

Monica Dever, Chair
Steve Cammarata, Vice-Chair
Michael Graf, Commissioner
Dave Popelka, Commissioner
Joaquin Santos, Commissioner
Jim Thompson, Commissioner
Barry Waite, 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 2019-10

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, SEPTEMBER 9, 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:** August 12, 2019

RECOMMENDED ACTION: Approve minutes

PUBLIC HEARINGS

4. **SITE PLAN REVIEW NO. 1200**, a request for a site plan review to permit a 1,531 square foot detached garage of which 1,000 square feet is an existing, legally permitted, nonconforming structure and 531 square feet is a new addition. The single-story garage has a maximum height of 14 feet 6 inches and is located at 2338 246th Street in the Residential Single-Family Zone (R-1).

APPLICANT: Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717

PRESENTED BY: Laura MacMorran, Assistant City Planner

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

WRITTEN COMMUNICATIONS

5. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

OTHER MATTERS

6. **STAFF ITEMS – ANNOUNCEMENTS**

7. **PLANNING COMMISSIONER ITEMS**

8. **COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, October 1, 2019 & Tuesday, October 15, 2019

9. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, October 14, 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: September 5, 2019



Linda E. Abbott, Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 12, 2019
6:00 PM**

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:00 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 Santos led the flag salute.

- c. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Santos, Thompson, Vice-Chair Cammarata, and Chair Dever.

PRESENT: COMMISSIONERS: Santos, Thompson, Vice Chair Cammarata, and Chair Dever

ABSENT: COMMISSIONERS: Graf, Popelka, and Waite

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** April 8, 2019 and June 10, 2019.

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to approve the minutes for the April 8, 2019 meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Graf, Popelka, and Waite

RECUSE: COMMISSIONERS: Thompson

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to approve the minutes for the June 10, 2019 meeting.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Santos, Thompson, Vice-Chair Cammarata, and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Graf, Popelka, and Waite
RECUSE: COMMISSIONERS: None

PUBLIC HEARINGS

4. **Site Plan Review No. 1200**, a request for a Site Plan Review to permit a 531-square-foot, a single-story addition to a 1,000 -square-foot, detached garage, located at 2338 246th Street in the Residential Single-Family Zone (R-1) Zone. Filed by Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717 (the "Applicant").

APPLICANT: Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717

PRESENTED BY: Laura MacMorran, Assistant City Planner

RECOMMENDED ACTION: Continue this item to the September 9, 2019 Planning Commission meeting

Commissioner Thompson made a motion, seconded by Vice-Chair Cammarata, to continue this item to the September 9, 2019 Planning Commission meeting.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Santos, Thompson, Vice-Chair Cammarata, and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Graf, Popelka, and Waite
RECUSE: COMMISSIONERS: None

5. **Zone Text Amendment 2019-02**, a recommendation of an ordinance amending Section 11-1.49.06 (K) – Standards of Development and adding a new Section 11-1.49.07 – Downtown Design Standards to the Lomita Municipal Code. Initiated by the City of Lomita.

APPLICANT: City of Lomita

PRESENTED BY: Alicia Velasco, Community and Economic Development Director

RECOMMENDED ACTION: Adopt resolution recommending City Council approval

Director Velasco stated that minimal changes were made to the ordinance according to the recommendations of the Commission at the June 10, 2019 meeting.

Commissioner Thompson asked for clarification regarding the elimination of the use of neon signage. Director Velasco responded that it could be a distraction to drivers.

Chair Dever opened the public hearing. As no one from the public wished to comment, the public hearing was closed.

Commissioner Thompson made a motion, seconded by Vice-Chair Cammarata, to adopt the resolution recommending City Council approval.

RESOLUTION NO. PC 2019-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE TEXT AMENDMENT 2019-02, AN ORDINANCE AMENDING SECTION 11-1.49.06 (K) – STANDARDS OF DEVELOPMENT AND ADDING A NEW SECTION 11-1.49.07 – DOWNTOWN DESIGN STANDARDS TO THE LOMITA MUNICIPAL CODE. INITIATED BY THE CITY OF LOMITA.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Santos, Thompson, Vice-Chair Cammarata, and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Graf, Popelka, and Waite
RECUSE: COMMISSIONERS: None

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that tonight's zone text amendment recommendation, as well as a draft downtown parking plan, would be heard by the City Council at the September 3, 2019 meeting.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Velasco stated that James Dotson was hired as the new Planning Intern, and that he would be introduced at the next meeting.

8. PLANNING COMMISSIONER ITEMS

Chair Dever remarked about weeds growing across the sidewalk at a recent construction site on Eshelman Avenue. Director Velasco stated that City staff would address the issue.

Commissioner Thompson shared his concern that overgrown eucalyptus trees are creating a hazard on the parkway along Ebony Lane. Director Velasco stated that she would address the issue.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, September 3, 2019, and Commissioner Thompson will attend the City Council meeting on Tuesday, September 17, 2019.

10. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

ATTEST:

Linda E. Abbott, Deputy City Clerk

Draft



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission September 9, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan Review No. 1200
2338 246th Street, in the R-1, (Single-Family) Zone

PROJECT DESCRIPTION

A request for a Site Plan Review to permit a 1,531-square foot detached garage of which 1,000 square feet is an existing, legally permitted, nonconforming structure and 531 square feet is a new addition. The single-story garage has a maximum height of 14 feet 6 inches and is located at 2338 246th Street in the Residential Single-Family Zone (R-1) Zone. Filed by Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717 (the "Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1200 subject to the attached findings and conditions, and confirm that the project is exempt from CEQA requirements.

BACKGROUND

Project Description

The Applicant is requesting approval for a 1,531-square-foot garage of which 531 square feet will be a single-story addition (26' x 20'5") to an existing 1,000-square-foot garage.

The overall depth of the garage would increase from 25 feet to 51 feet. The owner intends to park his boat in the rear of the garage while maintaining ample open area to park two vehicles side-by-side.

The scope of the project also includes removing an existing in-ground pool and adding a 507-square-foot, studio accessory dwelling unit. The pool's removal is only subject to a building permit, and the accessory dwelling unit (ADU) is administratively processed. The pool demolition and ADU are included on the plans for general information purposes only.

Existing Conditions

The subject site is located in the center of the 2300 block of 246th Street. The 7,550-square-foot parcel contains a 1,187-square-foot, single-family dwelling with the 1,000 square-foot detached garage. The existing floor area ratio (FAR) is 0.29, which is half of the permitted FAR of 0.60.

Adjacent Zoning and Land Uses

North	R-1 (Residential -Single-Family) Current land uses: Single-Family Home
South	R-1 (Residential -Single-Family) Current land uses: Single-Family Home
West	R-1 (Residential -Single-Family) Current land uses: Single-Family Home
East	R-1 (Residential -Single-Family) Current land uses: Multi-Family Dwelling

ANALYSIS

General Plan and Zoning Designation Conformance

The General Plan designation for the subject site is low density residential. The zoning designation for the subject property is R-1 (Single-Family Residential). Subject to Planning Commission site plan review, accessory structures exceeding 750 square feet are permitted in the R-1 zone. The project is consistent with these designations.

Site Plan Review No. 1200

The project consists of a 1,531 square foot detached accessory structure, of which 531 square feet is a single-story addition. The project was reviewed with the applicable Code requirements as follows:

Development Standards	Project	Allowed/Required	Compliance
Lot Size	7,551 square feet	5,000 square feet min.	Yes
Lot Width	50 feet 0 inches	50 feet min.	Yes
Building Height	14 feet 6 inches	16 feet max.	Yes
Setbacks	Front: +20' Side 5'0" Side: 5'0" Rear: 5'0"	Front 20 feet 0 inches 3 feet 3 feet 3 feet	Yes Yes Yes Yes
F.A.R.	0.36	0.60	Yes
Off-Street Parking	More than two enclosed parking spaces	Two enclosed parking spaces	Yes
Accessory Structure Size	1,531sq. ft. (531 sq. ft. new)	750 square feet	Yes*

*Subject to site plan approval

Section 11-1.30.05(B)(3) of the LMC states that the maximum combined area for accessory structures is 750 square feet, excluding attached garages and accessory dwelling units.

The existing garage was permitted in 1978 and is considered legal non-conforming since it exceeds the 750 square foot size limit that was adopted in 2009. In 2009, the City adopted a corresponding rule that accessory structures that do not meet Code requirements require approval of site plan review from the Planning Commission and cannot be approved administratively at the staff level.

The section on legal nonconforming uses contains Code requirements and limits on expansions of legal nonconforming accessory structures. Under Section 11-1.30.01, this approval requires site plan review by the Planning Commission because the garage is being expanded beyond the terms of the legal nonconforming ordinance. Should a site plan review for the expanded garage be approved, the structure will now conform to Code and will no longer be legal nonconforming.

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 Title 11;*

With approval of a site plan review, the project complies with all of the required development standards for the R-1 Zone as set forth in Code §11-1.30.02, §11-1.66.03, and §11-1.66.07. The floor area ratio, height, setbacks, required enclosed parking and other development standards, except for size, comply with Code requirements. The size and legal nonconforming limits are complied with through a site plan review.

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; and*

The subject site is a flat rectangular lot that is suitable for the proposed garage addition. The garage addition will be located five feet from the westerly property line and the neighboring property's garage. To the east, there is a single-story multi-family building. The proposed addition's height will be in keeping with the height of these adjacent structures. Therefore, the neighboring properties should not experience any adverse effects. Nor will the addition adversely affect public health safety and the general welfare.

The subject property's nine-foot wide driveway abuts the neighbor's approximately nine-foot wide driveway. As a result of the side-by-side driveway configuration, there is an oversized driveway apron, which is suitable for the intended use and helps to reduce traffic congestion.

Public Works noted that a portion of the apron is badly cracked. Due to the impact of vehicles and boats using the driveway apron, the apron and adjacent sidewalk should be

replaced so that pedestrian and street vehicular travel are not impeded by vehicles slowly maneuvering across a damaged pavement to access the property. All right-of-way improvements require compliance the American with Disabilities Act and an encroachment permit issued by the Department of Public Works. (COA #21)

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

The accessory structure's design is suitable. The existing structure and the addition's roof will form a blended hip roof with a maximum height of 14 feet 6 inches. This height complies with the R-1 Zone's 16-foot maximum accessory structure's building height. The garage's depth is functional, as it comfortably provides tandem parking for both a boat and two vehicles side-by-side. While the intended use of the space is to store a boat, the garage would also be suitable for other allowable uses, such as storage of recreational equipment, antique cars or an undivided workshop. (COA #20)

Even with a proposed garage depth of 51 feet, there will be a 35-foot separation between the garage and house. This distance exceeds the Code's minimum 25-foot separation for vehicle maneuvering by 10 feet.

Environmental Determination

Section 15301 exempts the minor alteration of existing private structures involving negligible or no expansion of use. The project adds 531 square feet to an existing garage and does not result in additional density. Further, 15301(e)(2) exempts additions to existing structures that do not result in an increase of more than 10,000 square feet provided (a) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (b) the project is located is not environmentally sensitive area. The project adds 531 square feet to an existing 1,000 garage that is located in a fully urbanized area that allows for the maximum development of public services and facilities in the General Plan. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that the Planning Commission confirms the CEQA exemption. The Notice of Exemption is attached as Exhibit F to this staff report.

Public Notice

Notices of this hearing, dated August 29, 2019, were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



Alicia Velasco
Director of Community and Economic
Development

Prepared by:



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. Project Plans

RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1200, A 1,531 SQUARE-FOOT, DETACHED GARAGE OF WHICH 1,000 SQUARE FEET IS AN EXISTING, LEGALLY PERMITTED, NONCONFORMING STRUCTURE AND 531 SQUARE FEET IS A NEW ADDITION. THE SINGLE-STORY GARAGE HAS A MAXIMUM HEIGHT OF 14 FEET AND 6 INCHES AND IS LOCATED AT 2338 246TH STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE. GREG BLOOMSTADT, 2338 246TH STREET, LOMITA, CA 90717 (“APPLICANT”).

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application to permit a 1,531-square-foot detached garage of which 1,000 square feet is an existing, legally permitted, nonconforming structure and 531 square feet is a new addition. The single-story garage has a maximum height of 14 feet 6 inches and is located at 2338 246th Street in the Residential Single-Family Zone (R-1) Zone. Filed by Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717.
- B. Under Section 11-1.30.05 of the Lomita Municipal Code (Code), accessory structures may have a maximum combined area of 750 square feet.
- C. Under Section 11-1.30.1 of the Code, accessory structures that do not meet Code requirements are subject to site plan review and approval by the Planning Commission. The existing garage was permitted in 1978 and is considered legal non-conforming Under Section 11-1.30.01, this approval requires site plan review by the Planning Commission because the garage is being expanded beyond the terms of the legal nonconforming ordinance.
- D. Section 15301 exempts the minor alteration of existing private structures involving negligible or no expansion of use. The project adds 531 square feet to an existing garage and does not result in additional density. Further, Section 15301(e)(2) of the California Environmental Quality Act guidelines exempts additions to existing structures that do not exceed 10,000 square feet.
- E. On August 12, 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;*

The project complies with all of the required development standards for the R-1 Zone as set forth in Code §11-1.30.02, §11-1.66.03, and §11-1.66.07. The floor area ratio, height, setbacks, required enclosed parking and other development standards, except for size, comply with Code requirements. Accessory structures exceeding 750 square feet are permitted subject to Site Plan Review approval.

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;

The subject site is a flat rectangular lot that is suitable for the proposed garage addition. The garage addition will be located five feet from the westerly property line and the neighboring property's garage. To the east, there is a single-story multi-family building. The proposed addition's height will be in keeping with the height of these adjacent structures. Therefore, the neighboring properties should not experience any adverse effects. Nor will the addition adversely affect public health safety and the general welfare.

The subject property's nine-foot wide driveway abuts the neighbor's approximately nine-foot wide driveway. As a result of the side-by-side driveway configuration, there is an oversized driveway apron, which is suitable for the intended use and helps to reduce traffic congestion.

Public Works noted that a portion of the apron is badly cracked. Due to the impact of vehicles and boats using the driveway apron, the apron and adjacent sidewalk should be replaced so that pedestrian and street vehicular travel are not impeded by vehicles slowly maneuvering across a damaged pavement to access the property. All right-of-way improvements require compliance the American with Disabilities Act and an encroachment permit issued by the Department of Public Works. (COA #21)

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

The accessory structure's design is suitable. The existing structure and the addition's roof will form a blended hip roof with a maximum height of 14 feet 6 inches. This height complies with the R-1 Zone's 16-foot maximum accessory structure's building height. The garage's depth is functional, as it comfortably provides tandem parking for both a boat and two vehicles side-by-side. While the intended use of the space is to store a boat, the garage would also be suitable for other allowable uses, such as storage of recreational equipment, antique cars or an undivided workshop. (COA #20)

Even with a proposed garage depth of 51 feet, there will be a 35-foot separation between the garage and house. This distance exceeds the Code's minimum 25-foot separation for vehicle maneuvering by 10 feet.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1200 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 July 22, 2019, ("the Plans") on file with the Planning Division and the project shall conform to the Plans. The Community Development Director may approve minor changes to the approved Modified Plans. For numerical standards, the Community Development Director may approve deviations up to 10% provided that city code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission. A minor modification may be granted for minimal changes of structures or of the design, materials or colors of structures or masonry walls.

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 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 1,531-square-foot, single-story accessory structure located at 2338 246th Street.
20. The accessory structure shall not be permitted to be used for dwelling purposes. No kitchens, bathroom, shower facilities, permanent partitions or drainpipe with a diameter greater than two inches are allowed in the structure.

PUBLIC WORKS CONDITION

21. Reconstruct the damaged, driveway apron and adjacent sidewalk. All right-of-way improvements require compliance the American with Disabilities Act and an encroachment permit issued by the Department of Public Works.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 9th day of September, 2019 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: 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).)

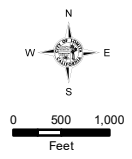
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

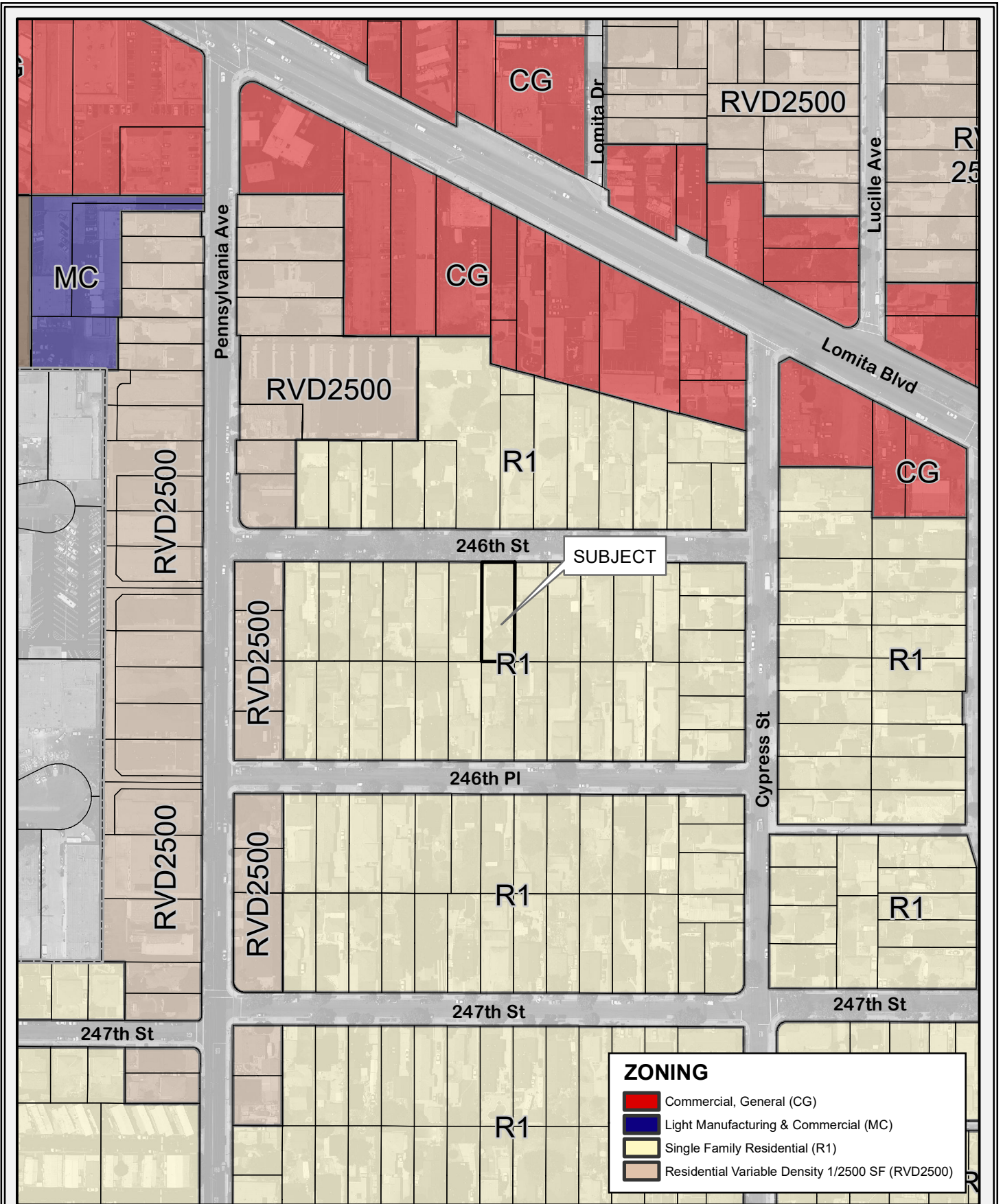


Site Plan Review No. 1200
2338 246th Street
Exhibit B

Community Development
 June 2019

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2055Glenree_vty.mxd





ZONING

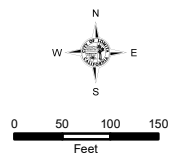
- Commercial, General (CG)
- Light Manufacturing & Commercial (MC)
- Single Family Residential (R1)
- Residential Variable Density 1/2500 SF (RVD2500)

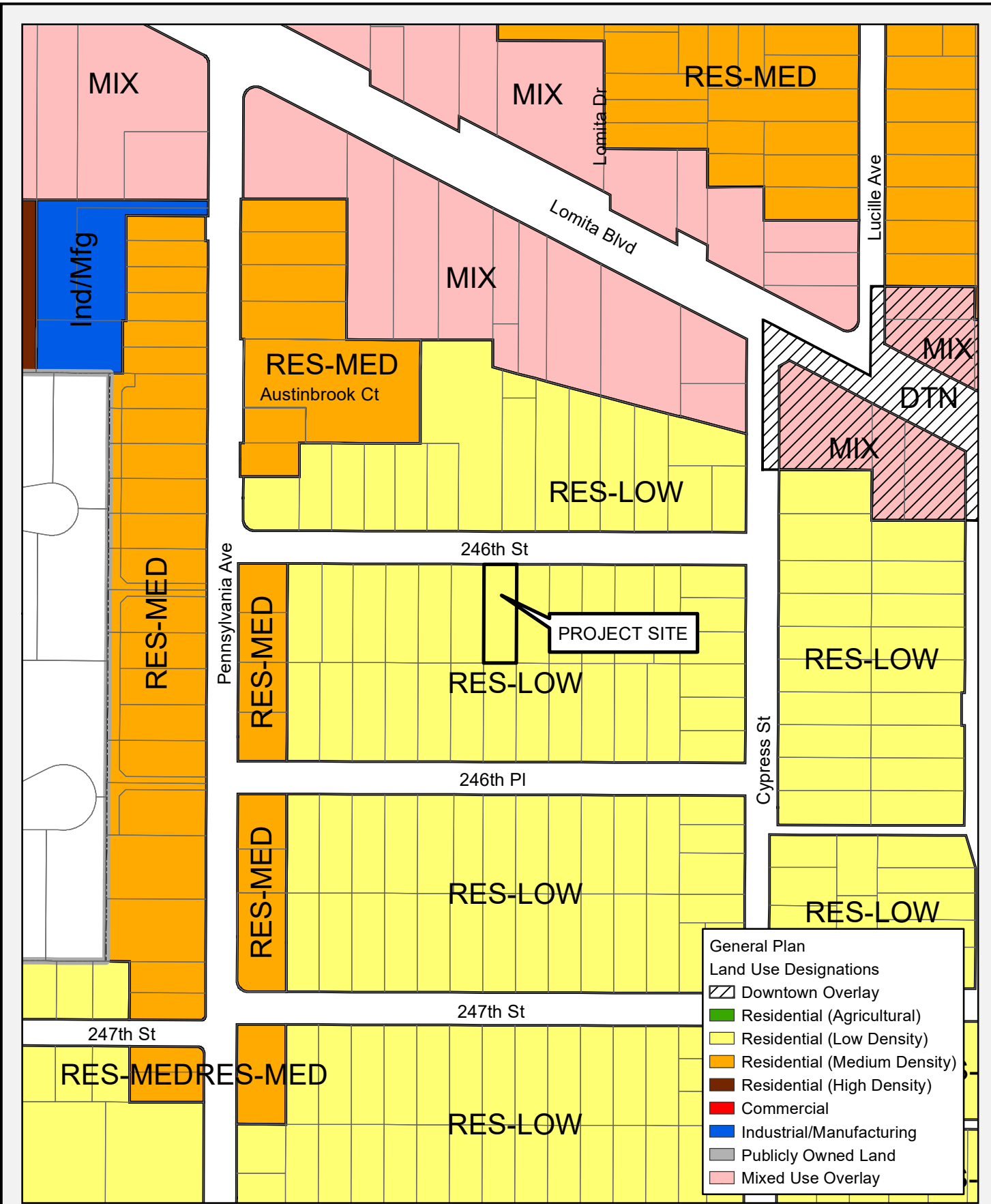


Site Plan Review No. 1200
2338 246th Street
Exhibit C

Community Development
 July 2019

Source: Lomita GIS Data Layers
 /Apps/2338_246th_zon.mxd





General Plan
Land Use Designations

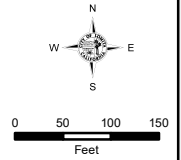
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay

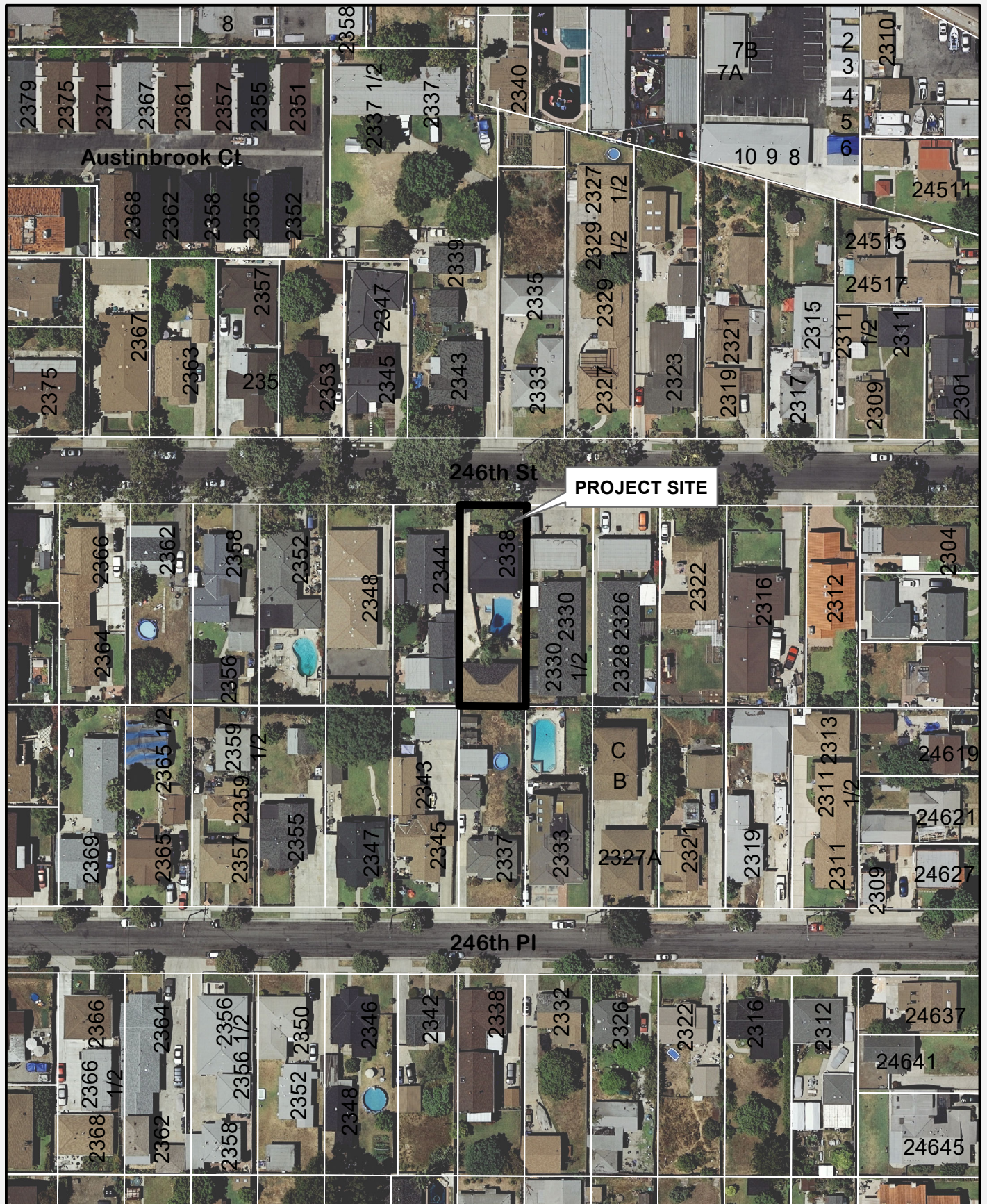


Site Plan Review No. 1200
2338 246th Street
Exhibit D

Community Development
 July 2019

Source: Lomita GIS Data Layers
 GIS/Apps/2338_246th_gp.mxd

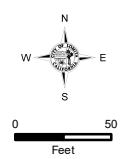




Site Plan Review No. 1200
2338 246th Street
Exhibit E

Community Development
 July 2019

Source: Lomita GIS Data Layers
 /Apps/2338_246th_ser.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. 1200 A request for a Site Plan Review to permit a 1,531-square foot detached garage of which 1,000 square feet is an existing, legally-permitted, nonconforming structure and 531square feet is a new addition. The single-story garage has a maximum height of 14 feet 6 inches, and is located at 2338 246th Street in the Residential Single-Family Zone (R-1) Zone. Filed by Greg Bloomstadt, 2338 246th Street, Lomita, CA 90717 (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(e)(2) (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: Section 15301 exempts the minor alteration of existing private structures involving negligible or no expansion of use. The project adds 531 square feet to an existing garage and does not result in additional density. Further, 15301(e)(2) exempts additions to existing structures that do not result in an increase of more than 10,000 square feet provided (a) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (b) the project is located is not environmentally sensitive area. The project adds 531 square feet to an existing 1,000 garage that is located in a fully urbanized area that allows for the maximum development of public services and facilities in the General Plan. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Alicia Velasco
 Director of Community and Economic
 Development

Exhibit G



CRITICAL STRUCTURES
BALANCING ENVIRONMENT AND DESIGN
1350 CORONADO AVENUE
LONG BEACH, CA 90804
T:(310) 530-3050 F:(310) 530-0184
WWW.CRITICAL-STRUCTURES.COM

#	DATE	ISSUED
1	7-1-19	PLANNING REVIEW
2	7-22-19	PLANNING REVIEW 2
3	-	-
4	-	-
5	-	-
6	-	-

#	DATE	ISSUE OF REVISION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

VICINITY MAP

SCOPE OF WORK:

- GARAGE ADDITION WITH REC ROOM & BATHROOM.

PROPERTY INFO:

APN: 7376-010-009
SINGLE FAMILY RESIDENCE

CONSTRUCTION: TYPE V

1,187 SQ. FT. EXISTING RESIDENCE

1,000 SQ. FT. EXISTING GARAGE

PROPOSED ADDITION:

330.6 SQ. FT. GARAGE ADDITION
506.7 SQ. FT. NEW ADU
1,037.3 SQ. FT.

TOTAL PROPOSED GARAGE:

2,037.3 SQ. FT.

CLIENT:
GREG
BLOOMSTADT
2338 W 246TH ST
LOMITA, CA 90717
310-463-8506

SITE PLAN, PROPERTY INFO, VICINITY MAP, PARKING LAYOUT

SHEET TITLE:

NEW ADU & GARAGE ADDITION

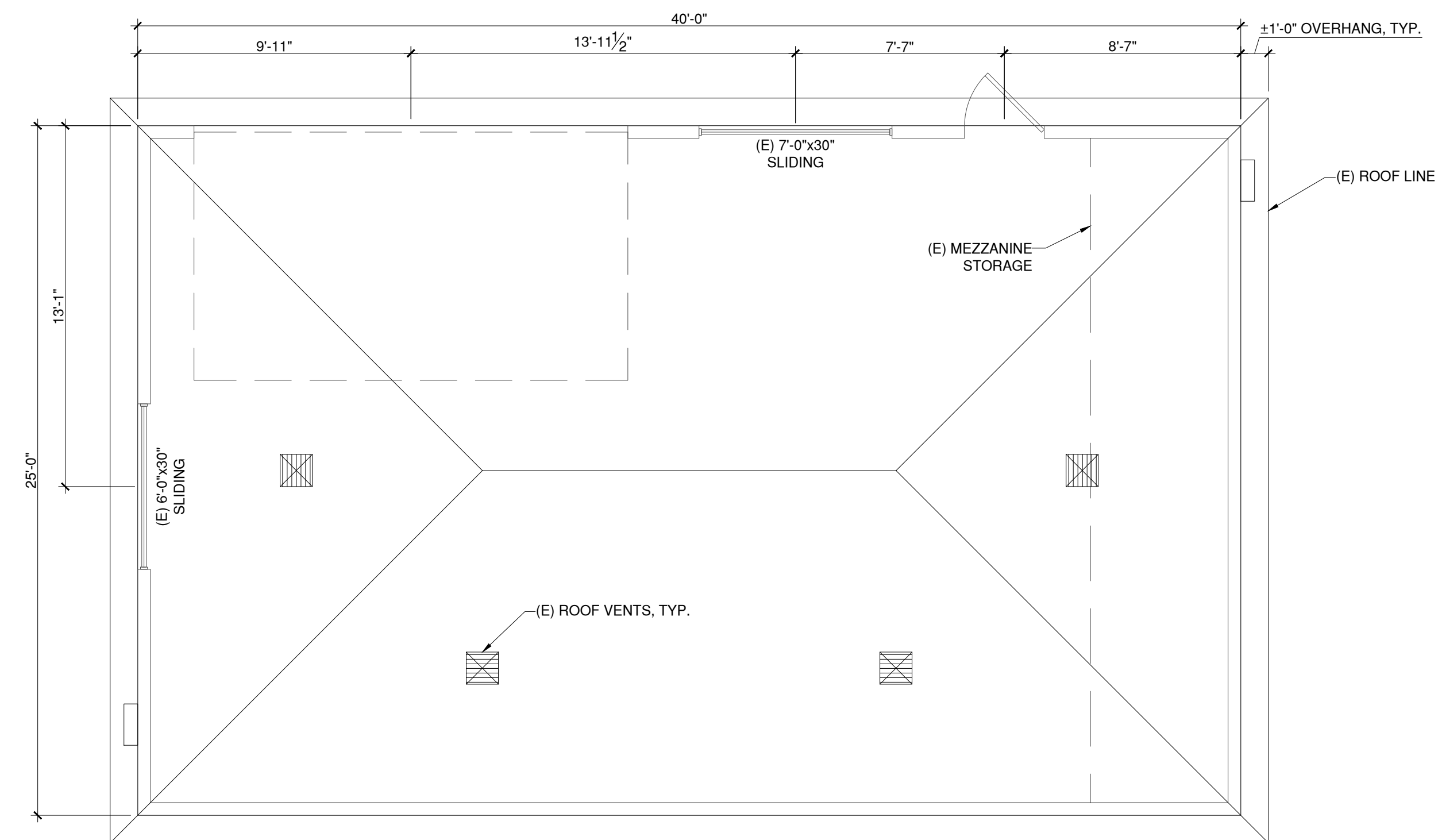
2338 WEST 246TH ST
LOMITA, CA

DATE: 07/01/2019 ENG: -
JOB NO.: 19-230 DRFT: MC
SHEET NO.:

A1.0

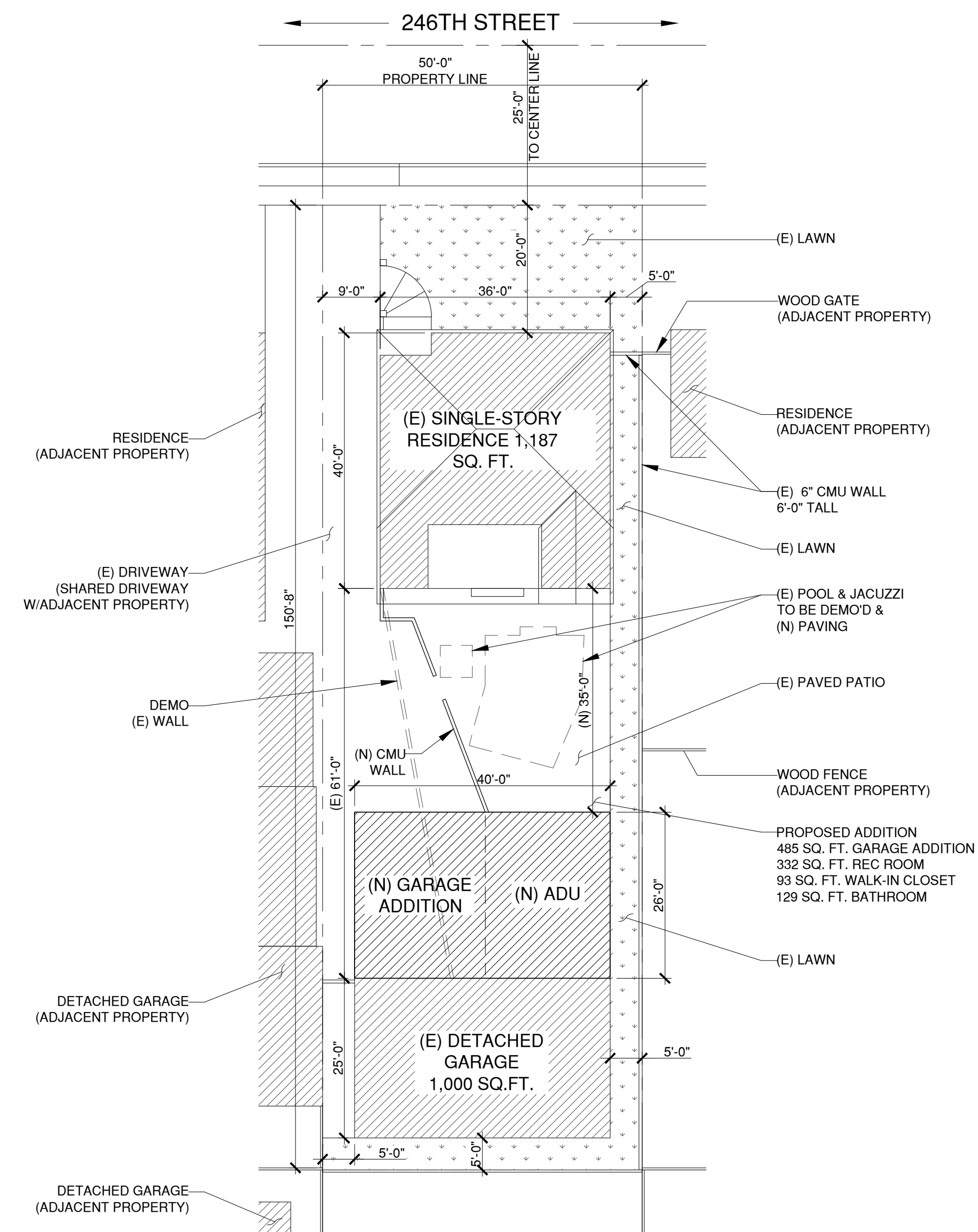
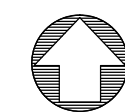
1 OF xx

SHEET INDEX	
SHEET #	DESCRIPTION
A1.0	SITE PLAN, PROPERTY INFO, VICINITY MAP, EXISTING GARAGE PLAN
A2.0	PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN
A3.0	PROPOSED GARAGE ELEVATIONS



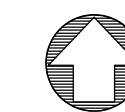
EXISTING GARAGE PLAN

1/4" = 1'-0"

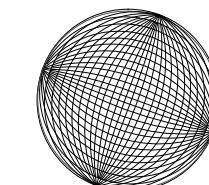


SITE / PLOT PLAN

1/16" = 1'-0"



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CLIENT:
 GREG
 BLOOMSTADT
 2338 W 246TH ST
 LOMITA, CA 90717
 310-463-6506

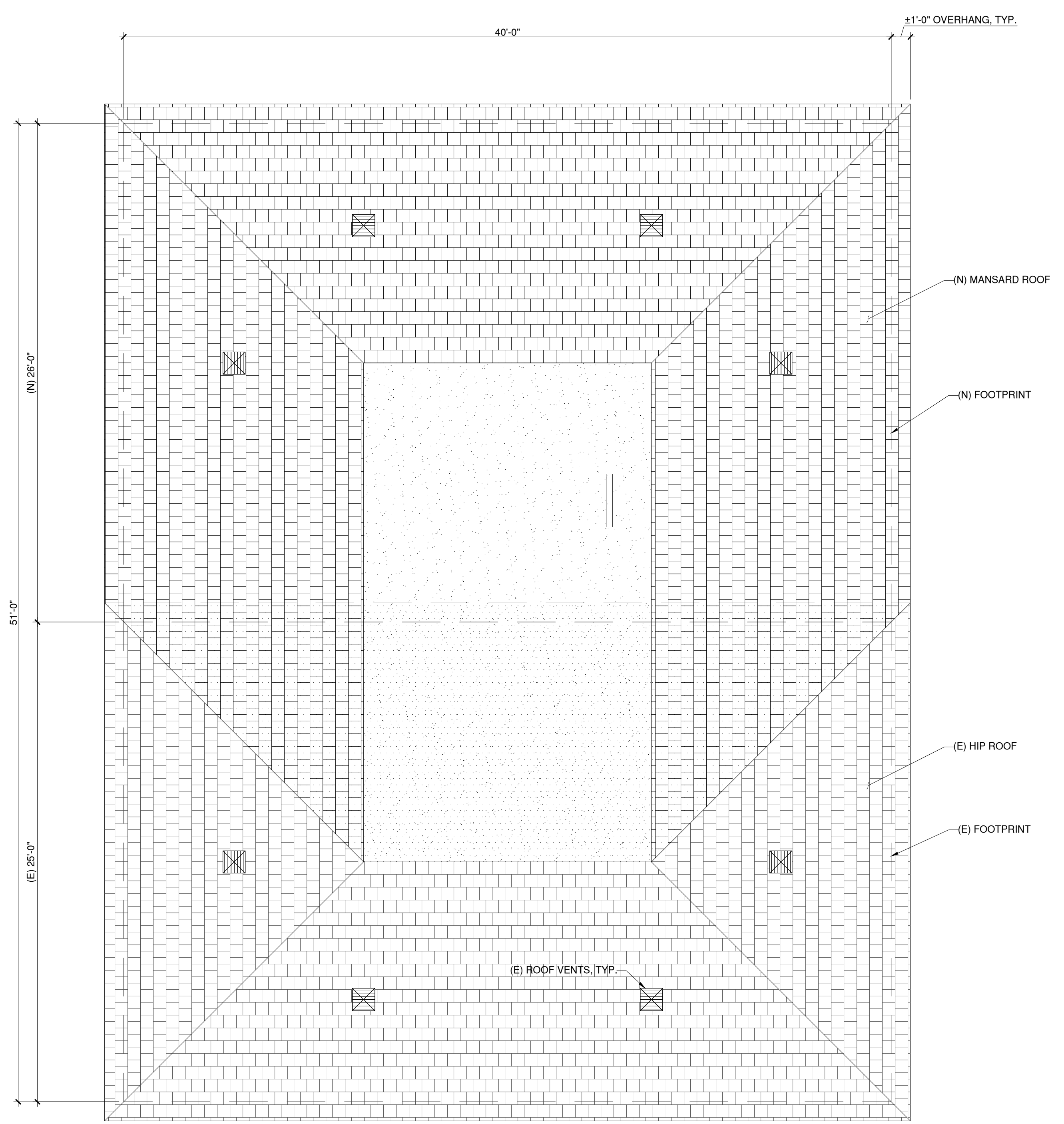
SHEET TITLE:
PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN

NEW ADU & GARAGE ADDITION
 2338 WEST 246TH ST
 LOMITA, CA

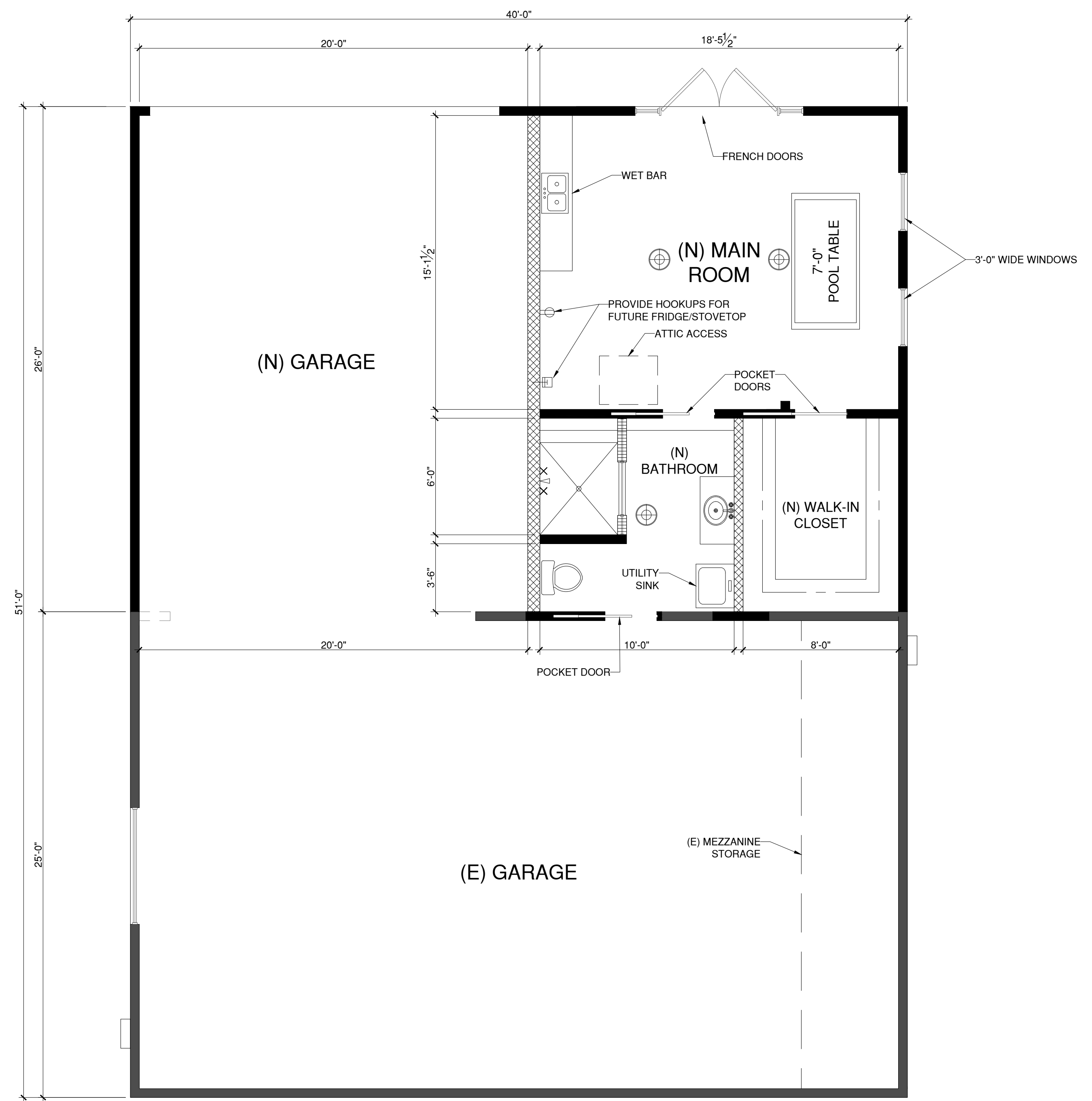
DATE: 07/01/2019 ENG: -
 JOB NO.: 19-230 DRFT: MC
 SHEET NO.:

A2.0

2 OF xx

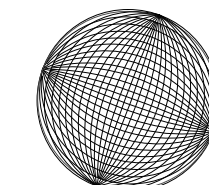


PROPOSED ROOF PLAN
 1/4" = 1'-0"



PROPOSED FLOOR PLAN
 1/4" = 1'-0"

- (N) STUD WALL
- (N) PLUMBING WALL
- (N) CRIPPLE WALL 48" HIGH
- (N) TILED ON SHOWER SIDE W/GLASS ABOVE
- (N) SOLAR TUBES

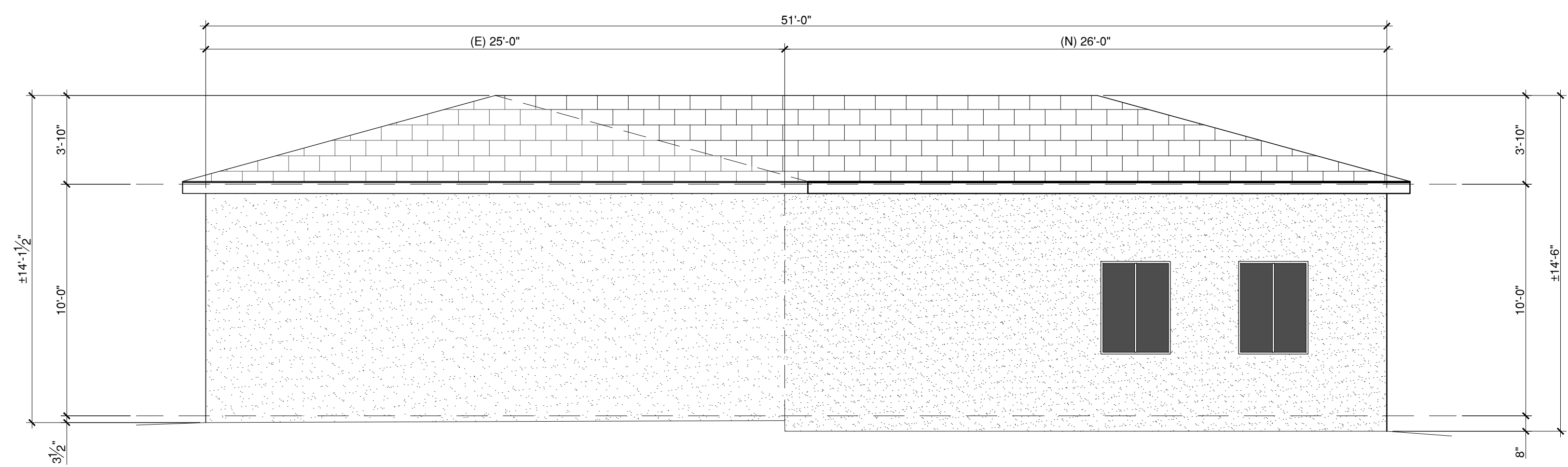


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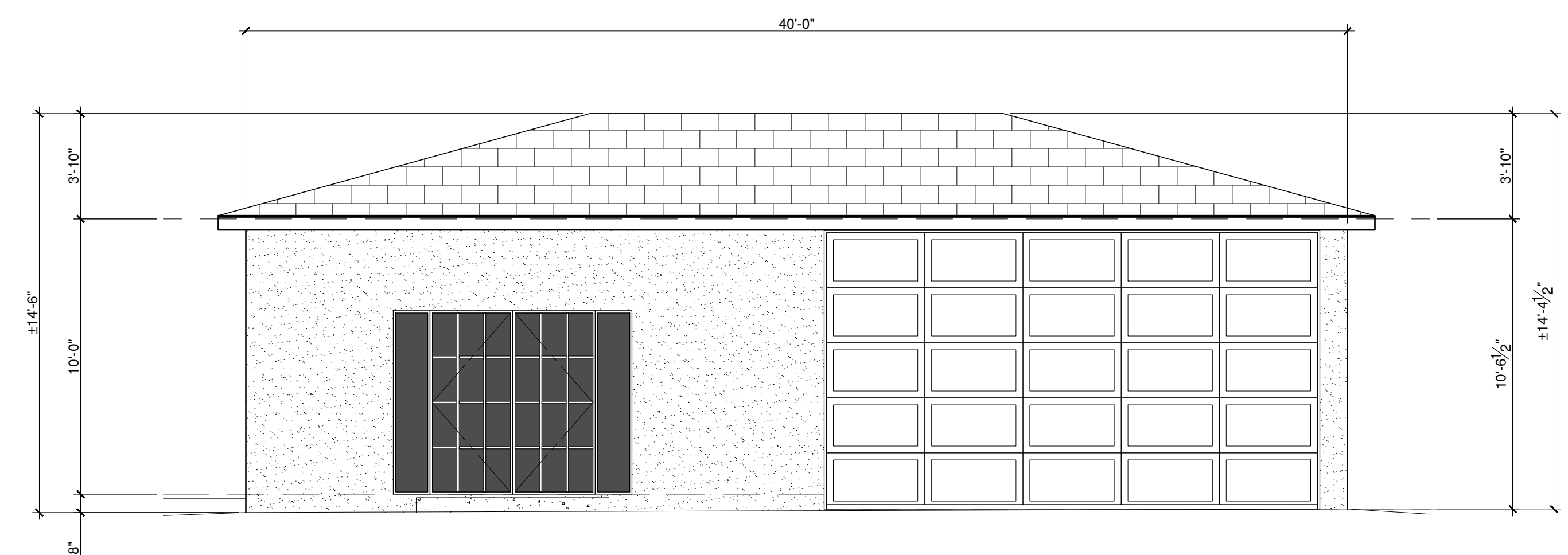
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△4	-	-
△5	-	-
△6	-	-

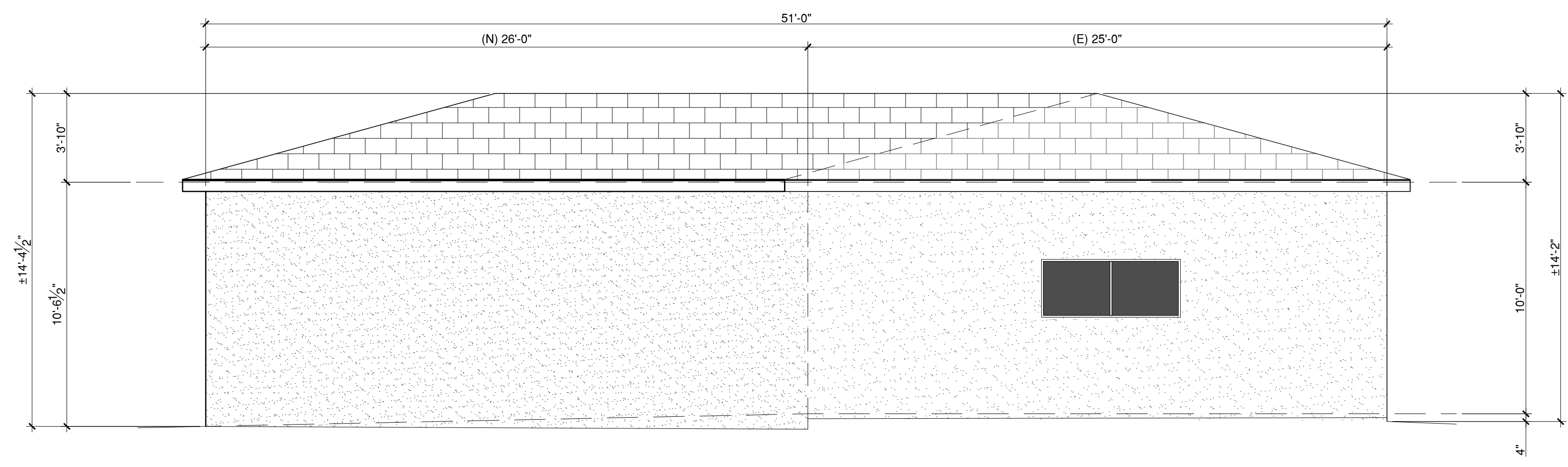
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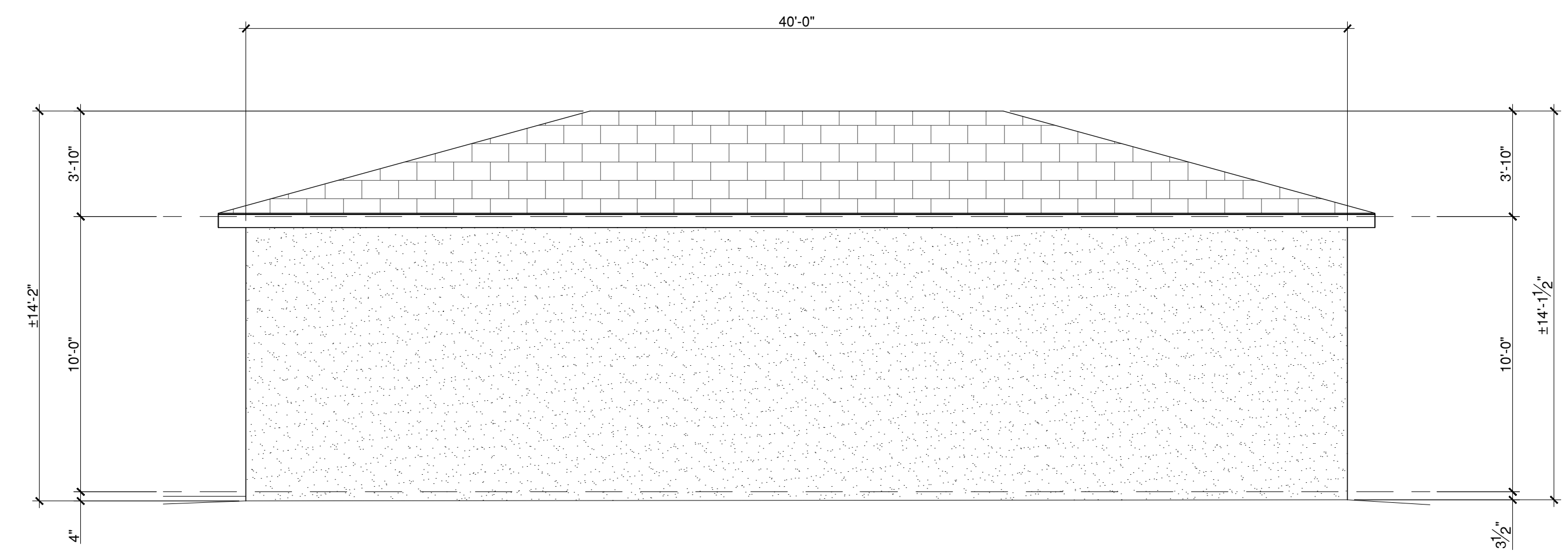
PROPOSED EAST ELEVATION (B)
 1/4" = 1'-0"



PROPOSED NORTH ELEVATION (A)
 1/4" = 1'-0"



PROPOSED WEST ELEVATION (D)
 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (C)
 1/4" = 1'-0"

PROPOSED BUILDING ELEVATIONS

SHEET TITLE:

NEW ADU & GARAGE ADDITION
 2338 WEST 246TH ST
 LOMITA, CA

DATE: 07/01/2019 ENG: -
 JOB NO.: 19-230 DRFT: MC
 SHEET NO.:

A3.0

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