

AGENDA / CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
REGULAR MEETING / MARCH 7, 2024 / 7:00 p.m.
City Council Chambers – Lakewood Centre – 5000 Clark Avenue

Public comments and questions pertaining to any item on the agenda will be accepted via email sent to ckojaku@lakewoodcity.org up to 4:00 p.m. on the day of the meeting. We ask that you please indicate the specific item on which you wish to be heard or whether your comments will be submitted under oral communications.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Chairperson Baca
Vice Chairperson Ung
Commissioner Samaniego
Commissioner Stuckey
Commissioner Cole

APPROVAL OF MINUTES Regular Meeting of February 1, 2024

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC HEARINGS 3-2024

1. 2024 Beekeeping Ordinance

Citywide

Request approval to amend regulations of the Lakewood Municipal Code to authorize beekeeping of honeybees on lots within the R-1, RA, OS and A zoning districts.

REPORTS

None

PUBLIC COMMENTS

STAFF COMMUNICATION

ADJOURNMENT

NEXT MEETING: APRIL 4, 2024

Any qualified individual with a disability that would exclude that individual from participating in the above meeting should contact the Community Development Department Administrative Secretary at (562) 866-9771, ext. 2303; at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids may be provided.

D I V I D E R S H E E T

**CITY OF LAKEWOOD
PLANNING AND ENVIRONMENT COMMISSION
MEETING OF FEBRUARY 1, 2024
MINUTES**

CALL TO ORDER

A regular meeting of the Lakewood Planning and Environment Commission ("Commission" or "PEC") was called to order by Chairperson Baca at 7:05 p.m. in the City Council Chambers, 5000 Clark Avenue, Lakewood.

PLEDGE OF ALLEGIANCE

Commissioner Stuckey led the Pledge of Allegiance.

ROLL CALL: *Present:* Chairperson Baca
 Vice Chairperson Ung
 Commissioner Samaniego
 Commissioner Stuckey
 Commissioner Cole

ALSO PRESENT: Abel Avalos, Director of Community Development
 J. Patrick McGuckian, Assistant Director of Community Development
 Paul Kuykendall, Senior Planner
 Frankie Griffiths, Assistant Planner
 Ivy Tsai, City Attorney
 Cindy Kojaku, Administrative Secretary

APPROVAL OF MINUTES

There being no objections, Chairperson Baca ordered the Minutes of the Regular Meeting of January 4, 2024, approved as submitted.

ANNOUNCEMENTS AND PRESENTATIONS

Abel made the following announcements:

- Update on Community Development construction.
- Hall of Fame tickets are on sale through February 15, 2024.
- Annual Lakewood Run on March 2, 2024.
- Fix Up Paint Up Program.
- Hart House will not move forward with the restaurant in Lakewood.
- Lakewood Regional Medical Center has been acquired by UCI Health.
- Lakewood's 70th Anniversary.
- Lisa Rapp's Memorial Service will be February 16, 2024.

Patrick made the following announcements:

- Sender One will open in March.
- Sunshine Skate will be coming to Lakewood as well as Big Blue Swim School.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT NO. 1018, 5125 CANDLEWOOD STREET, REQUEST FOR APPROVAL OF THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT – MLEM MLEM CRAB.

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1018, for the sale of beer and wine for on-site consumption in conjunction with a bona-fide eating establishment for Mlem Mlem Crab. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval from the Development Review Board, which are incorporated by reference in the proposed Resolution of Approval. These are also on file with the Community Development Department. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1018 subject to the findings and conditions contained therein or otherwise by reference and to approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Assistant Planner Griffiths asked if there are any questions of staff.

Chairperson Baca asked if there are any questions of staff.

Commissioner Stuckey asked if the alcohol consumption will be inside the restaurant only—customers will not take the alcohol and sit in the outside common area? Assistant Planner Griffiths confirmed that the ABC License will restrict that.

Commissioner Cole asked if sale of alcohol is limited to employees 21 years and older? Assistant Planner Griffiths stated that adult staff 18 years and older may legally serve alcohol to the customers.

Chairperson Baca opened the public hearing.

Chairperson Baca asked of the Applicant, “Have you read, and do you agree with all the proposed conditions of approval?”

Applicant Le responded that her name is Tuong Vi Le and confirmed “yes,” she has read and agrees with all the conditions of approval.

Commissioner Cole asked if the alcohol provided at the restaurant will be canned or on-tap alcoholic beverages?

The applicant stated just canned and bottled beverages.

Commissioner Cole asked if the employee serving the alcoholic beverages will be complying with the license education on alcohol and drug classes, and the applicant stated yes.

Chairperson Baca asked regarding the alcohol and drug classes if the employee is required to have the RBS card?

Applicant stated they are required to have the L.E.A.D. card issued by the ABC License.

Baca asked the applicant if she has any comments or questions, and applicant stated no.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing.

Commissioner Cole moved and Commissioner Stuckey seconded approval of staff recommendation to approve Conditional Use Permit No. 1018, 5125 Candlewood Street, and its related categorical exemptions.

AYES: COMMISSIONERS: Cole, Stuckey, Samaniego, Ung & Baca
NOES: COMMISSIONERS: n/a
ABSENT: COMMISSIONERS: n/a
ABSTAIN: COMMISSIONERS: n/a

Chairperson Baca announced that the Motion has passed.

**2. CONDITIONAL USE PERMIT NO. 1019, 3609 ALLRED STREET,
REQUEST FOR APPROVAL FOR THE ESTABLISHMENT OF A
COTTAGE FOOD OPERATION.**

Assistant Planner, Frankie Griffiths, presented the staff report and exhibits which recommended approval of Conditional Use Permit No. 1019, for the establishment of a cottage food operation that will make and sell cookies. These documents are on file with the Community Development Department. The Development Review Board (DRB) has recommended that this project be approved by the Planning and Environment Commission (PEC), along with the proposed Conditions of Approval, which are incorporated by reference in the proposed Resolution of Approval. Notice of Hearing was given pursuant to the Municipal Code and state law. Staff recommends that the Commission hold a public hearing and, following the hearing, move to adopt the attached proposed Resolution approving Conditional Use Permit No. 1019 subject to the findings and conditions contained therein or otherwise by reference and to

approve the proposed categorical exemption. This project is categorically exempt under the CEQA Guidelines as amended. Assistant Planner Griffiths asked if there are any questions of staff.

Chairperson Baca asked if there are any questions of staff.

Vice Chairperson Ung asked if a food license is required of food handlers?

Senior Planner, Paul Kuykendall, stated they are required to have a business license, and they are also required to have a permit from L.A. County Department of Public Health.

Vice Chairperson Ung asked if the operators take courses to be issued a license to handle food? He stated courses are needed for a commercial kitchen, so he wondered if that applies to cottage food.

Chairperson Baca advised to hold that question to when he calls the public hearing.

Chairperson Baca stated, in Section 4, Subsection C, it states that a cottage food operation shall not exceed the gross amount of sales specified in the California Health and Safety Code and asked what that amount is?

Commissioner Stuckey stated under Section 5, it says "all other conditions and limitations imposed by this Chapter. Lakewood Municipal Code Section 9302.17.e defines that cottage food operates as an enterprise with an amount of gross sales not more than the amount specified in Section 113758 of the California Health & Safety Code (\$75,000.00 per year)."

Chairperson Baca opened the public hearing.

Chairperson Baca asked of the Applicant, "Have you read, and do you agree with all the proposed conditions of approval?"

The applicant, Kristin Navarro, stated yes. The applicant further addressed Vice Chairperson Ung's question by stating yes, you need a license to handle food and that she has one.

Senior Planner Kuykendall interjected that the Municipal Code requires that cottage food operators provide a copy of all public health permits, registrations and certifications required to operate the business. Documentation that the Department of Public Health requires has to be maintained by the applicant.

Commissioner Cole asked if the business is required to display that Department of Health grade that they give to businesses and restaurants?

Senior Planner Kuykendall stated no.

The applicant stated you need all licenses on hand if you sell at a farmers' market.

Commissioner Cole asked if the cookies will be made at home, and will they be shipped or sold off-site?

The applicant stated she would be selling primarily onsite by appointment. Eventually she would like to have a permanent spot in Lakewood--a Filipino Spanish bakery. This is a baby step to something bigger down the line.

Chairperson Baca asked if anyone else would like to speak on this item and reminded the public to limit comments to three (3) minutes. There were none.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission if there was any discussion or a motion.

Vice Chairperson Ung moved, and Commissioner Samaniego seconded approval of staff recommendation to approve Conditional Use Permit No. 1019, 3609 Allred Street, and its related categorical exemptions.

AYES:	COMMISSIONERS:	Cole, Stuckey, Samaniego, Ung & Baca
NOES:	COMMISSIONERS:	n/a
ABSENT:	COMMISSIONERS:	n/a
ABSTAIN:	COMMISSIONERS:	n/a

Chairperson Baca announced that the Motion has passed.

REPORTS

1. 2023 General Plan Annual Progress Report

Senior Planner Paul Kuykendall delivered the oral report and requested that the Commission recommend it to the City Council to receive and file.

Senior Planner Kuykendall recommended that the Commission recommend to the City Council that it receive and file the 2023 General Plan Annual Report and that the Council direct staff to submit the Annual Report to HCD and the Governor's Office of Planning and Research. Senior Planner Kuykendall concluded the staff report and asked if there were any questions.

Chairperson Baca asked if anyone would like to address this issue. There were none.

There being no one else wishing to be heard on the matter, Chairperson Baca closed the public hearing and asked the Commission if there was any discussion or a motion.

Commissioner Stuckey moved and Commissioner Cole seconded approval of staff recommendation that the Commission recommend to the City Council that it receive

and file the 2023 General Plan Annual Report and that the Council direct staff to submit the Annual Report to HCD and the Governor's Office of Planning and Research.

AYES: COMMISSIONERS: Cole, Stuckey, Samaniego, Ung & Baca
NOES: COMMISSIONERS: n/a
ABSENT: COMMISSIONERS: n/a
ABSTAIN: COMMISSIONERS: n/a

Chairperson Baca announced that the Motion has passed.

STUDY SESSION:

1. 2024 DRAFT Beekeeping Ordinance

Assistant Director, J. Patrick McGuckian, presented the DRAFT 2024 Beekeeping Ordinance Study Session staff report that is on file. Assistant Director McGuckian concluded his presentation and asked if there were any questions.

Commissioner Cole requested Assistant Director McGuckian to go back to the previous slide showing the properties proposed to allow backyard beekeeping and those that would allow commercial apiaries.

Chairperson Baca commended staff for their diligence on this subject and asked if there are questions of staff?

Chairperson Baca opened up to the public forum.

Chairperson Baca asked if anyone would like to speak on this item and reminded the public that this is a study session for informational purposes only. He stated that this is not a public hearing, but it is a public forum. The Commissioners are asking for beekeeping information to help make decisions regarding reasonable regulation recommendations to be sent to the City Council. The proposed ordinance seeks to allow beekeeping of honeybees in limited circumstances and to allow the residential hobbyist to have a beehive without creating negative impacts to the adjacent property owners and the overall Lakewood community.

Chairperson Baca reminded any speakers to limit their comments to around five (5) minutes.

William Lewis, a Lakewood homeowner for over 40 years, stated that he moved away to be a commercial beekeeper for 30 years. He is now retired and back living full time in Lakewood for the past 7 years. Frequently, he removes bee swarms in the surrounding area as a part-time job and keeps two beehive boxes in his truck for that purpose. He houses the bees and takes them to another suitable location. However, the first thing he does is to change the queen and introduce a new queen with a known gentle genetic to the hive. This helps reduce any defensiveness of bees and the bees

normally behave nicely thereafter. He works with the Long Beach Beekeepers group and teaches proper hive management classes at least once a month. He is a Past President of the California State Beekeeper's Association that primarily serves the commercial beekeepers supporting the provision of their critical pollination services for commercial agriculture in California.

Doctor Boris Baird spoke and stated he is working at the University of California, Riverside Campus (UCR) Entomology Department. He started his PHD in Switzerland on bees. There is one aspect of local apiculture that needs to be addressed. That is the unspoken elephant in the room about the unique characteristics of bees we have here in Southern California. We live in an area that is globally unique—so unique that UCR Entomology Department plan is to turn Southern California area into the world breeding capital for healthy disease tolerant and thriving bee populations.

Hybridization has now generated a new and greater genetic diversity. Doctor Baird explained about a new breeding program at UCR to propagate the Southern California bees that have beneficial traits and strong biological defense mechanisms that keep them healthy and immune amidst challenges from climate change, pollutants, parasites and pesticides. Southern California has a biologically unique bee population that could very well save America's pollination crises and possibly even the global pollination crises. Doctor Baird asked if there were any questions?

Commissioner Ung asked about diseased hives. What are they, how are they formed, and what are the dangers of it?

Doctor Baird stated that every beehive has some disease. There is no beehive that does not carry some disease, just like the human population. We all have viruses and bacterial infections, inside us. The question is how that disease expresses itself and how does a body or a bee's immune system defend itself from such intrusions. Bees have very efficient immune systems. Doctor Baird explained about survival of bees and the transmission of diseases in both commercial and hobbyists' bee hives. No bee diseases are transmittable to humans, so there is no possible harm to humans.

Commissioner Cole thanked Doctor Baird for coming and stated, as the expert in the room, he is interested in Doctor Baird's thoughts on zoning, nuisance and/or the standards outlined.

Doctor Baird stated the proposed standards make sense and that bees can be kept in a way to minimize any disturbances to surrounding properties. He discussed flight corridors that are done on the UCR campus, and he agrees with not allowing beehives close to schools or kindergartens. Doctor Baird does not want create situations that might create negative publicity on bees, so keeping open flight paths behind homes is a beneficial idea.

Jon Vesely has been a resident of Lakewood for 40 years. He is a landscaper by trade. He started off by saving bees in trees only. Bee rescues are the first line of

defense in removing defensive bees. When they rescue hives, they check the defensibility of that hive.

Chairperson Baca thanked Mr. Vesely and asked the Commissioner if there were any questions of Mr. Vesely. There were none. Chairperson Baca asked if there is anyone else in the public who would like to speak. There were none. Chairperson Baca asked the Commissioners if there is any further discussion.

Community Development Director Avalos clarified that this is a Study Session wherein the objective is getting direction from the Commission. When the ordinance is brought back, it will be a formal proposed Beekeeping Ordinance based on the input from the various speakers' and the Commission's direction to staff today for the Commission to review and recommend to the City Council at a later hearing.

Deputy City Attorney Tsai advised that the Commission review of that ordinance at a later hearing will be a recommendation to City Council, and ultimately, it is the City Council's decision whether or not to adopt that proposed ordinance.

Assistant Director McGuckian went through his bullet point questions listed on his presentation slides, and asked if there were discussions regarding the questions.

Zones: Commissioner Samaniego stated he only wanted the original zones proposed with no expansion into the R-1 zoning district. There was a discussion. There was general concurrence with the remainder of the commissioners to give staff direction to include those R-1 lots adjacent to OS and A zoning as allowing backyard beekeeping, in addition to those in the R-A zone.

Public Nuisance: The Commissioners all agreed with the standards proposed by staff in the presentation.

Guidelines: The Commissioners were okay with the Guidelines.

Noticing: The Commissioners agreed with staff in not requiring surrounding property owner notice or requiring agreements.

Review Process: Staff proposed an over the counter site plan staff review and approval to show the proposed hive location. The Commissioners agreed with the proposed review process.

Deputy City Attorney Tsai stated staff has sufficiently received direction from the Commission and will bring back a draft ordinance in accordance with those directions.

PUBLIC COMMENTS:

Chairperson Baca thanked the public for coming and asked if anyone had any general questions of anything that was on the Agenda. There were none.

STAFF COMMUNICATIONS:

Community Development Director Avalos requested an item related to the Utility Box Beautification Committee be added as an emergency item.

Deputy City Attorney Tsai stated that the Commission needs to first make a motion and vote to add an item to the agenda and then consider the appointment.

Vice Chairperson Ung moved, and Commissioner Stuckey seconded approval of adding the item to the Agenda to allow the Planning Commission to appoint a Commissioner to the Utility Box Beautification Committee for two years.

AYES:	COMMISSIONERS:	Cole, Stuckey, Samaniego, Ung & Baca
NOES:	COMMISSIONERS:	n/a
ABSENT:	COMMISSIONERS:	n/a
ABSTAIN:	COMMISSIONERS:	n/a

Community Development Director Avalos stated the next order of business is to select a Commissioner to be on the Utility Box Beautification Committee.

Deputy City Attorney Tsai suggested that the PEC select a main person and an alternate.

Vice Chairperson Ung stated he would volunteer, as this has been an idea he has been suggesting for several years.

Commissioner Stuckey made a motion to nominate Vice Chairperson Ung to be the PEC representative to the Utility Box Beautification Committee for two years. Commissioner Stuckey also stated she would volunteer to be the alternate.

Deputy City Attorney Tsai stated this action can be completed based on a minute action indicating PEC consensus. She asked if we have a PEC consensus on these appointments.

All Commission members agreed with no objections to the following appointments to the Utility Box Beautification Committee for two years.

Appointee: Vice Chairperson Ung and Alternate: Commissioner Stuckey

ADJOURNMENT: The meeting was adjourned at 9:05 p.m.

The next regularly scheduled meeting will be on March 7, 2024.

Secretary

DIVIDER SHEET

PEC AGENDA
March 7, 2024

TO: Planning and Environment Commission
SUBJECT: 2024 Beekeeping Ordinance

BACKGROUND

On July 6, 2023, the Planning and Environment Commission (PEC) conducted a public hearing regarding the 2023 LMC Update Ordinance. One provision of this ordinance was the addition of wasps, hornets, and yellow jackets to the 1983 determination that a honeybee colony on a residential lot is a public nuisance. (*Ord. No. 83-14*). Representatives from the Long Beach Beekeepers testified before the PEC and requested that beekeeping be allowed on residential lots. The PEC then recommended to the City Council to authorize a study to create an ordinance establishing standards to allow such backyard beekeeping.

On August 8, 2023, the City Council conducted a public hearing regarding adoption of the 2023 LMC Update Ordinance. The Long Beach Beekeepers attended that hearing with over a dozen members that testified in favor of allowing beekeeping in residential backyards. At that meeting, the City Council instructed city staff to conduct a study to consider the adoption of an ordinance allowing backyard beekeeping. Staff conducted a review of beekeeping regulation in surrounding jurisdictions and prepared a proposed ordinance for consideration by the PEC.

On December 7, 2023, a PEC hearing was scheduled to consider the proposed ordinance, but prior to the hearing the PEC passed a motion to continue the hearing and to instruct staff to do additional research regarding bee disease transmission and appropriate noticing procedures. On February 1, 2024, a PEC study session was conducted, and testimony was received from an entomologist, several honeybee professionals and enthusiasts. The PEC gave staff direction to revise the proposed beekeeping ordinance to: 1) Require a site plan “over the counter” staff review with no surrounding property owner notification or adjacent property owner agreements; and 2) Allow beekeeping in the R-1 (Single Family Residential) and R-A (Residential Agricultural) zones, if the backyard is adjacent to land zoned for A (Agriculture) or O-S (Open Space) and provided it is not a school or public park.

PROPOSED ORDINANCE SUMMARY

ALLOWED ZONES. The Lakewood Municipal Code (LMC) allows commercial agricultural activities, including apiaries, to be established only on the two lots currently zoned A (Agricultural). Any proposed apiaries in this district are subject to regulations that require beehives to be located more than fifty (50) feet from the property boundary of any public park, school, street, or highway upon which the property fronts or any property zoned for residential purposes. The proposed ordinance allows commercial apiaries to be established in the O-S (Open Space) zoning district, subject to the same provisions listed in the A zone district. Furthermore, it exempts any proposed apiaries in the A or O-S zone districts from the fifty-foot residential spacing requirement for those lots in the R-1 or R-A zone, which have an approved backyard apiary operated in compliance with this ordinance.

The proposed ordinance extends the ability to establish backyard apiaries to approximately 1,530 privately owned residential lots within the R-1 zone (*1335 lots*) and R-A zone (*195 lots*), where the backyard of such residential lots is adjacent to a lot in the A or O-S zone district and where such lots are not currently used for an existing school (*public or private*) or a public park. The proposed ordinance will offer these property owners the opportunity to participate in the apicultural hobby of backyard beekeeping, subject to proposed location and operational standards as listed and required within the R-1 and R-A zoning districts.

BEEHIVE STANDARDS. The proposed ordinance defines the locational and operational standards for backyard beekeeping, the allowed zoning districts, and requirement for an approved site plan review. It does not require any surrounding property owner's notice, acknowledgement or agreement. The proposed beehive standards are:

- **Registration and Identification.**
 - Annual registration of each hive with the LA County Agriculture Commissioner.
 - Each hive permanently identified with owner name, address, email, and phone number.
- **Number of Hives.** One hive per 1,500 square feet of lot area and no more than four.
- **Hive Location.**
 - No hive shall be located within fifty (50) feet of any public street or highway, any public park, any school, or any residence otherwise not allowed to have an apiary.
 - No hive shall be located in the front, side or rear yard setback areas of a lot.
 - No hive shall be located within four (4) feet of any property line.
 - Hives shall not be readily visible from a public right-of-way.
 - Hives shall be located between any residence and the rear property line.
 - Hives shall be in a secure quiet location that is dark during nighttime hours.
 - Hive entrances shall be oriented to the south or west and a minimum ten (10) feet away from any entrance to a structure located on neighboring properties.
 - Multiple hives may be located together.
- **Hive Design/Storage.** The beehive design shall incorporate the following:
 - Hives shall be painted a light color to assist in keeping hive cooler in the hot sun.
 - Hives shall have removable frames to facilitate maintenance transfers and inspections.
 - Hive materials and equipment shall be stored in a sealed container or an enclosed building.
- **Flight Paths.** Honeybees shall be encouraged to fly up and away from the property by:
 - Locating hives, a minimum of eight (8) feet above the adjacent ground level, or
 - Locating hives, a minimum four (4) feet away from a minimum six (6) foot tall perimeter solid wall, fence or dense hedge located on or adjacent to the property line.
- **Water.** Beehives shall have an adequate on-site continually clean, fresh, and circulating water source that does not become a breeding ground for mosquitoes.
- **Hive Maintenance.** Beekeepers shall maintain apiaries in compliance with the city approved guidelines titled "Best Management Practices for Backyard Beekeeping in Lakewood." These guidelines include recommendations regarding regular inspections, proper record keeping, swarm prevention, overcrowding reduction, disease control, deterrents to bee nectar robbing, and the need for periodic queen replacement.
- **Food Production.** Regulate food production (*honey*) if sold as a cottage food enterprise.

PUBLIC NUISANCE BEES. This ordinance defines when a bee colony becomes an enforceable public nuisance. Honeybees in an appropriate zone and in an approved, properly maintained and operated beehive that has a current and valid permit issued by the LA County Agricultural Commissioner annually are acceptable, as long as the bee colony remains docile and productive.

Otherwise, honeybees and other flying insects identified as wasps, hornets, and yellow jackets are subject to enforcement, as follows:

- **Quantity and Duration.** It is unlawful for any property owner to have, allow to remain, or maintain on their lot for more than 48 consecutive hours any group of the flying insects listed above in a cluster that exceeds a 12-inch circumference or 4-inch diameter (*e.g. softball size*) or collectively has more than 500 of such flying insects on a lot. This shall include any hive, comb, nest, swarm, colony, breeding ground or a group of flying insects commonly known as bees, wasps, hornets, or yellow jackets. Included are the following:
 - Any colony of flying insects that are not in an approved and properly permitted beehive.
 - Any group of flying insects including honeybees that exhibit aggressive or overly defensive behavior or that otherwise interferes with the quiet and normal use of residential property.
 - An abandoned, unmaintained, or otherwise non-conforming beehive.
 - Any beekeeping activities that do not comply with locational and operational standards.
 - Any bee colony or beehive requiring relocation, extermination or destruction, as determined necessary by a beekeeping professional or service.
- **Maintenance.** It is unlawful to intentionally or unintentionally maintain or fail to maintain any property, including any building, device, or vegetation in such a manner that it allows and encourages such insects to remain and thrive on the property in any life stage and/or to return to the property once removed, or the failure to remove any such nest, hive, colony or swarm within ten (10) days of notification of such failure in writing or by email by the City.

CEQA

This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). This Ordinance has no impact on the physical environment as it will only modify administrative procedures.

PUBLIC NOTICE

Notice of the scheduled Planning and Environment Commission public hearing for a proposed amendment to the Lakewood Municipal Code was posted on the City's webpage on February 14, 2024, posted in three public places on February 14, 2024, and published in the Press Telegram newspaper on February 20, 2024, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission hold a public hearing, and following the hearing, move to ADOPT the attached resolution recommending that the City Council adopt the proposed beekeeping ordinance and the related categorical exemption.

J. Patrick McGuckian, AICP
Assistant Director of Community Development

Abel Avalos
Director of Community Development

Attachments:

- Proposed 2024 Beekeeping Ordinance.
- Proposed PEC Resolution recommending approval to the City Council.
- Proposed “Best Management Practices for Backyard Beekeeping in Lakewood.”

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE TO AUTHORIZE BACKYARD BEEKEEPING OF HONEYBEES WITHIN BOTH THE R-1 (SINGLE FAMILY RESIDENTIAL) AND R-A (RESIDENTIAL AGRICULTURE) ZONING DISTRICTS FOR THOSE LOTS ADJACENT TO AREAS ZONED EITHER AS A (AGRICULTURE) OR O-S (OPEN SPACE), IN WHICH APIARIES ARE ALSO PROPOSED TO BE ALLOWED USES PROVIDED THEY ARE NOT A SCHOOL OR A PUBLIC PARK.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. PURPOSE. The purpose of this ordinance is to expand the opportunities for residents to participate in the apicultural hobby of backyard beekeeping of honeybees on a limited basis, and subject to restrictions as listed within the R-1 (Single Family Residential) and R-A (Residential Agricultural) zoning districts for those lots with backyards adjacent to areas zoned either as A (Agriculture) or O-S (Open Space), in which apiaries are also proposed to be allowed uses provided they are not occupied with any school or a public park.

Currently, the Lakewood Municipal Code only allows beekeeping within commercial apiaries established as an approved land use on properties within the A (Agricultural) zoning district, subject to the regulations of that district that limit the location of apiaries to be more than fifty (50) feet from the property boundary of any public park, school, street, or highway upon which the property fronts, or any property zoned for residential purposes. This ordinance allows these apiaries to also be established in the O-S (Open Space) zoning district, subject to the same provisions listed in the A zone district. Furthermore, it exempts any proposed apiaries in the A or O-S zone districts from the fifty-foot residential spacing requirement for those lots in the R-1 or R-A zone, which have an approved backyard apiary operated in compliance with this ordinance.

SECTION 2. INTENT. The City of Lakewood wants to enable resident hobbyists to have an opportunity to pursue backyard beekeeping safely and successfully in a manner that does not impact surrounding properties, and in such a manner that it promotes a pleasurable, economically, culturally, and agriculturally beneficial activity within the City of Lakewood. The City finds that the addition of apiaries as an allowed use on lots within R-1 and R-A zone districts that have backyards adjacent to lands zoned either O-S (Open Space) or A (Agricultural) is a reasonable accommodation to allow such backyard beekeeping activities. These lots will have a greater flyout path and a reduced potential for negative impacts to adjacent properties.

Honeybees are critical to humankind by providing agriculture, fruit, and garden pollination services, and by furnishing honey and other useful apicultural products. California is among the leading states in honey production and the use of honeybee pollination services. Furthermore, the city recognizes that the occasional swarming of honeybees is a normal, natural, and non-threatening occurrence within the lifecycle of a honeybee population. Such events reduce overpopulation of individual hives and allow healthy expansion of the honeybee population through the creation of new hives.

However, the city still remains concerned about the public nuisance created by swarms of other flying insects and the colonization of all flying insects, including honeybees, when they are not in an approved, properly maintained, inspected, and annually permitted beehive.

SECTION 3. Subsection 4323. P. of the Lakewood Municipal Code regarding property nuisances being defined as public nuisances per se is hereby amended to read as follows:

P. BEES, WASPS, HORNETS, AND YELLOW JACKETS.

It is unlawful for any property owner to have, allow to remain, or maintain on their lot for more than 48 consecutive hours any group of the flying insects listed below in a cluster that exceeds a 12-inch circumference or 4-inch diameter (*e.g. softball size*) or collectively has more than 500 of such flying insects on a lot. This shall include any hive, comb, nest, swarm, colony, breeding ground or a group of flying insects commonly known as bees, wasps, hornets, or yellow jackets, except as allowed by this code for honeybees (*Apis mellifera*) within the R-1, R-A, A, and O-S zoning districts. Such unlawful activity is hereby declared to be a public nuisance per se.

Furthermore, except as authorized by this code, it is unlawful to maintain or fail to maintain such property in such a manner that it allows and encourages such insects to remain and thrive on the property in any life stage and/or to return to the property once removed or eliminated. The removal, collection, extraction, and relocation of honeybees to an approved location is an allowed and encouraged activity to be done by a professional beekeeper or beekeeping service. The following applies:

1. Regulated Species. Specifically regulated are those flying insects that are within the biological order of Hymenoptera and suborder *Apocrita* (bees, wasps, and ants) but shall not include any ant species and shall include the following and any similar types of insects, as determined appropriate by the Community Development Director:

- a) **Bees.** All *Apoidea* super family species including, but not limited to, Honeybees (*Apis mellifera*), except as allowed in the R-1, R-A, A, and O-S zoning districts.
- b) **Wasps, Hornets, and Yellow Jackets.** All *Vespula* family species, including but not limited to, *Vespula pensylvanica* (Western Yellowjacket) and *V. Mischocyttarus flavitarsus* (Common Paper Wasps.)

2. Prohibited Actions. Except as allowed by this code on properties zoned R-1, R-A, A, or O-S this prohibition includes:

- a) The intentional possession and maintenance of such insects in any life stage in any comb, hive, swarm, colony, or any structure or device containing therein a group of such insects in any life stage, and any material deposited by such insects.
- b) The unintentional possession of such insects inside a building, other device, or vegetation on the property and/or the failure to remove any such nest, hive, colony or swarm within ten (10) days of notification of such in writing or by email by the City.
- c) Furthermore, this prohibition includes honeybees (*Apis mellifera*) that are located on any property zoned R-1, R-A, A, or O-S but that are not located or maintained in compliance with the required development standards for beehive location and operation.

All such honeybee colonies shall be housed in an approved properly maintained beehive that is validly permitted annually by the Los Angeles County Agricultural Commissioner. This prohibition includes bee colonies that are: 1) occupying beehives that are validly permitted, non-complying, improperly maintained or are abandoned, 2) interfering with the normal and peaceful use of any residential property, 3) required to be relocated or exterminated as determined by a professional bee service due to observed colony behaviors that are overly aggressive, hostile or defensive, or 4) required to be destroyed by a bee specialists in order to protect other bee populations from extensive disease or damage caused by pestilences, pests and/or pesticides.

SECTION 4. Subsection 9320 A.8 of the Lakewood Municipal Code, regarding adding apiaries as an allowed land use in the R-1 (Single Family Residential) zoning district is added to read as follows:

9320. USES PERMITTED.

A. One or two single-family dwelling units of a permanent character placed in permanent locations, including the following accessory uses and buildings:

...

8. Apiaries. An apiary for private backyard beekeeping of honeybees (*Apis mellifera*) with no more than four (4) hives is allowed on a lot at the rate of not more than one hive per 1,500 square feet of lot area. These may be located, operated and maintained, provided such a lot is immediately adjacent to a lot zoned A (Agricultural) or O-S (Open Space) to allow a greater fly-out/fly-in bee flight path. A site plan approved by the Community Development Director or designee is required to indicate the location and number of hives proposed and to inform a potential residential backyard beekeeper that the proposed beekeeping activities comply with all of the following:

a) Registration and Identification. The beekeeper shall register each hive with the Los Angeles County Agriculture Commissioner within 30 days of establishing a hive and reregister each hive annually in January of every year thereafter, pursuant to California Food and Agricultural Code Sections 29040-29056. Each beehive shall be identified with the beehive owner's name, phone number, address, and email address that is stenciled or otherwise marked permanently and attached to the hive.

b) Hive Location. No hive shall be located within fifty (50) feet of any public street or highway, any public park, any school, any property zoned for residential uses other than those properties zoned R-1 (Single Family Residential) or R-A (Residential Agricultural) with a backyard that is adjacent to property zoned A (Agricultural) or O-S (Open Space). The following beehive locational standards shall apply:

- i) No hive shall be located in the front, side or rear yard setback areas of a lot.
- ii) No hive shall be located within four (4) feet of any property line.
- iii) Hives shall not be readily visible from a public right-of-way.
- iv) Hives shall be located between any residence and the rear property line.
- v) Hives shall be in a secure quiet location that is dark during nighttime hours.
- vi) Hive entrances shall be oriented to the south or west and a minimum ten (10) feet away from any entrance to a structure located on neighboring properties.

- vi) Multiple hives may be located together.
- c) Flight Paths. Honeybees shall be encouraged to fly up and away from the property by locating beehives as follows:
 - i) A minimum of eight (8) feet above the adjacent ground level, or
 - ii) A minimum four (4) feet away from a minimum six (6) foot tall perimeter solid wall, fence or dense hedge located on or adjacent to the property line.
- d) Water. Beehives shall have an adequate on-site continually clean, fresh, and circulating water source that does not become a breeding ground for mosquitoes.
- e) Hive Maintenance. Beekeepers shall maintain apiaries in compliance with the guidelines titled “Best Management Practices for Backyard Beekeeping in Lakewood.” The Community Development Director is hereby authorized to maintain and update the guidelines from time to time, as necessary. The guidelines include recommendations regarding regular inspections, proper record keeping, swarm prevention, overcrowding reduction, disease control, deterrents to bee nectar robbing, and the need for periodic queen replacement.
- f) Beehive Design/Storage. Hives shall be painted a light color to assist in keeping hive cooler in the hot sun. Hives shall have removable frames to facilitate maintenance, regular inspections, and transfers and expansions. Hive maintenance materials and equipment shall be stored in a sealed container or placed within an enclosed building.
- g) Food Production. Apiary food production (*e.g., honey, etc.*) for sale shall be subject to regulations regarding cottage food enterprises and home-based businesses, and in compliance with Los Angeles County Public Health Department regulations.

SECTION 5. Subsection 9326 A.8. of the Lakewood Municipal Code, regarding beekeeping as an allowed land use in the Residential Agricultural (R-A) zoning district is added to read as follows:

9326. USES PERMITTED.

- A. One or two single-family dwelling units of a permanent character placed in permanent locations, including the following accessory uses and buildings:

...

8. Apiaries. An apiary for private backyard beekeeping of honeybees (*Apis mellifera*) with no more than four (4) hives is allowed on a lot at the rate of not more than one hive per 1,500 square feet of lot area. These may be located, operated and maintained, provided such a lot is immediately adjacent to a lot zoned A (Agricultural) or O-S (Open Space) to allow a greater fly-out/fly-in bee flight path. A site plan approved by the Community Development Director or designee is required to indicate the location and number of hives proposed and to inform a potential residential backyard beekeeper that the proposed beekeeping activities comply with all the R-1 zone provisions listed in Section 9320. A.8., related to beekeeping activities.

SECTION 6. Subsections 9338 A and D.2. of the Lakewood Municipal Code, regarding apiaries as an allowed land use in the Agricultural (A) zoning district is amended to read as follows:

A (AGRICULTURE) ZONE REGULATIONS

9338. USES PERMITTED.

A. Any use permitted in the R-A zone subject to the same conditions except as hereinafter provided. The number of animals that may be maintained in an A zone in connection with agricultural pursuits shall be as follows. However, it shall be unlawful to keep or maintain in any A zone any hog, pig, goat, or sheep, unless otherwise permitted by this code.

...

D. Property in an A zone may be used for the following light agricultural uses in addition to the uses herein specified, provided that any accessory building, outhouse, corral, coop, hatch, pen, beehive, private shop, garage, stable, storage shed, or structure used or to be used in connection therewith be located not closer than 50 feet from any public park or any school (public or private) or any street or highway upon which such property fronts, or any area in any residential zone, unless such residentially zoned property is allowed to have an apiary:

...

2. **Commercial Greenhouses, Aviaries, and Apiaries.** All operated in compliance with state and local laws and any local regulations, standards and administrative procedures including those of the Los Angeles County Agricultural Commissioner regarding the design, operation, location, number, density, and any required annual registration of such commercial agricultural facilities.

SECTION 7. Subsection 9441. J. of the Lakewood Municipal Code, regarding uses permitted in the Open Space (OS) zoning district is hereby added to read as follows:

J. Commercial Greenhouses, Aviaries, and Apiaries. All operated in compliance with state and local laws and any local regulations, standards and administrative procedures including those of the Los Angeles County Agricultural Commissioner regarding the design, operation, location, number, density, and any required annual registration of such commercial agricultural facilities.

SECTION 8. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3). This Ordinance has no impact on the physical environment as it will only modify administrative procedures.

SECTION 9. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion

thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 11. CERTIFICATION. The City Clerk shall certify the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the ordinance within 15 days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be posted or published as required by law and shall take effect thirty (30) days after its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2024, by the following roll call vote:

AYES	NAYS	ABSENT
------	------	--------

Council Member Chase
Council Member Croft
Council Member Rogers
Council Member Wood
Mayor Pe

Mayor

ATTEST:

City Clerk

RESOLUTION NO. –2024

A RESOLUTION OF THE LAKEWOOD PLANNING AND ENVIRONMENT COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A PROPOSED ORDINANCE OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE TO AUTHORIZE BACKYARD BEEKEEPING OF HONEYBEES WITHIN BOTH THE R-1 (SINGLE FAMILY RESIDENTIAL) AND RA (RESIDENTIAL AGRICULTURE) ZONING DISTRICTS FOR THOSE LOTS ADJACENT TO AREAS ZONED EITHER AS A (AGRICULTURE) OR OS (OPEN SPACE), IN WHICH APIARIES ARE PROPOSED TO BE ALLOWED USES, PROVIDED THEY ARE NOT A SCHOOL OR A PUBLIC PARK.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES FIND, RESOLVE, AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission (“Commission”) conducted on the 7th day of March 2024, a public hearing in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, following proper notice of the hearing as to the time and manner as required by law. The public hearing considered an ordinance proposing to amend the Lakewood Municipal Code (LMC) to authorize backyard beekeeping on lots within the R-1 (Single Family Residential) and RA (Residential Agriculture) zoning districts for lots adjacent to areas zoned as A (Agriculture) and OS (Open Space) in which apiaries are also proposed as allowed uses, provided they are not a school or a public park.

The Commission finds that the city needs to review and modify existing local regulations from time to time and in this instance, it is to amend regulations of the Lakewood Municipal Code to authorize beekeeping of honeybees on lots within the R-1 (Single Family Residential) and RA (Residential Agriculture) zoning districts for lots adjacent to areas zoned as A (Agriculture) and OS (Open Space) in which apiaries are also proposed as allowed uses, provided they are not a school or a public park. This is to allow beekeeping on the specified lots, subject to regulations regarding the establishment and operation of apiaries in these zone districts.

The Commission hereby submits its report, findings, and recommendation to the City Council regarding this ordinance. A summary of the hearing is set forth in the attached Minutes of the Commission and is hereby made a part hereof. The Secretary of the Commission is directed to attach the Minutes of the hearing to the Resolution, when prepared, and forward those to the City Council for review and consideration, whether or not first approved by the Commission.

SECTION 2. This ordinance is not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b) (3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 3. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council adopt the attached ordinance, after holding a public hearing.

ADOPTED AND APPROVED this 7th day of March 2024, by the members of the Planning and Environment Commission voting as follows:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Bill Baca, Chairperson

ATTEST:

Abel Avalos, Secretary



BEST MANAGEMENT PRACTICES FOR BACKYARD BEEKEEPING IN LAKEWOOD

(Revised March 7, 2024)

Good Neighbor Practices

Future Backyard Beekeeper, you are planning to bring several thousand stinging insects into close proximity of your neighbors' backyards. Being a good neighbor requires that you inform your neighbors of your intentions to do backyard beekeeping of domesticated docile honeybees.

Beekeepers need to educate their neighbors as to the advantages of domesticated beekeeping. Furthermore, you need to assure them that your beekeeping practices and your hives are located in a manner that will minimize impacts on their normal outdoor activities. They need to understand that you will do everything possible to assure that your beekeeping hobby will not become a nuisance or a potential threat of harm to them, their family members, or their pets.

They also need to understand that honeybee swarming is a natural occurrence in bee biology to manage overcrowding of your beehive colony and to expand the bee population. Just like human households, the teenage bees have grown up and are moving out to fulfill their independent lives in new homes. If swarming happens, it should not last more than 48 hours as the bees search for a new hive to establish a new colony. Honeybee swarming is normally not a threatening activity, as the bees are very docile in this temporary transition traveling mode as they search for a new home with a new queen. It is an interesting phenomenon that should be observed and appreciated.

Beekeeper, you need to assure your neighbors that you will manage your bee colony properly by splitting your hive before swarming occurs. If swarming does occur, you need to assure your neighbors that you will have the bees rescued and removed by a professional bee control service or eliminated before they establish a new colony on an adjacent property.

Beekeepers need to learn of any potential health threats to their neighbors that may be present due to known severe allergic reactions to bee stings. This knowledge should be a factor in your decision to establish or not establish a new backyard beekeeping activity. It may take some explaining and educating, but once people understand more about honeybees, their minds can be changed. Conflicts with neighbors are not good for you or other beekeepers and could result in the City increasing beekeeping regulations or prohibiting beekeeping totally.

Education

Any resident considering backyard beekeeping as a hobby should first educate themselves on basic principles and guidelines. A basic understanding of honeybee biology, foraging habits, and hive management is essential.

- ***Take a class.***

Cal Poly Pomona – Extended University Girl Next Girl
Next Door (girlnextdoorhoney.com)
Beekeeping organizations (all listed below offer courses)

- ***Join a local beekeeping club or group.***

Beekeepers Association of Southern CA (beekeepersassociationofsoutherncalifornia.org)
The Orange County Beekeepers Association (ocbeekeepers.org)
Los Angeles County Beekeepers Association (losangelescountybeekeepers.com)
OC Backyard Bees (backyardbees.net)

- ***Seek out additional on-line knowledge.***

Scientificbeekeeping.com
American Beekeeping Federation (abfnet.org)
American Bee Journal (americanbeejournal.com)

- ***Read a book.***

The Beekeeper's Handbook by Alphonse Avitabile & Diana Sammataro (2006)
First Lessons in Beekeeping by Keith S. Delaplane (2007)
Natural Beekeeping: Organic Approaches to Modern Apiculture by Ross Conrad (2007)
The Hive and the Honeybee by L.L. Langstroth (1853)
The Backyard Beekeeper: An Absolute Beginner's Guide by Kim Flottum (2010)
The ABC & XYZ of Bee Culture: An Encyclopedia Pertaining to the Scientific and Practical Culture of Honeybees
Beekeeping: A Practical Guide by Richard E. Bonney (1993)
Biology of the Honeybee by Mark L. Winston (1991)

- ***Find an experienced beekeeping mentor.***

- ***Follow this guideline: “Best Management Practices for Backyard Beekeeping in Lakewood.”***

Considerate Hive Management

Beekeepers should remember that weather conditions influence bee behavior and should only work with their bees only when conditions are cool and favorable. Beekeepers should open their hives when their neighbors are not working or playing outdoors. Beekeepers should also be mindful to perform hive manipulations as quickly as possible with minimum disturbance to the bees and neighbors.

Extended hive manipulations, particularly when removing honey, should be carefully planned to accommodate and not disturb the surrounding neighbors' outdoor activities. Smoke should be used when working with the bee colonies in the hives. Hive entrances should be smoked before conducting landscape mowing or trimming activities in the area near the bee hives. Clippings and exhaust should be directed away from hive entrances, so as to not disturb the bees.

Recommended Standards

- a. **Apiary Registration Required.** This is required to allow hive health inspections and to protect backyard beekeeping activities when Los Angeles County Vector Control conducts pesticide spraying. The beekeeper shall register with the Los Angeles County Department of Agriculture Commissioner within 30 days of establishing a new apiary and shall reregister each January of every year thereafter while in possession of the apiary pursuant to California Food and Agricultural Code Sections 29040-29056.
- b. **Permission of Landowners.** Any person wishing to place or keep an apiary, or cause or allow an apiary to remain on land not owned or possessed by such person should first obtain permission to do so from the owner or person lawfully in possession of such land.
- c. **Maximum Hives.** The number of hives will depend on the size of the property, the buffer space you have between you and your neighbor, the size of hives you have, and the types of bees you keep. Beekeepers using proper management skills will split hives to prevent swarming and combine hives when they naturally shrink over the course of a year, varying the number of hives they have in an apiary. Be a good neighbor and limit the amount of hives on a lot to no more than one hive for every 2,500 square feet of lot area. The hives may be located together.
- d. **Inspectable.** All bee colonies should always be kept in an inspectable condition, and the hives should have removeable frames. Removable frames in hives allow inspection for size, brood, food, disease, and status of the queen. Two common examples of removable frame hives are the Langstroth hive and a Top Bar hive. Hives should not be kept in trees, walls, attics, or meter boxes where they cannot be managed. Hives in those places should be removed by the property owner or a professional bee removal company.
- e. **Hive Color.** All hive components should be painted using a light color to reduce the heat being absorbed during the summer months. This will ensure bees are kept in a cooler environment and this will reduce swarming tendencies.

Operational Standards

- a. **Food Production.** Any production of honey, wax, or related product shall be subject to the home occupation and cottage food requirements of the Lakewood Municipal Code and all applicable County of Los Angeles Health Department cottage food requirements.
- b. **Reduce Overcrowding.** The Beekeeper should continually manage each hive to provide adequate living space for their resident honeybees to prevent swarming.
- c. **Requeen Hive.** Hives should be requeened at least once every two years to prevent swarming and should be requeened in any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming. It should be the duty of the beekeeper to requeen the colony in such instances. Queens should be selected from stock bred for gentleness and non-swarming characteristics.
- d. **Water Source.** Bees use substantial amounts of water to hydrate and cool their hive. A fresh, shallow, and consistent water source for bees should always be provided on the property where the bees are kept. This will discourage bee visitation at swimming pools, fountains, hose bibs, and other water sources on adjacent public or private property. The water should be kept fresh and clean so as not to become a breeding ground for mosquitoes.
- e. **Apiary Equipment Storage.** Hive maintenance materials or equipment shall be stored in a sealed container or placed within a building or other bee-proof enclosure.

Location Criteria

Hive Location. Hives should be placed in a quiet area and not directly against a neighboring property line unless a solid fence or dense plant barrier of six feet or higher forms the property boundary. Hives should be located and maintained as far away as possible from roads, sidewalks, and rights of way.

Flight Paths. Hive flight paths (generally six-ten feet in front of the hive entrance) should remain within the apiary owner's lot, although barriers (e.g., fencing, and tall shrubs) can sometimes be used to redirect the bees' flight pattern. Care should be taken so this flight pattern does not cross sidewalks, driveways, playgrounds, or other public areas.

- a. Hives shall be located between the residence and the rear property line.
- b. Hives shall not be visible from a public right-of-way.
- c. Hives shall be in a dark location when the sun goes down as bees are attracted to light. Avoid placing a hive where a light will attract the bees to create a nuisance.
- d. Hive location shall be secured from unauthorized access and vandalism.
- e. Hives shall either be screened so that the bees must fly over a six-foot barrier, which may be vegetative, before leaving the property, or be placed at least eight feet above the adjacent ground level.

Swarm Prevention

Swarming is natural honeybee behavior, but the beekeeper should actively work to prevent or minimize swarming. Primary causes of swarming are old queens, overcrowding and/or overheating in the hive. Beekeepers should do the following to avoid the bee colony tendency to swarm.

- a. Replace old or failing queens, because as queen bees age, their queen pheromone fades reducing their control of the hive, which then triggers the bee colony to swarm to get a new queen.
- b. Appropriately time additions of supers for increases in brood rearing and honey storage.
- c. Colony division (splitting a hive) into two separate hives.
- d. Brood chamber manipulation.
- e. Use a screened bottom board.

When a swarm occurs, efforts should be made to collect the swarm or call a bee removal company to do the collection. Swarms captured from areas where the origin of the bees may be questionable, should be monitored frequently for abnormal defensiveness.

Queens

Queens should only be obtained from reliable sources. Queen breeders are preferred to reduce the chances of introducing Africanized bees and to ensure that the new queen is well suited to the climate. Beekeepers should ensure that their new queens are young (less than two years old) and in vigorous layers. Each beekeeper should evaluate their queens monthly for performance and hive gentleness. Any colony exhibiting unusually defensive behavior, or an excessive swarming tendency should be re-queened as soon as possible. Desirable genetic characteristics for a queen should include:

- Gentle Disposition
- Quick Colony Build Up
- Good Honey and Pollen Collectors
- Low Swarming Instinct

Robbing Behavior

When nectar is scarce, honeybees may rob nectar from other hives. When they do, they tend to appear more defensive. Under such conditions, beekeepers should work hives for only short periods of time and only if necessary. Exposing honey can encourage robbing. Open hives can entice robbing thus stirring up the hive. Be a thoughtful conscientious neighbor. All honey and sugar water spills should be cleaned up immediately. Areas used for honey extraction should be bee-proofed to prevent robbing.

Disease Control

Any hive found to be diseased should be dealt with in the appropriate manner. There are several honeybee diseases and pests. It is critical that beekeepers be educated to recognize and respond to honeybee disease. A disease like American Foulbrood has spores which can remain viable for three or more decades and is extremely contagious. The only recourse with this disease is burning the equipment or placing it in a sealed bag to be taken to a landfill. When evidence of disease is found, the hive should be treated and/or have the equipment removed promptly to avoid spreading the disease to neighboring hives. For this reason, beekeepers should be extremely cautious about mixing hive equipment and purchasing used equipment. It is incumbent on beekeepers to manage all disease and pests, including parasitic mites, to ensure colony health and honey quality.

Recordkeeping and Time Management

Beekeeping requires time to inspect and manage a hive properly, keep it healthy, and keep it at an optimum size for honey production without swarming. Ideally, hives should generally be inspected once a week for food, queen behavior, disease, pests, and spacing.

Good recordkeeping should be a priority for all beekeepers and keeping a written record of colony manipulation and observations for each hive is an especially useful tool. The beekeeper colony management log should include a catalog of the equipment used, a record of inspections and findings, and a history of actions (e.g., adding / removing honey supers), and any relevant observations regarding the hive.

Glossary

Apiary: Single location where one or more beehives are kept.

Bee: Any stage of the common domestic honeybee (*Apis Mellifera species*).

Bee Box, Brood Box or Honey Supers: A professional beekeeping hive box with removable frames that have no top or bottom which allow the beekeeper to expand or condense the hive, as necessary.

Beehive: Structure for the housing of a honeybee colony.

Beekeeper: A person who keeps honeybees and manages beehives.

Beekeeping: The keeping or maintenance of an apiary in a hive as a primary or accessory use.

Brood: The eggs, larvae, and pupa of the honeybee prior to emerging as an adult bee.

Colony Collapse Disorder (CCD): The phenomenon that occurs when a majority of worker bees in a colony disappear and leave behind a queen, plenty of food and a few nurse bees to care for the remaining immature bees and the queen.

Frame: A hive component where bees build their honeycomb.

Hive: A colony of bees with one queen. This can be from a few hundred to many thousands of bees.

Honeycomb: Beeswax cells where the honey pollen and the brood are stored.

Langstroth Hive: A beehive box designed with removable frames that allow a beehive to be inspected and then expanded or contracted as determine necessary for a healthy colony population.

Pollination: The process of collecting pollen from one flower and depositing it on another flower.

Removable Frame: A frame designed to be removed from a hive box for inspection purposes.

Requeen: Replacing the queen bee in a colony with a new, younger queen, to prevent bees swarming, increase brood and honey production or reduce hive defensiveness.

Robbing: Bees trying to steal honey from a hive that is not their own.

Smoker: A tool used by a beekeeper to produce smoke to calm the bees

Swarm: Group of bees in a transitional state leaving their original hive/colony, clustering and then leaving again to establish a new hive/colony.