AGENDA
CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
REGULAR MEETING / November 3, 2016 / 7:00 p.m.
City Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Chairperson Stuckey
Vice Chairperson Manis
Commissioner McKinnon
Commissioner Quarto
Commissioner Samaniego

APPROVAL OF MINUTES Regular Meeting of October 6, 2016

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC HEARINGS **14-2016**

BUILDING REHABILITATION BOARD

1. **Public Nuisance (James and Patricia Krage)** **5708 CANDOR STREET**

REPORTS

1. **CUP No. 925, six-month review, 5052 Montair Avenue, two-story accessory structure**
2. **CUP No. 927, six-month review, 4144 Woodruff Avenue, on-site alcohol, Wingstop**
3. **Development Review Board Reports (October 2016)**

CORRESPONDENCE

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

ADJOURNMENT

Next meeting: December 1, 2016

Any qualified individual with a disability that would exclude that individual from participating in or attending the above meeting should contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; at least 48 hours prior to the above meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids or services may be provided.

James and Patricia Krage
5708 Candor Street
Lakewood, California 90713

NOTICE TO ABATE NUISANCE

The owner of the property located at 5708 Candor Street, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board of the City of Lakewood. The meeting will be held on Thursday, November 3, 2016, at the Lakewood City Hall, 5050 Clark Avenue, Lakewood California at 7:00 p.m., or soon thereafter as the owner may be heard, and show cause, if any, why the property should not be declared a public nuisance and the nuisance abated by the City.

This hearing notice is dated October 24, 2016

CITY OF LAKEWOOD

By George Bouwens, Community Conservation Representative

Dear James and Patricia Krage,

The hearing identified on the proceeding page has been scheduled due to your failure to comply with the Final Notice of Violation mailed to you on July 20, 2016. The following conditions were observed in violation on the Lakewood Municipal Code (LMC):

LMC 4323.B	**- Unsightly and Deficient Exterior Materials** Peeling , cracked, faded chipped, torn, or missing paint on exterior surfaces of the house and garage.
LMC 4323.C.1.2	**- Accumulation of Trash, Litter and Debris** Accumulation of trash, litter, debris, and other items or materials in front, side, rear yards, and driveway.
LMC 4323 D.1.2.3	**- Dead, Diseased, Overgrown or Missing Vegetation** Overgrown vegetation in front, side, and rear yards.
LMC 4323 I	**- Broken, Cracked, or Missing Window** Garage door has missing glazing, Westside attic window is missing frame and glazing.
LMC 4330	**- Abandoned, Wrecked, Dismantled or Inoperative Vehicles** Inoperable vehicle California license plate 643WCS stored on driveway.

At the November 3, 2016 hearing the Community Development Department will seek from the Building Rehabilitation Board (BRB), a resolution finding the property to be a public nuisance and ordering the following:

1. All the aforementioned violations of the Lakewood Municipal Code shall be corrected in the time ordered.

2. Hereby grants the City authority to abate the public nuisance if the violations are not corrected in the time ordered.

3. Any City abatement including, but not limited to staff time and contracted services shall be charged to the owner and these charges will result in a lien on the property.

4. The BRB may consider other options including filing a criminal complaint in the Los Angeles Superior Court.

Any person having the right, title, lien or interest in 5708 Candor Street may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violations.

CITY OF LAKEWOOD

George Bouwens, Community Conservation Representative

FINAL NOTICE OF VIOLATION

CITY OF LAKEWOOD
NEIGHBORHOOD PRESERVATION - CODE ENFORCEMENT

NOTICE IS HEREBY GIVEN THAT CONDITIONS EXIST ON THE BELOW DESCRIBED PROPERTY, WHICH CONSTITUTE ONE OR MORE VIOLATIONS OF THE LAKEWOOD MUNICIPAL CODE (LMC).

DATE OF NOTICE: July 20, 2016	
TO: PATRICIA A. & JAMES A. KRAGE	
MAILING ADDRESS: 5708 Candor Street, Lakewood, CA 90713	
SITE ADDRESS: 5708 Candor Street, Lakewood, CA 90713	**SR#: 371412**
ISSUING OFFICER: **George Bouwens** COMMUNITY CONSERVATION REPRESENTATIVE CITY OF LAKEWOOD	**PHONE#:** **562-866-9771 x 2311**

The violations(s) listed below shall be corrected on or before the listed correction date or subsequent enforcement actions shall commence. Failure to correct the violation could result in administrative charges, an administrative citation, and/or other legal action by the City.

DESCRIPTION OF VIOLATION(S)		
Code Section:	**Violation Description and Required Correction:**	**Correction Date:**
LMC §4323.B, C, D, and I	**CODE SECTION SUMMARY:** B. UNSIGHTLY AND DEFICIENT EXTERIOR MATERIALS. Any structure that has peeling, cracked, faded, chipped, torn, or missing exterior surface materials, including, but not limited to, paint, brick, rock, stucco, siding, shingles and roof shingles. "Exterior surface materials" includes roofs, walls, doors, garage doors, porches, patios, awnings, screens, windows, window frames and casements, ledges, fascia, eaves, any wood or vinyl trim, and fences. C. ACCUMULATION OF TRASH, LITTER AND DEBRIS. 1. Any accumulation of lumber, dirt, litter, debris, rubbish, trash, or other items, including, but not limited to, household items, paper, glass, metal including vehicle parts, plastic, wood, cast-offs, equipment, building materials, or other materials in yard areas, driveways, courtyards, vestibules, doorways, or the interior of a residential structure. 2. Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully	August 3, 2016

	enclosed building so as to be visible from the public right-of-way or adjoining property. 3. Any trash enclosure that contains loose trash, debris, rubbish, litter, cast-offs, or miscellaneous discarded or stored items, that are not fully contained within a trash bin within the trash enclosure, and any trash enclosure that has damaged or missing structural materials, parts, doors or gates. D. DEAD, DISEASED, OVERGROWN, OR MISSING VEGETATION. Any of the following conditions in any yard area not occupied by buildings, accessory structures, walkways, pools, spas, driveways, decks, or similar building or architectural device, or in any area required to be landscaped on commercial or manufacturing zoned property. 1. Ground cover that will not prevent erosion, dust, or the accumulation of water or mud in required yards. "Ground cover" is grass, trees, plants, shrubs, flowers, or permitted decorative features including bark, concrete, and rock. 2. Dead, diseased, or missing ground cover in required yards. 3. Overgrown vegetation, cultivated or uncultivated. "Overgrown vegetation" is vegetation that has grown to such an extent that it results in the diminution of the appearance of the subject property as compared to adjacent properties. "Overgrown vegetation" is also vegetation that is so overgrown or lacking in maintenance as to be unsightly to neighboring property, or because of size and lack of maintenance to be dangerous to the public health, safety and welfare. I. BROKEN, CRACKED, OR MISSING WINDOW. Any window glazing or window frame that is broken, cracked, or missing. **VIOLATION 1:** Peeling, cracked, faded chipped, torn, or missing paint on exterior surfaces of the house and garage. **VIOLATION 2:** Accumulation of trash, litter, debris, and other items or materials in front, side, and rear yards, and the driveway. **VIOLATION 3:** Overgrown vegetation in front side and rear yards. **VIOLATION 4:** Garage door has missing glazing. West side attic window is missing frame and glazing. **CORRECTION REQUIRED:** A recent inspection revealed substantial progress has been made to paint areas of the house with deteriorated or missing paint. Please complete repainting exterior	

	surfaces which have peeling, cracked, faded, chipped, torn, or missing paint. Remove and dispose of the accumulation of trash, litter, debris, and other items or materials in yard areas and the driveway. Cut overgrown vegetation. Replace missing window frame and glazing in the attic and missing glazing in the garage door window.	
LMC §4330	**CODE SECTION SUMMARY:** 4330. ABANDONED, WRECKED, DISMANTLED OR INOPERATIVE VEHICLES. Except as provided in Chapter 3 of Article IX of the Lakewood Municipal Code, no person shall abandon, park, store, or leave, or permit the abandonment, parking, storing or leaving of any licensed or unlicensed vehicle or the part thereof which is in an abandoned, wrecked, dismantled or inoperative condition upon any private property or public property, not including highways, within the City for a period in excess of seventy-two hours unless such vehicle or part thereof is completely enclosed within a building in a lawful manner and is not plainly visible from the street or other public or private property, or unless such vehicle is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard. It shall be unlawful for any person, upon request, to fail or refuse to remove any such abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, or refuse to abate the same when declared a public nuisance by the following section and ordered to do so in accordance with the abatement provisions of this Chapter or State law where State law is applicable. **VIOLATION 1:** Inoperative gray colored house car with California license plate 643WCS stored on the driveway. **CORRECTION REQUIRED:** Remove the inoperative vehicle from the premises, store it in the garage, or restore the vehicle to an operative condition and contact Community Conservation Representative George Bouwens at 562-866-9771 ext. 2311 in order to schedule an appointment to demonstrate this vehicle will start and run without assistance.	August 3, 2016

A follow-up inspection shall be conducted to ensure compliance. If you have any questions or desire further information, please contact the Community Conservation Representative listed above between 7:30 a.m. and 5:30 p.m. Monday through Friday. City Hall is closed on alternating Fridays.

Note - Pursuant to Government Code Section 38773.5, the prevailing party is entitled to attorneys' fees in a nuisance abatement action. As such, please be advised that the City may opt to collect attorneys' fees and other investigative costs as the "prevailing party" in any action against you.