 2026, City Council Meeting, asking federal, state, and local representatives to cease inflammatory rhetoric and find common ground and a rational way forward on immigration enforcement; and 4) noted that the safety and security of the citizens, residents, and business owners of the City of Lakewood are priority.

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

**ROUTINE ITEMS:**

It was moved by Vice Mayor Wood, seconded by Council Member Arellano, and unanimously carried by the following roll call vote, to approve the Routine Items:

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

RI-1 Approval of Personnel Transactions

RI-2 Approval of Registers of Demands

RI-3 Approval of Monthly Report of Investment Transactions - December 2025

RI-4 Approval of Amendment to Agreement with Bakersfield Well & Pump

**1.1 • APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 84811, 4152 PARAMOUNT BOULEVARD; RESOLUTION NO. 2026-1 [Continued from December 9, 2025]**

Deputy City Attorney Skolnik introduced the item.

Community Development Director Cervantes 1) provided a PowerPoint presentation of the Agenda report; and 2) along with Director of Public Works Pickler and City Manager McCormack, responded to Council Members' questions.

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

At the request of Vice Mayor Wood, Director Cervantes confirmed that the Applicant has addressed concerns detailed at the December 9, 2025, Regular City Council Meeting, such as the installation of frosted glass on the upper floors of the proposed project for privacy and the implementation of mitigation measures to alleviate vehicles entering and exiting the alleyway at high speeds, further noting that the Applicant and Community Development Department met with the residents and business owners of the surrounding area to address additional concerns; however, the owner of the restaurant adjacent to the subject property was not in attendance to discuss the matters relative to parking and special events.

For the record, **Matt Ashton, Project Manager, Ashton3**, 1) provided an overview of the proposed project, noting that the project has received approvals from the Los Angeles County Fire Department, City staff, and the Planning Commission, further expressing the opinion that the project fits well in the area and does not require a zone change or requests for concessions; 2) highlighted that he has worked directly with Bert Johnson, resident, on community outreach to better address the concerns of the residents and business owners in the surrounding area; 3) confirmed that a stop sign, bollards, and lighting will be added to enhance the safety of pedestrians in the alleyway of the proposed project; 4) noted that he was working with the business owners of the surrounding area to assist with the existing overflow parking concerns, further stating that they have identified the retail shopping centers in the surrounding area as an area for overflow parking, if needed; and 5) expressed the opinion that the proposed Home Owners Association (HOA) will assist with keeping the area clean and preventing homeless encampments.

At the request of Council Member Arellano, **Project Manager Ashton** 1) confirmed that he met with residents and business owners prior to and after the December 9, 2025, Regular City Council Meeting; and 2) stated that Ashton3 does not have off-site parking agreements with the nearby retail shopping centers, such as Kohl's and Walmart, but they could be considered in the future.

For the record, 1) Council Member Arellano recommended Project Manager Ashton speak with the owners of the adjacent businesses in addition to City staff relative to parking agreements, expressing the opinion that the City of Lakewood is a business-friendly City and he does not want parking to become a concern in the future; 2) Council Member Rogers a) expressed concern relative to the proposed breezeway being utilized by the homeless for encampments and requested mitigation measures be implemented to prevent that from occurring; b) recommended that the mitigation measures for the residents of Brock Avenue and Greenmeadow Road be clear prior to the commencement of the project; and 3) Vice Mayor Wood expressed concern relative to the a) proposed trash enclosure, stating the opinion that one trash enclosure for twenty units may not be sufficient; and b) overflow parking of the businesses in the subject area, further inquiring if the businesses have adequate parking.

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

In response to questions and comments provided by Council Member Arellano and Vice Mayor Wood, 1) City Manager McCormack confirmed that staff will work with the applicant and surrounding businesses on creating reciprocal parking agreements; and 2) Director Cervantes stated that the businesses in the surrounding area are in compliance with the parking requirements set forth by the parking code.

Following brief discussion, Mayor Chase opened the public hearing at 8:16 p.m. and called for anyone in the audience wishing to address the City Council on the matter.

**Ernesto Benitez, resident**, 1) submitted written materials for the record; and 2) expressed public safety concerns, including speeding and the high flow of vehicles in the subject area, further expressing the opinion that the safety of pedestrians and residents is at risk due to the lack of visibility in the area.

In response to comments provided by Ernesto Benitez, Mayor Chase suggested he speak with Community Development Director Cervantes regarding his concerns.

**Rene Miller, resident**, expressed public safety concerns, including speeding and the high flow of vehicles in the subject area, further expressing the opinion that the safety of pedestrians is at risk.

**Bert Johnson, Jr., resident**, 1) stated that he supports the proposed project and has met with the Applicant to assist with addressing the concerns of the nearby residents and business owners; 2) expressed the opinion that the concerns previously mentioned at the December 9, 2025, Regular City Council Meeting have been remedied; and 3) explained that he has organized an “Advisory Council” for nearby residents to work closely with the Applicant throughout the duration of the project.

Following discussion, Mayor Chase closed the public hearing.

For the record, at the request of Council Member Rogers relative to the addition of traffic control measures as a condition of approval, 1) Director Cervantes stated that the Resolution could be amended to add a condition that requires the implementation of traffic control measures with City Council direction; 2) Deputy City Attorney Skolnik clarified that the Resolution did not need to be amended to add the proposed condition but instead could be included in the motion as directive to staff; and 3) Director Pickler a) confirmed that the addition of the proposed stop sign is acceptable to the Public Works Department; and b) clarified that the bollards will be on private property, not City owned property.

Following discussion, it was moved by Council Member Rogers, seconded by Council Member Arellano, and unanimously carried by the following roll call vote, to adopt Resolution No. 2026-1 approving the Vesting Tentative Tract Map No. 84811 and the Environmental Determination (Categorically Exempt) with conditions that the project include the installation of a stop sign, bollards, and pedestrian safety measures, as deemed appropriate by City staff and in accordance with the State Traffic Manual:

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

**2.1 • APPOINTMENT TO RECREATION AND COMMUNITY SERVICES COMMISSION;  
RESOLUTION NO. 2026-2**

Council Member Rogers 1) introduced the item; 2) thanked former Commissioner Ted Spaseff for his service to the Recreation and Community Services Commission; and 3) nominated Bert Johnson to fill the vacancy.

Alan Gafford, stated that he knew former Commissioner Ted Spaseff while he was serving on the Design and Development Review Board, further expressing gratitude for his commitment and contributions.

Following discussion, it was moved by Council Member Rogers, seconded by Vice Mayor Wood, and unanimously carried by the following roll call vote, to adopt Resolution No. 2026-2 appointing Bert Johnson to the Recreation and Community Services Commission:

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

**2.2 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2026-1;  
AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO REQUIRED  
PARKING STANDARDS FOR REGIONAL SHOPPING CENTERS AND  
NEIGHBORHOOD SHOPPING CENTERS THAT ARE WITHIN 100 FEET OF A  
REGIONAL SHOPPING CENTER**

For the record, 1) Deputy City Attorney Skolnik introduced the item; and 2) City Manager McCormack explained that this item is not related to the Lakewood Center Mall development but is a pre-cursor to the revisioning process of the mall, expressing the opinion that it creates the needed partnership between the City and the Applicant, Pacific Retail Capitol Partners (PRCP) to development a project the community deserves.

Jonathan Rood, Executive Vice President, Pacific Retail Capital Partners, stated that PRCP has conducted community research for the future of the Lakewood Center Mall, further explaining that the goal of PRCP is to transform the mall to better serve the residents of the City.

For the record, 1) Council Member Arellano reiterated that there was a large discussion relative to the parking requirements at the January 13, 2026, Regular City Council Meeting, and though he is skeptic, he trusts the proposed recommendation and is looking forward to the future development; and 2) Council Member Rogers expressed support for the future development, noting that he trusts staff's recommendation and is excited for the possibilities to come.

Following discussion, it was moved by Council Member Croft, seconded by Council Member Arellano, and unanimously carried by the following roll call vote, to adopt Ordinance No. 2026-1:

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

**2.3 • RESOLUTIONS FOR THE 2026 GENERAL MUNICIPAL ELECTION: RESOLUTION NO. 2026-3 - CALLING THE ELECTION; RESOLUTION NO. 2026-4 - REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE ELECTION; AND RESOLUTION NO. 2026-5 - ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE**

Deputy City Attorney Skolnik introduced the item and provided a verbal report of the Agenda report.

Alan Gafford, relative to Section 3 of Resolution No. 2026-5, questioned which languages are required to be on the ballot per the County of Los Angeles.

In response to questions and comments provided by Alan Gafford, Deputy City Attorney Skolnik explained that the City Clerk researches the legal requirements regarding the languages that are required to be included and utilizes data provided to the City by the governing authorities.

It was moved by Council Member Rogers, seconded by Council Member Croft, and unanimously carried by the following roll call vote, to adopt Resolution Nos. 2026-3, 2026-4, and 2026-5:

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

**3.1 • ANNUAL CITY INVESTMENT POLICY AND QUARTERLY SCHEDULE OF INVESTMENTS AS OF DECEMBER 31, 2025**

Mayor Chase introduced the item.

Director of Finance and Administrative Services Gomez 1) provided a verbal report of the Agenda report; and 2) introduced Tiffany Tint, Institutional Sales and Relationship Manager of PFM Asset Management, who provided a PowerPoint presentation of the market update and portfolio report.

At the request of Council Member Arellano, City Manager McCormack confirmed that there is one substantive change to the proposed Investment Policy and the remaining changes are clerical only.

Following discussion, it was moved by Vice Mayor Wood, seconded by Council Member Arellano, and carried unanimously by the following roll call vote, to 1) adopt the attached Investment Policy; and 2) receive and file the Quarterly Schedule of Investments for December 31, 2025:

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

### **3.2 • AWARD OF BID FOR PUBLIC WORKS CONTRACT 22-07, WEINGART SENIOR CENTER IMPROVEMENTS PROJECT**

Mayor Chase introduced the item.

Director of Public Works Pickler 1) provided a PowerPoint presentation of the Agenda report; and 2) responded to Council Members' questions.

For the record, Council Member Croft 1) stated that he is a member of the Capital Improvement Plan Committee; 2) thanked Congresswoman Barragan for the support and funding of the proposed project; and 3) stated he is excited for the proposed project.

At the request of Vice Mayor Wood, without objection, Director Pickler confirmed that staff will keep the public updated on the timeframe of the proposed project.

Following discussion, it was moved by Council Member Croft, seconded by Vice Mayor Wood, and unanimously carried by the following roll call vote, to 1) adopt the plans, specifications, and working details for the subject project; 2) award the contract for the "Weingart Sr. Center Improvements Project," Public Works Contract 22-07, in the amount of \$4,050,388 to the low bidder New Dynasty Construction Co. (inclusive of the base bid amount of \$3,364,601, Bid Alternate No. 1 in the amount of \$272,681, and Bid Alternate No. 2 in the amount of \$413,106) and authorize the Mayor to sign the contract in a form approved by the City Attorney; 3) authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$1,390,339.68; and 4) accept staff's determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), National Environmental Protection Agency (NEPA), and HUD Online Environmental Review Online System (HEROS):

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

### **LAKESWOOD HOUSING SUCCESSOR AGENCY**

#### **1 • REGISTER OF DEMANDS**

It was moved by Council Member Croft, seconded by Vice Mayor Wood, and unanimously carried by the following roll call vote, to approve the registers of demands:

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

For the record and without objection, Mayor Chase recessed the meeting at 9:06 p.m. for a brief break.

For the record, Vice Mayor Wood reconvened the meeting at 9:13 p.m. with all members present except Mayor Chase.

**ORAL COMMUNICATIONS:**

**Joy Janes, resident**, provided details relative to the Lakewood Run community event to be held on Saturday, March 7, 2026.

**Philip Norris, resident**, 1) expressed concerns relative to parking ordinances, expressing the opinion that though ordinances are in place, they are not being enforced; and 2) stated he supports the use of license plate readers and requested additional cameras on Harvey Way and Los Coyotes Diagonal.

For the record, the following individuals addressed the City Council relative to their concerns 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: 1) Gisela Nily; 2) Tania Whiteleather; 3) Tyler Lewis; 4) Simone Venhardt; 5) Robin Greatrex; 6) Susan Singer; 7) Kimberly Esslinger; 8) Kathy Davis; 9) Kay Ewing Donato; 10) Lauren Z.; 11) Kelly D.; 12) Stephanie Terronez; 13) Parvesh Cheena; and 14) Court Campion.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Vice Mayor Wood adjourned the meeting at 10:02 p.m. to Saturday, February 7, 2026, at 9:00 a.m. in the Executive Board Room. A moment of silence was observed in memory of Jose Luis Torres and the Alfaro Family.

Respectfully submitted,

Dakota Wallace, CMC  
City Clerk