

Monica Dever, Chair
Steve Cammarata, Vice-Chair
Michael Graf, Commissioner
Dave Popelka, Commissioner
Joaquin Santos, Commissioner
Jim Thompson, Commissioner



PLANNING COMMISSION AGENDA
Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. PC 2019-06

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, APRIL 8, 2019
6:00 PM

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please come to the podium and give your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.

3. CONSENT AGENDA

All items under the Consent Agenda are considered by the Commission to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Commissioners vote on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

- a) **APPROVAL OF MINUTES:** March 11, 2019

RECOMMENDATION: Approve minutes

SCHEDULED MATTERS

- 4. **SITE PLAN REVIEW NO. 1199**, a request for a site plan review to permit a 265-square-foot, single-story addition to a legal non-conforming duplex at 24747 Pennsylvania Avenue in the Single-Family Residential (R-1) Zone.

APPLICANT: John Massoud, 23545 Crenshaw Blvd., Suite 211, Torrance, CA 90505

PRESENTED BY: Laura MacMorran, Assistant City Planner

RECOMMENDED ACTION: Adopt resolution of approval subject to findings and conditions.

PUBLIC HEARING

- 5. **ZONE TEXT AMENDMENT 2019-01**, a City-initiated text amendment to the Lomita Municipal Code amending Sections 11-1.49.02 (Principal uses permitted), 11-1.49.04 (Permitted uses by conditional use permit), and 11-1.49.05 (Prohibited Uses), of the Downtown Commercial (D-C) zone.

APPLICANT: City of Lomita

PRESENTED BY: Alicia Velasco, Community and Economic Development Director

RECOMMENDED ACTION: Adopt resolution recommending City Council approval.

WRITTEN COMMUNICATIONS

- 6. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

OTHER MATTERS

- 7. **STAFF ITEMS – ANNOUNCEMENTS**
- 8. **PLANNING COMMISSIONER ITEMS**
- 9. **COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**
 Tuesday, May 7, 2019 & Tuesday, May 21, 2019

10. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, May 13, 2019, at 6:00 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at 310 325-7110.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: April 4, 2019



Kathleen Hill, CMC, City Clerk

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**MINUTES OF THE
PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 11, 2019**

1. OPENING CEREMONIES

a. Call Meeting to Order

Chair Dever called the meeting to order at 6:02 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

b. Flag Salute

At the request of Chair Dever, Commissioner Popelka led the Flag Salute.

c. Roll Call

Responding to the roll call by City Clerk Hill were Commissioners Graf, Popelka, Santos, Vice-Chair Cammarata, and Chair Dever. Also present were Assistant City Attorney Lauren Langer, and Community and Economic Development Director Alicia Velasco.

PRESENT: COMMISSIONERS: Graf, Popelka, Santos, Vice Chair Cammarata, and Chair Dever

ABSENT: COMMISSIONERS: Hoy, Thompson

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) APPROVAL OF MINUTES: February 11, 2019

Commissioner Cammarata made a motion, seconded by Commissioner Graf, to approve the minutes of February 11, 2019.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Popelka, Santos, Vice-Chair Cammarata, and Chair Dever

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Hoy, Thompson

RECUSE: COMMISSIONERS: None

SCHEDULED MATTERS

4. PRESENTATION OF THE CITY'S DOWNTOWN VISION AND STRATEGY

Director Velasco introduced Shannon Heffernan, Urban Design Director from Studio One Eleven. This company was hired to do a comprehensive policy analysis to work in conjunction with business and property owners to create a detailed vision for the downtown commercial zone and access market feasibility for economic development.

Commissioner Thompson arrived at 6:28 p.m.

Ms. Heffernan presented her report on the Lomita Downtown Vision put together by Studio One Eleven and Kosmont Companies. She reported on the existing conditions of Lomita's downtown area and presented some of the opportunities and challenges. The full report was made available in the agenda packet.

There was brief discussion regarding other cities that have completed similar projects with their downtown areas such as the City of El Segundo and Bixby Knolls.

Resident George Kivett stated that he has been a resident of Lomita for over 40 years. He is happy about the plans to make the city more walkable for the older residents. He does a lot of walking and wants to highlight the intersection of the Lomita Blvd. and Narbonne to make it safer. He also expressed concerns about the trimming of the trees around the area and landscaping around the planning of parking stalls so that they do not impair visibility.

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

None

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

Assisted City Attorney Langer presented the commissioners with the newly updated radius maps that reflect the changes implemented from the FPPC in February 2019. There was a brief discussion regarding the new conflict of interest maps that have extended the area from 500 feet to 1000 feet. The absolute rule stands for 500 feet, however for the area beyond, an analysis would have to be done.

7. PLANNING COMMISSIONER ITEMS

Commissioner Graf commented on the Burnin Daylight Brewery. He stated the food is good and it is great to see that residents and visitors are dining there.

Commissioner Popelka asked about the drop off of the business permits and asked how business is going. Director Velasco stated that the data is a little behind. She mentioned that there are fewer residential projects coming up.

Commissioner Cammarata mentioned that two more businesses closed in Lomita, the flower shop and the soccer shop shut down. He also mentioned the Burnin Daylight Brewery grand opening on Saturday, March 30, 2019.

Commissioner Thompson asked about the status of the grocery store. Director Velasco stated that the property still has not secured a tenant. He mentioned non-resident occupants living in the area between buildings at the strip mall. Director Velasco stated that the issue has been taken care of. Commissioner Thompson also apologized for his previous absences from the commission meetings and explained that despite some health challenges he intends to continue serving on the commission.

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the City Council Meeting on Tuesday, April 2, 2019, and Commissioner Thompson will attend the City Council Meeting on Tuesday, April 16, 2019.

ADJOURNMENT

There being no further business to discuss, Chair Dever adjourned the meeting at 6:55 p.m.

ATTEST:

Kathleen Hill, CMC
City Clerk

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**CITY OF LOMITA
PLANNING COMMISSION REPORT**

Item 4

TO: Planning Commission

April 8, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan Review No. 1199
24747 Pennsylvania Avenue in the R-1, Single-Family Residential Zone

APPLICANT'S REQUEST

A request for a site plan review to permit a 265-square-foot, single-story addition to a legal non-conforming duplex at 24747 Pennsylvania Avenue in the Single-Family Residential (R-1) Zone. Filed by John Massoud, 23545 Crenshaw Blvd., Suite 211, Torrance, CA 90505 ("Applicant")

RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution approving Site Plan Review No. 1199 subject to findings and conditions as stated in the attached resolution and confirm the categorical exemption.

ANALYSIS

Existing Conditions

The property is located on the northwest corner of Pennsylvania Avenue and 248^h Street. It was developed in 1953 and contains two attached units (24745 & 24747 Pennsylvania Avenue). The building has a combined square footage of 1,439 square feet. The subject unit (24747 Pennsylvania Avenue) is a one-bedroom unit, and 24745 Pennsylvania Avenue is a two-bedroom unit. The property has a two-car attached garage and one unenclosed parking space.

Project Description

The applicant is requesting approval to permit a 265-square-foot addition to the one-bedroom unit. The proposed single-story addition would enlarge an existing bedroom and create a second bedroom. Section 11-1.70.17(G) permits "additions to nonconforming multiple-family residential uses and buildings" subject to a site plan review and Planning Commission's approval.

Environmental Determination

This proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. The proposed 265 square-foot addition does not increase the floor area of the existing dwelling by more than 50 percent.

General Plan Designation

The General Plan designation for the subject property is Low-Density Residential. The residential land use designation “applies to areas of the City which are developed with single family residential uses and has a development intensity of 5.8 to 8.7 units per net acre. This duplex was built prior to the General Plan designation. The project proposes no new units; therefore, the development intensity will not change.

Adjacent Zoning and Land Uses

Direction	Zone/Land Use
North	R-1 (Single-family residential) Land use: Single-family residence
South	R-1 (Single-family residential) Land use: A nonconforming duplex (2404 247 th Street), and a single-family residence (2408 247 th Street)
West	R-1 (Single-family residential) Land use: Single-family residence
East	R-1 (Single-family residential) Land use: Single-family residence

Development Standards Summary

The project has been reviewed with the applicable City Code requirements as follows:

Development Standard	Project	Allowed/Required	Compliance
Zoning	R-1	R-1	No*
Lot Size	5,147 square feet	5,000 square feet min.	Yes
Lot Width	51.47'	50 feet	Yes
Yards:			
Front –	20'0"	20 feet min.	Yes
Secondary Front	14'5"	10 feet min.	Yes
Side –	51.47'	5 feet min.	Yes
Rear –	12'11"	20 feet min.	No*
Off-Street Parking	Two-car garage	Two-car garage	No*
Floor Area Ratio (FAR.)	0.33	0.60 max.	Yes
Building Height	1 story/ 9'6"	2 stories/27 feet max.	Yes

* Legal Nonconforming

Site Plan Review

Additions to nonconforming multiple family residential uses and buildings are subject to site plan review and approval by the Planning Commission under Section 11-1.70.17(G), pursuant to the provisions of Section 11-1.70.07, "Site Plan Review". After reviewing the proposed development in accordance with Article 70, staff has determined that the proposed project is consistent with the following required findings:

1. *The Site Plan complies with all applicable provisions of this Title.*

As set forth in the staff report and with Planning Commission review of the addition to a nonconforming multi-family dwelling as required under Section 11-1.70.17 (G) of the Lomita Municipal Code, the addition complies with all of the development standards in Title 11. The number of units on the site, the rear yard setback and number of enclosed parking spaces are considered legal nonconforming, and are not altered by this project.

2. *The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property and is consistent with all elements of the General Plan.*

A one-bedroom addition and enlargement of an existing bedroom would not impact traffic congestion, adversely affect the health, safety and general welfare, nor would it have adverse effects on neighboring properties. There will be no change in the use of the property, and the nature of the addition is for residential purposes. The addition will be constructed on the southeast side of the property, which is closest to the corner of 248th Street and Pennsylvania Avenue and furthest away from neighboring properties. With the addition, the dwelling would possess two standard-sized bedrooms instead of one small bedroom, and the property would contain a total of four bedrooms. Comparatively, a four-bedroom single-family home would be suitable for the area.

The property has a two-car garage that is accessed from 248th Street. Though a new multi-family development would have to provide two enclosed parking spaces per unit, this site plan review only pertains to a small addition, not a new unit. To the west of the garage is one unenclosed parking space that is accessed by the same driveway apron. Staff recommends that this unenclosed parking space be maintained for on-site parking (COA 20).

The General Plan designates the area as low-density residential. The proposed addition will not create a new dwelling unit; therefore, there will be no new impact on density.

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.*

The design of the project is suitable and functional. The proposed addition is contained within the lot's buildable envelope and meets the front yard and secondary front yard setbacks. From the exterior, the form of the proposed structure will have a similar scale to that of single family homes in the area. With 5,147-square-foot lot area and a proposed

building area of 1,704 square feet, the floor area ratio will be 0.33, which is substantially below the maximum 0.60.

Public Notice

Notices of this hearing dated March 27, 2019 were mailed to property owners within a 300-foot radius from the subject property, posted at City Hall, and at Lomita Park.

Recommended by:

Prepared by:



Alicia Velasco
Community and Economic Development
Director



Laura MacMorran
Assistant Planner

Exhibits:

- a) Resolution
- b) Vicinity Map
- c) Zoning Map
- d) General Plan Map
- e) Aerial Photograph
- f) Notice of Exemption
- g) Site Plan, Floor Plan, Elevations

RESOLUTION NO. PC 2019-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1199, A 265-SQUARE-FOOT, SINGLE-STORY ADDITION TO A LEGAL NON-CONFORMING DUPLEX AT 24747 PENNSYLVANIA AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE. FILED BY JOHN MASSOUD, 23545 CRENSHAW BLVD., SUITE 211, TORRANCE, CA 90505 (“APPLICANT”).

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application to permit a 265-square-foot, single-story addition to a legal non-conforming duplex at 24747 Pennsylvania Avenue in the Single-Family Residential (R-1) Zone. Filed by John Massoud, 23545 Crenshaw Blvd., Suite 211, Torrance, CA 90505
- B. Under Section 11-1.70.17(G). of the Lomita Municipal Code (Code), additions to nonconforming multiple-family residential uses and buildings are subject to site plan review and approval by the Planning Commission.
- C. Section 15301 of the California Environmental Quality Act guidelines exempts additions to existing structures that are less than 50% of the floor area of the structure before the addition. The proposed 265 square-foot addition does not increase the floor area of the existing dwelling by more than 50 percent. Therefore, the Planning Commission finds that the project is categorically exempt.
- D. On April 8, 2019, the Planning Commission held a duly noticed public hearing and accepted public testimony.

Section 2. Pursuant to Sections 11-1.70.07 (Site Plan Review) of the Code, the Planning Commission of the City of Lomita finds, after due study and deliberation that the following circumstances exist:

1. *The Site Plan complies with all applicable provisions of this Title;*

As set forth in the staff report and with Planning Commission review of the addition to a nonconforming multi-family dwelling as required under Section 11-1.70.17 (G) of the Lomita Municipal Code, the addition complies with all of the development standards in Title 11. The number of units on the site, the rear yard setback and number of enclosed parking spaces are considered legal nonconforming, and are not altered by this project.

2. *The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property and is consistent with all elements of the General Plan;*

A one-bedroom addition and enlargement an existing bedroom would not impact traffic congestion, adversely affect the health, safety and general welfare, nor would it have adverse effects on neighboring properties. There will be no change in the use of the property, and the nature of the addition is for residential purposes. The addition will be constructed on the southeast side of the property, which is closest to the corner of 247th Street and Pennsylvania Avenue and furthest

away from neighboring properties. With the addition, the dwelling would possess two standard-sized bedrooms instead of one small bedroom, and the property would contain a total of four bedrooms. Comparatively, a four-bedroom single-family home would be suitable for the area.

The property has a two-car garage that is accessed from 247th Street. Though a new multi-family development would have to provide two enclosed parking spaces per unit, this site plan review only pertains to a small addition, not a new unit. To the west of the garage is one unenclosed parking space that is accessed by the same driveway apron. Staff recommends that this unenclosed parking space be maintained for on-site parking (COA #20).

The General Plan designates the area as low-density residential. The proposed addition will not create a new dwelling unit; therefore, there will be no new impact on density.

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture;*

The design of the project is suitable and functional. The proposed addition is contained within the lot's buildable envelope and meets the front yard and secondary front yard setbacks. From the exterior, the form of the proposed structure will have a similar scale to that of single family homes in the area. With 5,147-square-foot lot area and a proposed building area of 1,704 square feet, the floor area ratio will be 0.33, which is substantially below the maximum 0.60.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1199 subject to the attached conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the plans dated March 27, 2019, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community and Economic Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structure.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested at least 30 days prior to the expiration date.
4. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
5. Applicant agrees, as a condition of adoption of this resolution, at Applicant’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken,

done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

6. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
8. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.
9. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of approval within this resolution.

PLANNING STANDARD CONDITIONS

10. The final building plans submitted by the Applicant with the building permit application shall depict all building materials and colors to be used in construction.
11. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
12. Applicant shall provide for dust control at all times during project property preparation and construction activities.
13. Applicant shall not store construction materials or vehicles outdoors on the project property.
14. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
15. It is further declared and made a condition of this permit that if any condition of this permit is violated, or if any law, statute or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse. The Applicant shall have been provided written notice to cease such violations and have failed to comply for a period of thirty days.
16. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
17. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
18. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
19. This approval is for the construction of a 265 square foot single story addition to 24747 Pennsylvania Avenue, in the Single-Family Residential (R-1) Zone.

PLANNING SPECIAL CONDITION

20. The existing unenclosed parking space to the west off the garage shall remain free and clear for vehicle parking.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8th day of April, 2019 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Monica Dever, Chairperson

ATTEST: _____
Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this action, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council. (Gov. Code § 66452.5(a).)

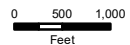
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

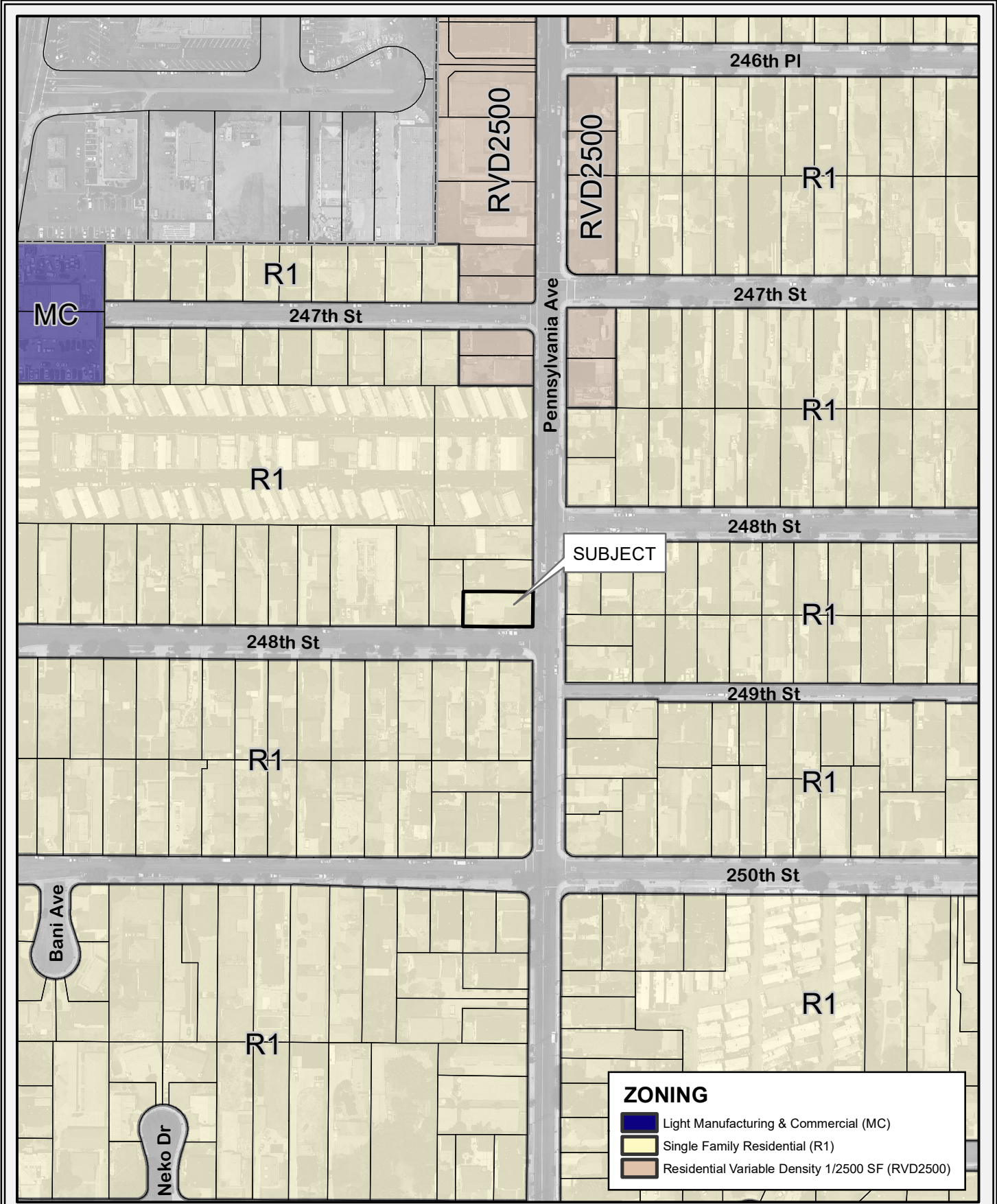


Site Plan Review No. 1199
24747 Pennsylvania Avenue
Exhibit B

Community Development
 March 2019

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/24747Penn_vly.mxd





ZONING

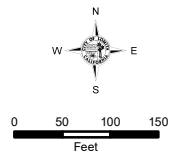
- Light Manufacturing & Commercial (MC)
- Single Family Residential (R1)
- Residential Variable Density 1/2500 SF (RVD2500)

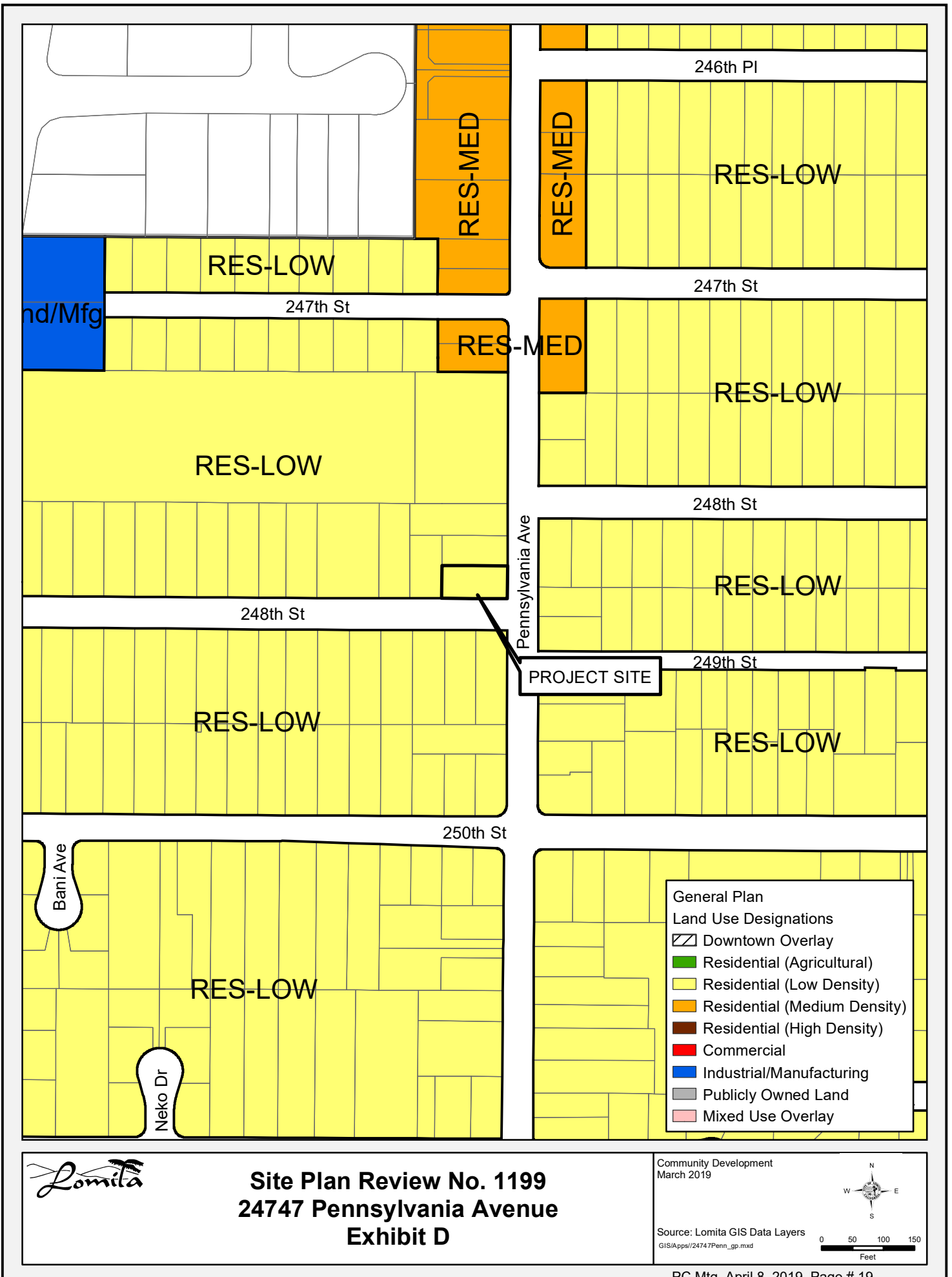


Site Plan Review No. 1199
24747 Pennsylvania Avenue
Exhibit C

Community Development
 March 2019

Source: Lomita GIS Data Layers
 /Apps/24747Penn_zon.mxd

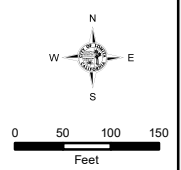


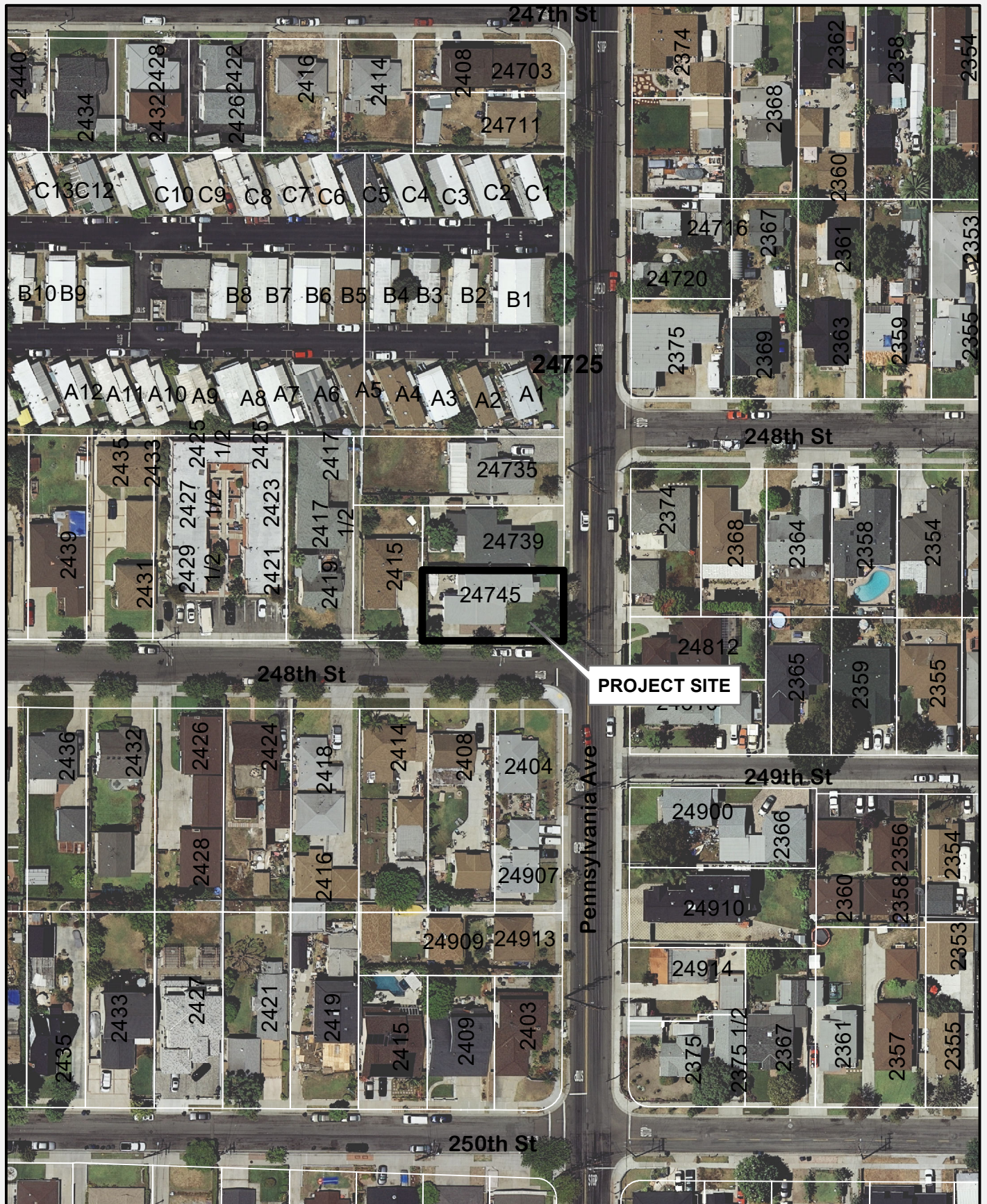


**Site Plan Review No. 1199
24747 Pennsylvania Avenue
Exhibit D**

Community Development
March 2019

Source: Lomita GIS Data Layers
GIS/Apps/24747Penn_gp.mxd

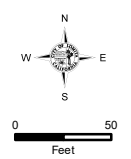




Site Plan Review No. 1199
24747 Pennsylvania Avenue
Exhibit E

Community Development
March 2019

Source: Lomita GIS Data Layers
/Apps/24747Penn_aor.mxd





Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Site Plan Review No. 1199 – A request for a site plan review to permit a 265-square-foot, single-story addition to a legal non-conforming duplex at 24747 Pennsylvania Avenue in the Single-Family Residential (R-1) Zone. Filed by John Massoud, 23545 Crenshaw Blvd., Suite 211, Torrance, CA 90505 (the “Applicant”)

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301 Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons Pursuant to §15301 Existing Facilities of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Specifically, Section 15301 exempts those projects which do not increase the floor area of an existing structure by more than 50 percent. The 265-square-foot addition would result in less than a 50 percent increase of the 1,430-square-foot existing structure. Therefore, the Planning Commission determined that there is no substantial evidence that the project may have a significant effect on the environment

(Date)

Alicia Velasco
Community and Economic Development
Director

ABBREVIATIONS

&	AND	MFR.	MANUFACTURER
∠	ANGLE	MH.	MANHOLE
@	AT	MIN.	MINIMUM
⊕	CENTERLINE	MIR.	MIRROR
∅	DIAMETER	MISC.	MISCELLANEOUS
#	POUND OR NUMBER	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MOD.	MODULAR
A.F.F.	ABOVE FINISHED FLOOR	MT.	MOUNT
A.D.	AREA DRAIN	MATL.	MATERIAL
ADJ.	ADJUSTABLE	MUL.	MULLION
ALT.	ALTERNATE	(N)	NEW
ALUM.	ALUMINUM	N.	NORTH
APROX.	APPROXIMATE	N.I.C.	NOT IN CONTRACT
ASPH.	ASPHALT	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
BN.	BULLNOSE	OFF.	OFFICE
C.B.	CONCRETE BRICK	OH.	OVERHEAD
CEM.	CEMENT	OPNG.	OPENING
CLR.	CLEAR	OPP.	OPPOSITE
C.M.U.	CONC. MASONRY UNIT	PL.	PLANTER
CNTR.	COUNTER	P.LAN.	PLASTIC LAMINATE
COL.	COLUMN	PLAS.	PLASTER
CONC.	CONCRETE	PLYVD.	PLYWOOD
CONJ.	CONNECTION	PLUMB.	PLUMBING
CONSTR.	CONSTRUCTION	PNT.	PAINT
CONTR.	CONTRACTOR	PRCST.	PRE-CAST
CSK.	COUNTERSINK	PREFAB.	PREFABRICATED
DBL.	DOUBLE	PVC	POLYVINYL CHLORIDE
DEMO.	DEMOLISH	Q.T.	QUARRY TILES
DET.	DETAIL	R.	RISER
DIAM.	DIAMETER	R.A.	RETURN AIR
DIM.	DIMENSION	R.D.	ROOF DRAIN
(E)	EXISTING	REF.	REFERENCE
E.A.	EACH	REFR.	REFRIGERATOR
E.J.	EXPANSION JOINT	REG.	REGISTER
EL.	ELEVATION	REM.	REMOVE
ELEC.	ELECTRICAL	REQD.	REQUIRED
ELEV.	ELEVATION	RESIL.	RESILIENT
EXIST.	EXISTING	REV.	REVERSE
EXP.	EXPANSION	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROOM OPENING
F.D.	FLOOR DRAIN	RWD.	REDWOOD
FOUND.	FOUNDATION	S.	SOUTH
F.A.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
FIN.	FINISH	S.C.	SOLID CORE
F.F.	FINISHED FLOOR	S.D.	STORM DRAIN
FL.	FLOOR	SECT.	SECTION
FLASH.	FLASHING	SHT.	SHEET
F.O.C.	FACE OF CONCRETE	SHWR.	SHOWER
F.O.F.	FACE OF FINISH	SIM.	SIMILAR
FP.	FIREPROOF	SPEC.	SPECIFICATION
FTG.	FOOTING	STD.	STANDARD
FURR.	FURRING	STL.	STEEL
FUT.	FUTURE	STRUCT.	STRUCTURAL
FR.	FIRE RATED	SYM.	SYMMETRICAL
H.F.	HOSE BIBB	TBD	TO BE DETERMINED
H.G.	HOLLOW CORE	T.O.C.	TOP OF CURB
HDCP.	HANDICAP	TERR.	TERRAZO
HDW.	HARDWARE	T&G	TONGUE AND GROOVE
HORIZ.	HORIZONTAL	THK.	THICK
HR.	HOUR	T.O.M.	TOP OF MASONRY
HT.	HEIGHT	T.O.W.	TOP OF WALL
I.A.	INSIDE DIAMETER	TYP.	TYPICAL
INCL.	INCLUDE	UNF.	UNFINISHED
INSUL.	INSULATION	U.O.N.	UNLESS OTHERWISE NOTED
INT.	INTERIOR	V.C.T.	VINYL COMPOSITE TILE
JT.	JOINT	V.B.	VINYL BASE
KIT.	KITCHEN	VER.	VERIFY
K.O.	KNOCKOUT	VERT.	VERTICAL
LAB.	LABORATORY	VEST.	VESTIBULE
LAM.	LAMINATE	V.T.	VINYL TILE
LAV.	LAVATORY	W.	WEST
LT.	LIGHT	W.	WITH
L.W.	LIGHTWEIGHT	W.C.	WATER CLOSET
MAS.	MASONRY	WD.	WOOD
MAX.	MAXIMUM	W/O.	WITHOUT
MECH.	MECHANICAL	WP.	WATERPROOF
MEMB.	MEMBRANE	WSCT.	WAINSCOT
MET.	METAL	WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

CODE SUMMARY

2016 CALIFORNIA BUILDING CODE
 2018 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA PLUMBING CODE

SCOPE OF WORK

SUMMARY:
 ADDITION OF 284 S.F. TO EXISTING 2-UNIT BUILDING

SITE / PROJECT DATA

SPECIFIC PLAN: -
 ZONING: -
 LEGAL DESCRIPTION: APN# 7376-004-004
 OCCUPANCY TYPE: R1
 CONSTRUCTION TYPE: TYPE 5-B
 FIRE SPRINKLER SYSTEM: N/A
 BUILDING FOOTPRINT: 1,439 S.F.
 LOT SIZE: 5,146.5
 ADDITION: 284 S.F.

SHEET INDEX

GENERAL
 T1.0 TITLE SHEET / GENERAL NOTES / SITE PLAN
 ARCHITECTURE
 A1.0 FLOOR PLAN / ELEVATIONS
 A2.0 SECTION / DETAILS

DEFERRED PERMIT(S)

- MECHANICAL
- PLUMBING
- ELECTRICAL

ESSAM SEDROUS PROPERTY
 24747 PENNSYLVANIA AVE., LOMITA, CA 90717

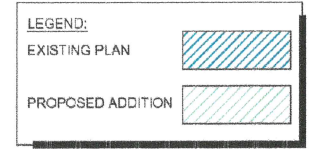
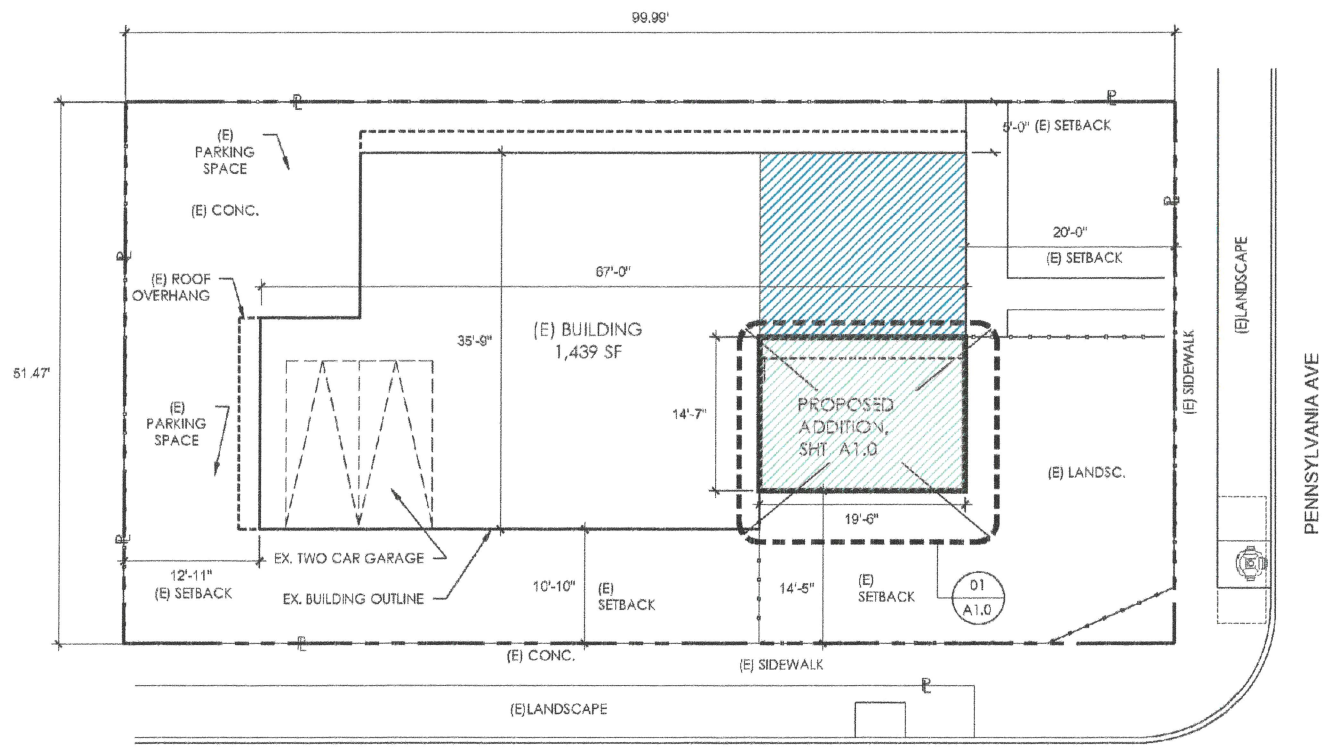
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 DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	1/31/2019	1ST PLANNING SUBMITTAL
2	03/27/2019	2ND PLANNING SUBMITTAL

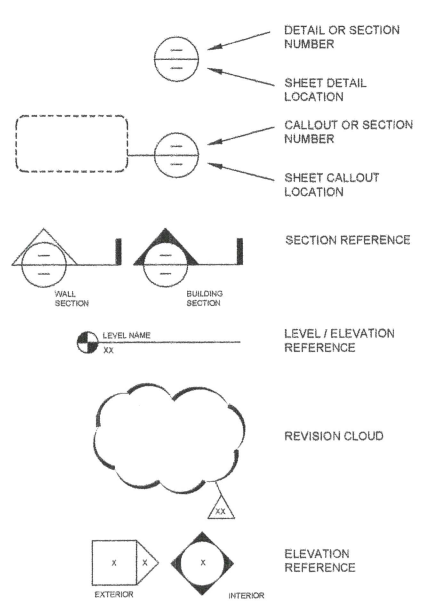
SITE PLAN

SHEET SCALE: AS SHOWN
 PROJECT MANAGER: JM
 DESIGNER: JM
 DRAWN BY: JMV/JS
 REVIEWED BY:
 1ST BLDG. DEPT. SUBMITTAL: 01/31/2019
 ISSUED FOR CONSTRUCTION: ..
 JOB NUMBER:
 CAD FILE NAME:
 DATE: 03/27/2019
 SHEET: T1.0



01 SITE PLAN
 SCALE: 1" = 10'-0"

REFERENCE SYMBOLS



VICINITY MAP

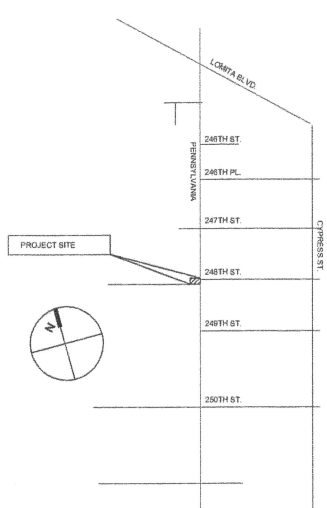


Exhibit G

2ND CITY SUBMITTAL

ESSAM SEDROUS PROPERTY
 24747 PENNSYLVANIA AVE., LOMITA, CA 90717

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REVISIONS

NO.	DATE	DESCRIPTION
1	1/31/2019	1ST PLANNING SUBMITTAL
2	03/27/2019	2ND PLANNING SUBMITTAL

FLOOR PLANS & ELEVATIONS

SHEET SCALE:	AS SHOWN
PROJECT MANAGER:	JM
DESIGNER:	JM
DRAWN BY:	JM/JS
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	01/31/2019
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	
CAD FILE NAME:	
DATE:	03/27/2019
SHEET:	A1.0

2ND CITY SUBMITTAL

- NOTES:**
- ALL NEW SURFACES TO RECEIVE ONE COAT PRIMER, TWO COATS FINISH PAINT.
 - REMOVE ALL SWITCH AND OUTLET PLATES, WALL AND / OR DOOR HARDWARE ETC. BEFORE PREPARING SURFACE PRIOR TO NEW PAINT FINISH. SEE INTERIOR DESIGN SPECIFICATIONS AND FINISH SCHEDULE FOR FINISHES.
 - CONTRACTOR TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE OF DUST PRIOR TO INSTALLATION OF WALL FINISHES. SAND AND DUST ALL PAINT FINISHES TO REMOVE DEFECTS VISIBLE FROM A 3'-0" DISTANCE.
 - CONTRACTOR TO ENSURE SUBFLOOR CLEAN AND SOLID AND LEVEL PRIOR TO INSTALLING FINISH FLOORINGS.
 - ALL DIMENSIONS ARE TO FACE OF STUDS (U.N.O.).
 - ALL MISSING / REQUIRED DIMENSIONS NOT SHOWN ON DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.
 - ALL HINGE SIDE DOOR OPENINGS SHALL BE 4" CLEAR FROM ADJACENT FINISH SURFACE (U.N.O.).
 - PAINT COLOR TBD BY OWNER.
 - PROVIDE LIGHT FIXTURE AT CENTER OF CEILING IN ALL NEW ROOMS. REFER TO OWNER FOR FINAL LOCATION.

- KEYNOTE:**
- 01 (E) TO REMAIN, TYP., PROTECT ADJACENT SURFACE.
 - 02 REMOVE (E) WINDOW, PROVIDE INFILL FRAMING TO RECEIVE GYP. BD. FINISH.
 - 03 RELOCATE (E) ELEC. METER, REFER TO OWNER FOR FINAL LOCATION.
 - 04 (E) WALL TO REMAIN, REMOVE EXT. FINISH, PROVIDE NEW GYP. BD. FINISH.
 - 05 (N) STUCCO, FINISH G.C. TO COORDINATE W/ OWNER FOR FINAL COLOR.
 - 06 (N) ASPHALT SHINGLES, TIE INTO ADJACENT ROOF PLANE.
 - 07 (N) 1X PSTD. WD. PANELING, PT. TO MATCH EXISTING.
 - 08 FASTEN NEW RAFTERS TO (E) EXT. WALL. PROVIDE SIMPSON A36 CLIPS AT ALL CONNECTIONS.

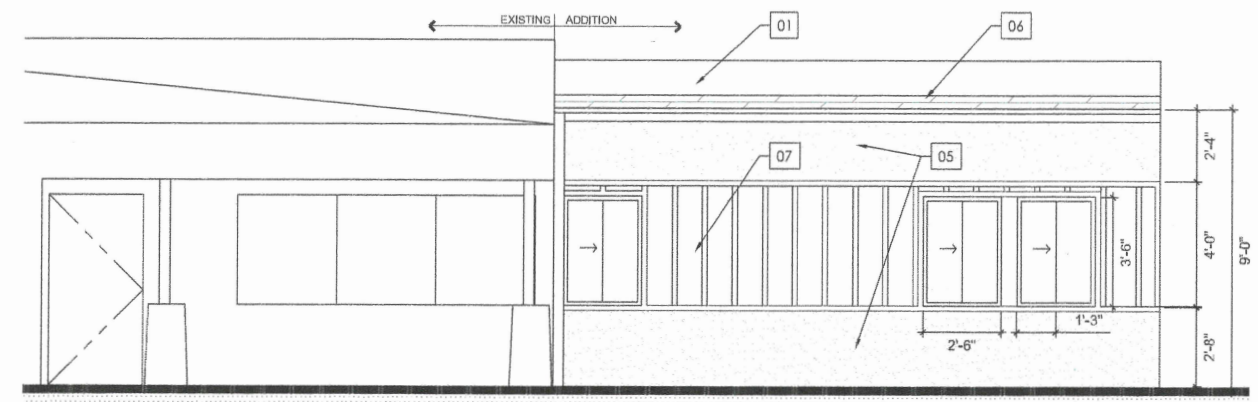
- LEGEND:**
- EXISTING TO REMAIN, U.N.O
 - (N) 2X4 WD. D.F. EXT. WALL, SEE SHT. A2.0 FOR WALL DETAIL.
 - (N) 2X4 WD. INT. PARTITION, PROVIDE R-13 INSULATION W/ GYP. BD. FINISH BOTH SIDES.
 - CENTERLINE
 - (P) DEMOLITION
 - (N) DUPLEX CONVENIENCE OUTLET, WALL MOUNTED
 - (N) CEILING MOUNTED LED FIXTURE, REFER TO OWNER FOR FIXTURE SPECIFICATION.
 - (N) LIGHT SWITCH.
 - (N) WINDOW TO, SEE SEE ELEVATION, REFER TO OWNER FOR FINAL APPROVAL.
 - (E) DOOR TO REMAIN, TYP.
 - (N) DOOR, REFER TO OWNER FOR TYPE AND FINISH.
 - (N) CLOSET DOOR, REFER TO OWNER FOR TYPE AND FINISH.
 - ADA CLEARANCE
 - (WH) (E) WATER HEATER

- NOTE:**
- USE MOISTURE RESISTANCE GYP. BD. AT ALL WET WALLS. WET WALL IS DEFINED AS WALLS RECEIVING SINK, WATER CLOSET, URINAL, TILED WALLS, SHOWER WALLS AND ALL WALLS AT TOILETS. AT ROOMS WITH SHOWERS, CEILING TO BE MOISTURE RESISTANCE GYP. B.
 - ALL JOINTS BELOW CEILING ARE TO BE TAPED AND THREE SEPARATE COAT OF JOINT COMPOUND APPLIED. AT FIRE RATED WALLS JOINT COMPOUND TO BE "RATED COMPOUND". SAND FOLLOWING EACH COAT. THE SURFACE SHOULD BE FREE OF TOX MARKS AND READY TO RECEIVE PAINT. WALL ABOVE CEILING TO BE TAPE AND BEDDED. ALL PENETRATIONS TO BE SEALED AT FIRE WALLS. ALL PENETRATIONS TO BE SEALED WITH FIRE RATED SEALANTS. USE A RATED ASSEMBLY WHERE REQUIRED BY CODE.

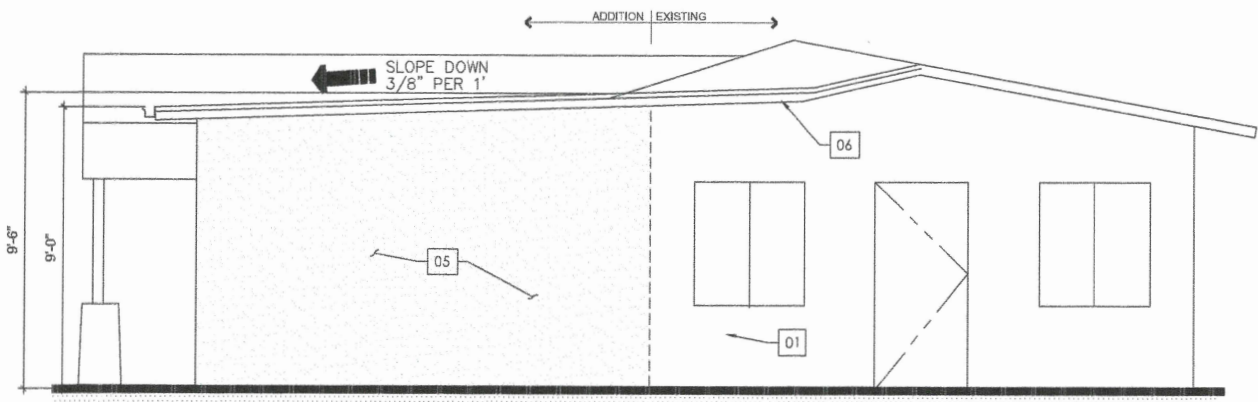
FLOOR FINISH SCHEDULE

NOTE	NOTES
WD	ENGINEERED WOOD FLOORING
CT	CARPET
EX	EXISTING FLOOR TO REMAIN.

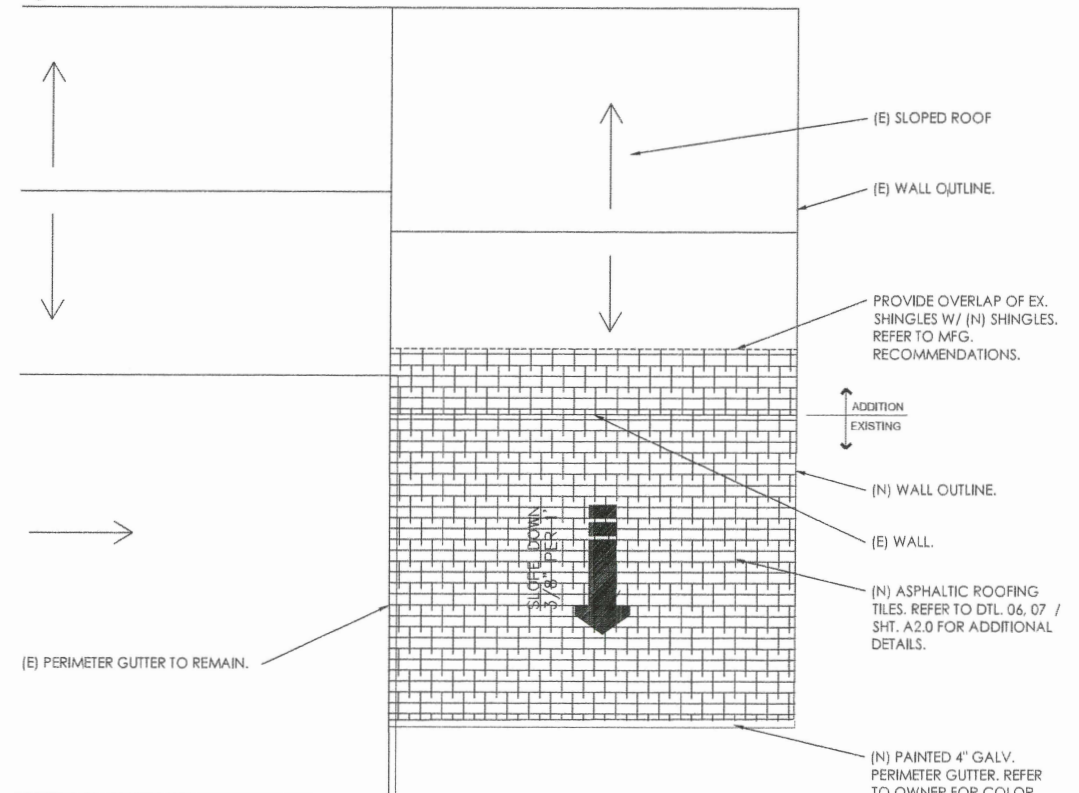
- ALL FLOORS TO BE PROPERLY PREPARED IN ACCORDANCE TO CARPET MANUFACTURER'S RECOMMENDATION. INSTALL CARPET AS SPECIFIED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AS PER MFG. AND IS TO GUARANTEE IN WRITING ALL WORKMANSHIP AGAINST ALL DEFECT. DAMAGE DUE TO CONTRACTORS NEGLIGENCE SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE TENANT. CARPET TO BE FULLY ADHERED TO THE SUBSTRATE, PROVIDE AND INSTALL LEVELING COMPOUND TO INSURE THE TOP OF CARPET IS FLUSH WITH THE TOP OF ANY ADJOINING HARD SURFACE. FINISH AND INSTALL AND ALUMINUM TRIM AT THE CARPET / TILE JOINT. ALUMINUM TRIM TO MATCH DOOR HARDWARE. ALL INSTALLATION ADHESIVES SHALL MEET THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) RULE #1168.



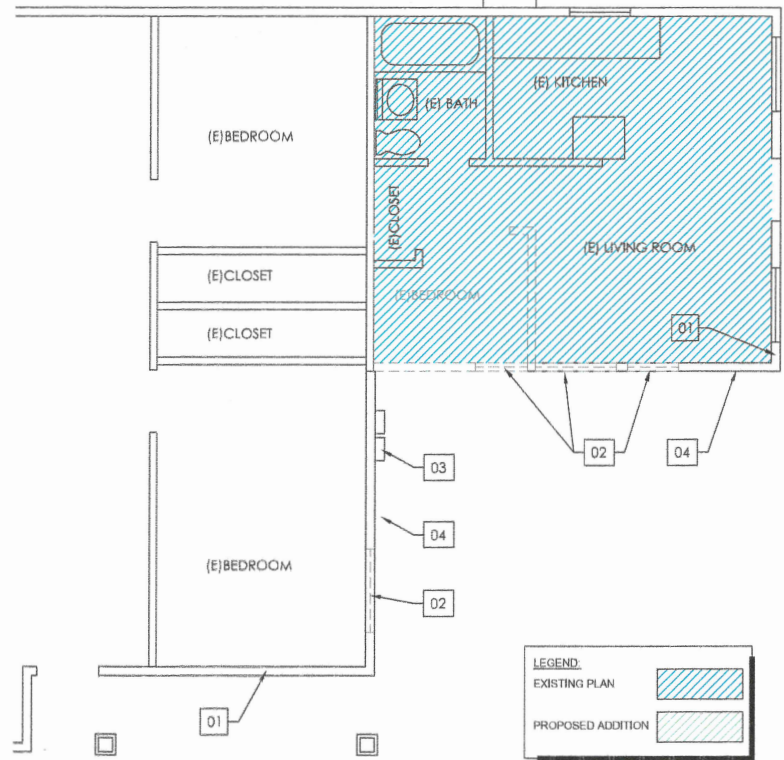
03 SOUTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



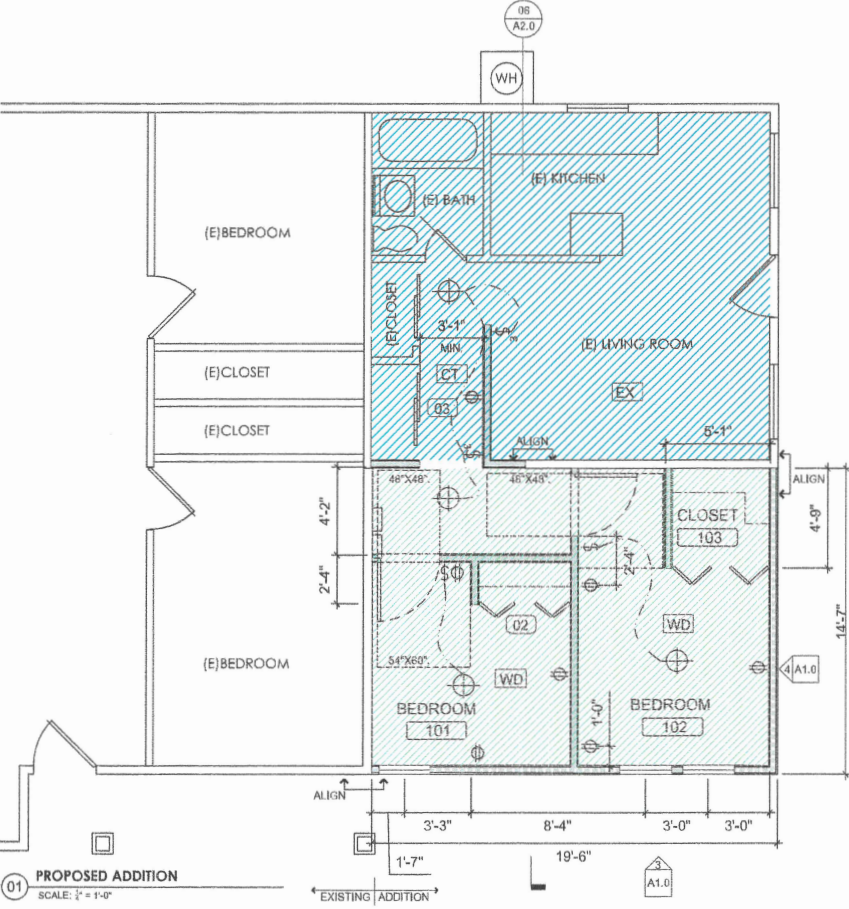
04 EAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



05 ROOF PLAN
SCALE: 1/4" = 1'-0"



02 EXISTING PLAN
SCALE: 1/4" = 1'-0"



01 PROPOSED ADDITION
SCALE: 1/4" = 1'-0"

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CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission April 8, 2019
FROM: Alicia Velasco, Community and Economic Development Director
SUBJECT: Zone Text Amendment 2019-01
Use Amendments within the Downtown Commercial Zone

PROJECT DESCRIPTION

A City-initiated text amendment to the Lomita Municipal Code amending Sections 11-1.49.02 (Principal uses permitted), 11-1.49.04 (Permitted uses by conditional use permit), and 11-1.49.05 (Prohibited Uses), of the Downtown Commercial (D-C) zone.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending City Council approval of Zone Text Amendment No. 2019-01 and the categorical exemption.

BACKGROUND

On October 16, 2018, the City Council approved by minute order the City's Retail Analysis and Downtown Strategy; also known as the City of Lomita's Downtown Vision. Within that Vision are recommendations as it pertains to the list of permitted uses within the Downtown Commercial zone. Those recommendations are:

1. Instead of listing very specific allowable uses; consider general categories in the areas of retail and commercial business types. This will assist with the changing trends in retail sales as some of the existing business types are outdated (i.e. notions and photo printing).
2. The current mix of uses is not ideal for a viable downtown. Generally a viable downtown has 33% goods and service uses, 33% retail uses, and 33% food and beverage uses. Downtown Lomita has 80% goods and service uses, 10% food and beverage, and 8% retail. The City should modify its zoning ordinance to target food and beverage uses, and the retail sale of new merchandise, and limit the number of permitted goods and service uses.

SUMMARY OF PROPOSED REVISIONS

The current Downtown Commercial zoning ordinance was prepared in 1998 and much of the terminology and uses are outdated. This is particularly the case in the areas of retail and services uses. As such the following changes are proposed:

- Rather than listing retail uses such as "furniture store", "greeting card shops, and "gift shops"; the following new category is proposed: "*Retail sale and the ancillary service of merchandise. Not including home furnishing, or specialty home improvement stores.*"

This verbiage is similar to the retail category for the Commercial Retail zone in the City which compromises Pacific Coast Highway.

- As shown in the bullet point above; home furnishing and specialty home improvement stores are not permitted under this retail category. Currently the downtown has three flooring stores. Specialty home improvement stores are better suited within the City's Commercial General (C-G), Commercial Retail (C-R), and Manufacturing Commercial zones (M-C), and are permitted by right within those areas. These stores have limited hours and typically see customers by appointment only and only for one visit. The downtown businesses should be such that customers can return to the area time and time again. The existing flooring stores can continue to operate as a permitted non-conforming uses, however new specialty improvement stores would not be permitted once the ordinance is in effect. Hardware stores (such as Ace) would continue to be permitted as general retail.
- A new category titled "Basic personal services" has been created. This category encompasses service uses such as hair salons, nail salons, dry cleaners and shoe repair.
- Permanent flower stands and newsstands have been added as a permitted use.
- A new category titled "Personal improvement services" has been created. This category includes the many different assembly type uses which have grown in popularity over the years, such as karate studios, specialty gyms, and children's activities.
- Personal improvements uses, as defined above, and office uses have been reclassified to only be permitted on the second floor of the buildings in which they are located in. Simply put; new businesses which fall into these categories will no longer be permitted on the ground floor within the Downtown Commercial zone. The purpose of this restriction is to target diversity in the mix of uses. With 80% of the DC zone occupied by these types of uses, the City needs to focus on additional food and beverage and entertainment uses. All existing office and personal improvement uses will continue to operate as permitted legal non-conforming.
- Indoor automobile and motorcycle sales, hotels in excess of 35 units, and packaged liquor stores exceeding 3,000 square feet have been removed from the conditionally permitted use list. There are none of these uses in the downtown and they are outdated and/or not conducive to the downtown environment.
- The off-site sale of alcohol has been added as a conditionally permitted use when it is incidental to the retail sales (i.e. a small food market or Italian deli).
- "*Wine stores and ancillary wine tasting, and pursuant to Article 56 of the Lomita Zoning Code*" has been added as a conditionally permitted use.

The full amendment is attached to this report within the resolution and a strike-through version is attached as Exhibit B. Staff has taken the proposed amendments to the City's Economic Development Subcommittee where it was reviewed and authorized to move forward in the process.

The proposed changes within the zoning ordinance only affect the types of uses which are permitted, conditionally permitted, or prohibited within the Downtown. It *does not* recommend any changes to the development standards of the zone such as height, setbacks, density, or parking.

Environmental Determination

In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendments strictly pertain to the mix of permitted, conditionally permitted and prohibited uses within the Downtown Commercial zone. The proposed amendments clarify and simplify outdated verbiage within the three different types of use categories within the zone. Currently specific retail, office and personal service uses are individually listed. The amendment creates broader categories of retail, office, and personal service uses. This amendment provides greater flexibility to the constantly changing types of uses which are similar in nature (i.e.: yoga studio/karate studio; computer repair/cell phone repair). There is no construction proposed as a result of this ordinance and most new businesses will move into an existing building. Any development projects which propose to hold uses authorized under this ordinance would be subject to CEQA review.

Public Notice

Notices of this hearing dated March 27, 2019 were published in the Daily Breeze and posted at Lomita City Hall, and Lomita Park.

Prepared by:



Alicia Velasco
Community and Economic
Development Director

Exhibits:

- a. Resolution
- b. Strike-thru ordinance
- c. Zoning Map
- d. Notice of Exemption

RESOLUTION NO. PC 2019-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT 2019-01, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE SECTIONS 11-1.49.02 (PRINCIPAL USES PERMITTED) 11-1.49.04 (PERMITTED USES BY CONDITIONAL USE PERMIT), AND 11-1.49.05 (PROHIBITED USES) OF THE DOWNTOWN COMEMRCIAL (D-C) ZONE. INITIATED BY THE CITY OF LOMITA.

THE PLANNING COMMISSION OF THE CITY OF LOMITA, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

- A. On April 8, 2019 the Planning Commission held a duly noticed public hearing and accepted and considered all of the public testimony on the issue. At this hearing the Commission approved Resolution PC 2019-06 recommending that the City Council approve an ordinance amending Lomita Municipal Code Sections 11-1.49.02 (Principal uses permitted), 11-1.49.04 (Permitted uses by conditional use permit), and 11-1.49.05 (Prohibited Uses), of the Downtown Commercial (D-C) zone.
- B. On October 16, 2018, the City Council approved by minute order the City's Retail Analysis and Downtown Strategy; also known as the City of Lomita's Downtown Vision. Within that Vision is a recommendation to amend the use provisions within the Downtown Commercial zone to broad categories as opposed to the current very specific list of uses. This recommendation will permit the City to quickly adapt to retail trends within the market and eliminate outdated uses such as photo printing and TV repair.
- C. The proposed ordinance is consistent with the General Plan. Land Use Policy number seven of the General Plan states that "commercial development and employment opportunities will be promoted to maintain a sound economic base..." and policy number 14 states, "the City will promote a healthy and congenial environment for business where properly zoned". The zone text amendment streamlines commercial uses within the categories of retail, office, and personal services. Creating categories for these types of uses, as opposed to listing very specific uses, creates a congenial environment for businesses as it is clear what types of uses are permitted within the Downtown Commercial zone. Further the categories will permit the City to quickly adapt to business trends without having to update the Municipal Code. Nothing in the ordinance inhibits the City's ability to meet its general plan goals, and it supports the City's Retail Analysis and Downtown Strategy; also known as the City of Lomita's Downtown Vision, aimed at achieving economic development and supporting businesses in the downtown area.
- D. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendments strictly pertain to the mix of permitted, conditionally permitted and prohibited uses within the Downtown Commercial zone. The proposed amendments clarify and simplify outdated verbiage within the three different types of use categories within the zone. Currently specific retail, office and personal service uses are individually listed. The amendment creates broader categories of retail, office, and personal service uses. This amendment provides greater flexibility to the constantly changing types of uses which are similar in nature (i.e.: yoga

studio/karate studio; computer repair/cell phone repair). There is no construction proposed as a result of this ordinance and most new businesses will move into an existing building. Any development projects which propose to hold uses authorized under this ordinance would be subject to CEQA review.

Section 2. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approval of the following Zone Text Amendment 2019-01:

Section 3. The alphabetical list of principal uses permitted in the D-C Zone in Section 11-1.49.02 of Article 49 of Title 11 of the Lomita Municipal Code is amended to read as follows:

Sec. 11-1.49.02. Principal uses permitted.

Premises in Zone D-C may be used for the following principal uses:

(A) Any use similar to the following uses which the commission finds to fall within the intent and purpose of this zone that will not be more obnoxious or materially detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section.

- (1) Antique shops.
- (2) Bakeries (retail only).
- (3) Basic personal services including: barber/beauty shop, dry cleaner, nail/manicure shop, tailoring, and shoe repair. Permanent make-up is permitted as an ancillary use to a beauty or nail shop.
- (4) Confectionery stores/ice cream parlors.
- (5) Florist shops.
- (6) Permanent flower stand or news stand within the right-of-way subject to an encroachment permit or license agreement.
- (7) Food markets (excluding the sale of alcoholic beverages).
- (8) Restaurants and cafes (not serving alcoholic beverages).
- (9) Retail sale and the ancillary service of merchandise. Not including home furnishing, or specialty home improvement stores.

(B) The following additional uses located above the ground floor of the building in which they are located:

- (1) Office, business and professional, including medical.
- (2) Personal Improvement uses such as: Music Studio, tutoring, children's group classes, fitness center/health club, and dance/karate studio, with less than 50 persons based upon occupant load as determined by Building and Safety.

Section 4. The alphabetical list of uses permitted with a conditional use permit in the D-C zone in Section 11-1.49.04.A of Article 49 of Title 11 of the Lomita Municipal Code is amended to read as follows:

Sec. 11-1.49.04. Permitted uses by conditional use permit.

(A) Premises in Zone D-C may be used for the following purposes provided a conditional use permit has first been obtained pursuant to Article 72, "Variances and Conditional Use Permits."

- (1) Brewpub as defined in Section 11-1.15.02(B) and pursuant to Article 56 (Alcoholic Beverages) of the Lomita Zoning Code.
- (2) Outdoor vending from a retail store: Flower, plant, or clothing sales in conjunction with sale of related products from a retail store.
- (3) Off-site sale of alcohol at service and retail establishments as an accessory use, and pursuant to Article 56 of the Lomita Zoning Code.

- (4) Packaged liquor when ancillary to food sales, pursuant to Article 56 of the Lomita Zoning Code.
- (5) Restaurants, bars, cocktail lounges, nightclubs and cafes serving alcoholic beverages, pursuant to Article 56 of the Lomita Zoning Code.
- (6) Residential uses permitted under the Mixed Use Overlay designation pursuant to Section 11-1.58 of the Lomita Municipal Code.
- (7) Theaters, live stage and movie.
- (8) Wine stores and ancillary wine tasting, and pursuant to Article 56 of the Lomita Zoning Code.

Section 5. Section 11-1.49.05 of Article 49 of Title 11 of the Lomita Municipal Code is amended to read as follows:

Sec. 11-1.49.05. - Prohibited uses.

In addition to uses not listed as permitted in the Article, the following uses are specifically prohibited in Zone D-C:

- (1) Hotels
- (2) Motels
- (3) Residential, other than the residential uses permitted under the mixed-use overlay.
- (4) Auto repair and related uses.
- (5) Fueling service stations, car wash facilities and car rentals.
- (6) Massage establishments.
- (7) Institutional uses (including schools and assembly halls).
- (8) Thrift stores

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8th day of April 2019, by the following vote:

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

Monica Dever, Chair

ATTEST:

Alicia Velasco,
Community and Economic Development
Director

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

Proposed Modifications to Uses Permitted within the DC Zone

NOTE: New uses are listed in italics, eliminated uses are struck through

Article 49. D-C (Downtown, Commercial)

Sec. 11-1.49.02. Principal uses permitted.

Premises in Zone D-C may be used for the following principal uses:

- (A) Any use similar to the following uses which the commission finds to fall within the intent and purpose of this zone that will not be more obnoxious or materially detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section.
- (1) Antique shops.
 - (2) Bakeries (retail only).
 - (3) *Basic personal services such as: barber/beauty shop, dry cleaner, nail/manicure shop, tailoring, and shoe repair. Permanent make-up is permitted as an ancillary use to a beauty or nail shop.*
 - ~~(4) Barber shops.~~
 - ~~(5) Beauty shops, including nail care.~~
 - ~~(6) Bicycle sales and rentals.~~
 - ~~(7) Camera sales and repair.~~
 - ~~(8) Clothing stores.~~
 - ~~(9) Coffee houses. (See 29 below)~~
 - ~~(10) Computer equipment, sales and repair.~~
 - (11) Confectionery stores/ice cream parlors.
 - ~~(12) Drug stores.~~
 - ~~(13) Fine art galleries (commercial).~~
 - (14) Florist shops.
 - (15) *Permanent flower stand or news stand within the right-of-way subject to an encroachment permit or license agreement.*
 - (16) Food markets (excluding the sale of alcoholic beverages).
 - ~~(17) Furniture stores.~~
 - (18) ~~Greeting cards shops.~~
 - (19) ~~Gift shops.~~
 - ~~(20) Hardware and home improvement stores, provided that all building materials, nursery stock, etc., are stored in an enclosed building.~~
 - ~~(21) Home furnishing stores.~~
 - ~~(22) Jewelry stores and incidental repairs.~~
 - ~~(23) Laundry and dry cleaning agencies (not including laundromats or wholesale dry cleaning or laundry plants).~~
 - ~~(24) Locksmiths.~~
 - ~~(25) Notions and dry goods stores.~~
 - ~~(26) Office, business and professional.~~

- ~~(27) Pet shops and pet grooming shops (not including boarding). For pet grooming shops, all grooming must be performed indoors; all pet waiting areas shall be fully enclosed within the subject building (no outdoor waiting areas or keeping of animals outside of the subject building); and pet grooming areas must be separated from the retail floor and pet waiting areas by partition walls and/or windows.~~
- ~~(28) Photography studios.~~
- ~~(29) Photo processing and print shops.~~
- ~~(30) Printing and copying.~~
- (31) Restaurants and cafes (not serving alcoholic beverages).
- (32) *Retail sale and the ancillary service of merchandise. Not including home furnishing, or specialty home improvement stores.*
- ~~(33) Shoe repairs.~~
- ~~(34) Shoe stores and incidental repair.~~
- ~~(35) Sporting goods stores.~~
- ~~(36) Stationery and book stores.~~
- ~~(37) Tailors and dressmakers.~~
- ~~(38) Television and radio repair (not including automobile stereo installation).~~
- ~~(39) Toy stores/hobby shops.~~
- ~~(40) Tobacconists.~~
- ~~(41) Video and audio recording sales and rental.~~
- ~~(42) Watch sales and repair.~~
- ~~(43) Reserved~~

(B) *The following additional uses located above the ground floor of said building they are located in:*

- (1) *Office, business and professional including medical.*
- (2) *Personal Improvement uses such as: Music Studio, tutoring, children's group classes, fitness center/health club, and dance/karate studio with less than 50 persons based upon occupant load as determined by Building and Safety.*

Sec. 11-1.49.04. Permitted uses by conditional use permit.

(A) Premises in Zone D-C may be used for the following purposes provided a conditional use permit has first been obtained pursuant to Article 72, "Variances and Conditional Use Permits."

- ~~(1) Automobiles/motoreycles sales (indoor only).~~
- (1) Brewpub as defined in Section 11-1.15.02(B) and pursuant to Article 56 (Alcoholic Beverages) of the Lomita Zoning Code.
- ~~(2) Hotels and motor inns, subject to architectural review by the planning commission. The establishment of these uses must, as a minimum, have in excess of thirty five (35) units.~~
- (3) *Outdoor vending from a retail store: Flower, plant, or clothing sales in conjunction with sale of related products from a retail store.*
- (4) *Off-site sale of alcohol at service and retail establishments as an accessory use, and pursuant to Article 56 of the Lomita Zoning Code.*

- (5) Packaged liquor when ancillary to food sales, pursuant to Article 56 of the Lomita Zoning Code.
- ~~(6) Packaged liquor stores exceeding three thousand (3,000) square feet in floor area provided that such use is not located closer than fifteen hundred (1,500) feet from another packaged liquor store, including food markets selling packaged liquor.~~
- (7) Restaurants, bars, cocktail lounges, nightclubs and cafes serving alcoholic beverages, pursuant to Article 56 of the Lomita Zoning Code.
- (8) Residential uses permitted under the Mixed Use Overlay designation.
- (9) Theaters, live stage and movie.
- (10) *Wine stores and ancillary wine tasting, and pursuant to Article 56 of the Lomita Zoning Code.*

Sec. 11-1.49.05. Prohibited Uses.

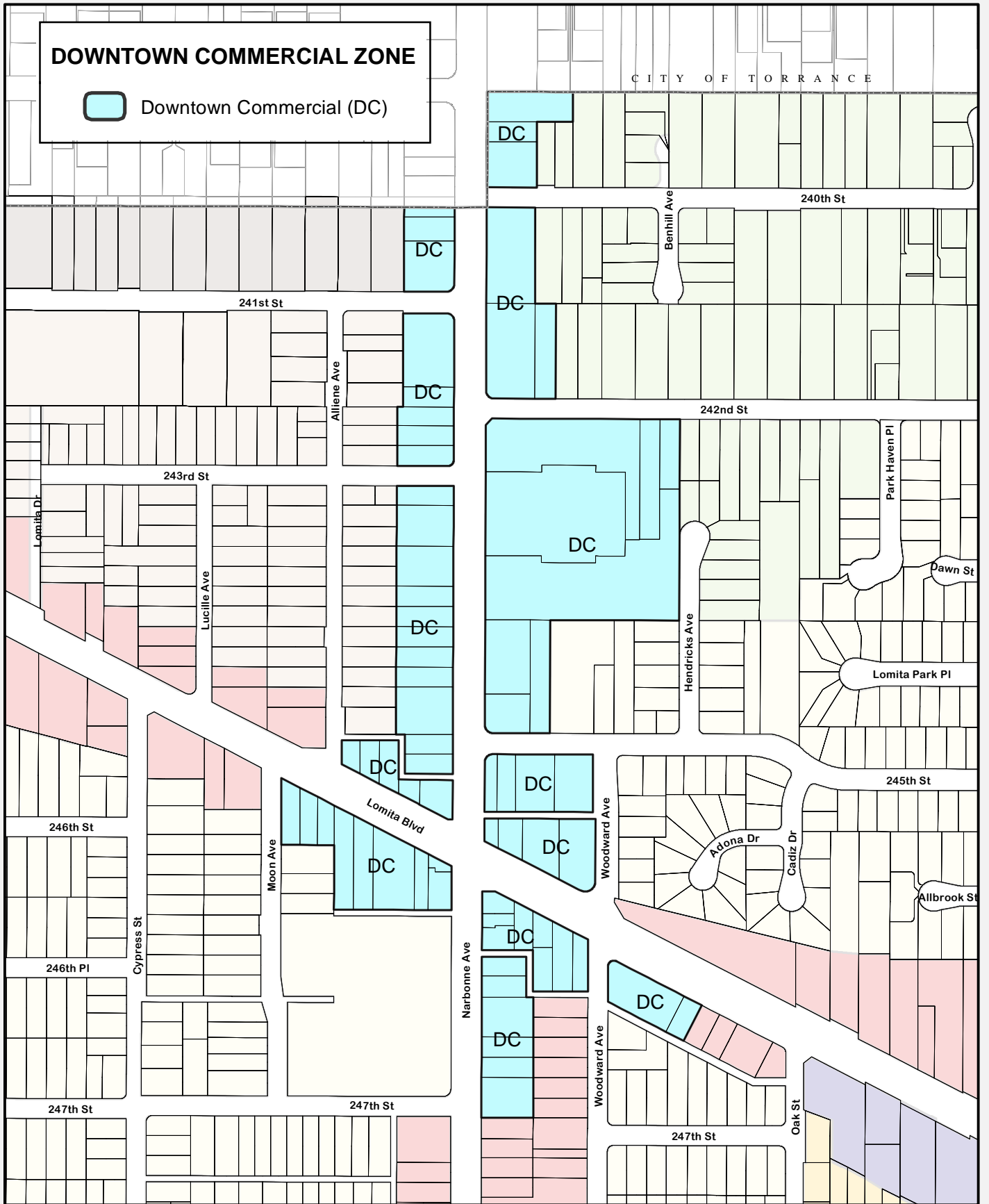
In addition to uses not listed as permitted in the article, the following uses are specifically prohibited in Zone D-C.:

- (1) Hotels ~~(except as provided in section 11-1.49.04(A)(4)).~~
- (2) Motels ~~(except as provided in section 11-1.49.04(A)(4)).~~
- (3) Residential, other than the residential uses permitted under the Mixed-Use Overlay.
- (4) Auto repair and related uses.
- (5) ~~Packaged liquor stores (except as provided in section 11-1.49.04(A)(2) and (3)).~~
- (6) Fueling service stations, car wash facilities and car rentals.
- (7) Massage parlors, acupuncture and acupressure facilities when not in conjunction with a medical facility or beauty salon.
- (8) Institutional uses (including schools, and assembly halls).
- (9) Thrift stores

DOWNTOWN COMMERCIAL ZONE

 Downtown Commercial (DC)

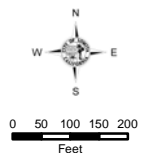
CITY OF TORRANCE



Zone Text Amendment 2019-01

Community Development
March 2019

Source: Lomita GIS Data Layers
/Projects/DowntownCommercial2.mxd





Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110

NOTICE OF EXEMPTION

Project Description:

Zone Text Amendment No. 2019-01, an ordinance amending Lomita Municipal Code Sections 11-1.49.02 (Principal uses permitted), 11-1.49.04 (Permitted uses by conditional use permit), and 11-1.49.05 (Prohibited Uses), of the Downtown Commercial (D-C) zone. Initiated by the City of Lomita.

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendments strictly pertain to the mix of permitted, conditionally permitted and prohibited uses within the Downtown Commercial zone. The proposed amendments clarify and simplify outdated verbiage within the three different types of use categories within the zone. Currently specific retail, office and personal service uses are individually listed. The amendment creates broader categories of retail, office, and personal service uses. This amendment provides greater flexibility to the constantly changing types of uses which are similar in nature (i.e.: yoga studio/karate studio; computer repair/cell phone repair). There is no construction proposed as a result of this ordinance and most new businesses will move into an existing building. Any development projects which propose to hold uses authorized under this ordinance would be subject to CEQA review.

(Date)

Alicia Velasco
Community and Economic Development
Director