

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 2019-11

**AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 14, 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:** September 9, 2019

RECOMMENDED ACTION: Approve minutes

- b) **SITE PLAN REVIEW NO. 1188 – One Year Extension of Time**, a request for a one-year time extension to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Blvd. in the C-G, Commercial General Zone.

APPLICANT: Giuseppe Finazzo, 19 Stirrup Road, Rancho Palos Verdes, CA 90275
RECOMMENDED ACTION: Adopt Resolution of Approval subject to findings.

PUBLIC HEARINGS

- 4. **CONDITIONAL USE PERMIT No. 312**, a request for a conditional use permit to allow the sale of distilled spirits for on-site consumption, in addition to the existing sale of beer and wine, at a bona fide eating establishment located at 24503 Narbonne Avenue in the D-C, (Downtown Commercial) Zone.

APPLICANT: Boardwalk Worldwide, LLC, 1601 N. Sepulveda Boulevard, Unit 769, Manhattan Beach, CA 90266

PRESENTED BY: James Dotson, Planning Intern

RECOMMENDED ACTION: Adopt Resolution of Approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

- 5. **HEIGHT VARIATION PERMIT No.107**, a request for a Height Variation Permit to construct a 1,030 square foot second story addition to an existing, single-story, single family home with a maximum ridge height of 22 feet 0 inches for the property located at 26407 Alta Vista Avenue in the R-1 (Single-Family Residential) Zone.

APPLICANT: Efrain Santa Cruz, 26407 Alta Vista Avenue, Lomita, CA 90717

PRESENTED BY: Laura MacMorran, Assistant City Planner

RECOMMENDED ACTION: Adopt Resolution of Approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

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, November 5, 2019 & Tuesday, November 19, 2019

- 10. **ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, November 11, 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: October 9, 2019



Linda E. Abbott, Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, SEPTEMBER 9, 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 Popelka led the flag salute.

- c. Roll Call

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

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

ABSENT: COMMISSIONERS: None

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** August 12, 2019

RECOMMENDED ACTION: Approve minutes

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to approve the minutes for the August 12, 2019, meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

RECUSE: COMMISSIONERS: Graf

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).

Vice-Chair Cammarata and Commissioner Popelka each disclosed that they had viewed the site.

Assistant Planner Laura MacMorran presented the staff report and responded to Commission questions regarding the garage's transformation and other allowed uses for the garage.

Director Velasco responded to Commission questions regarding other allowed uses for the garage and the pocket door.

Chair Dever opened the public hearing at 6:10 p.m.

Commissioner Santos invited the applicant, Greg Bloomstadt, forward to respond to Commission questions. Mr. Bloomstadt clarified that he wants to keep his boat and a dune buggy in the garage rather than in the driveway so he doesn't have to move cars around so often. He also stated that he plans to remove a leaking swimming pool and have more space in his backyard, and that he is not interested in renting out the accessory dwelling unit (ADU).

Chair Dever closed the public hearing at 6:15 p.m.

Commissioner Thompson made a motion, seconded by Vice-Chair Cammarata, to adopt the resolution of approval subject to findings and conditions.

MOTION CARRIED by the following vote:

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

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that Council approved a more uniform parking policy for the downtown, as well as a conceptual plan, designed by Studio One Eleven, for the City-owned lot on Narbonne Avenue. She also stated that the design manual was presented to Council and will be voted on at their next meeting.

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

Director Velasco introduced the City's new Planning Intern, James Dotson.

7. PLANNING COMMISSIONER ITEMS

Commissioner Waite apologized for missing the last meeting, and said he might miss the next one too as there is a possibility he will be out of the country.

Commissioner Thompson thanked staff for their quick response to his request involving the overgrown eucalyptus trees along Ebony Lane. He then asked if the EV charging stations at City Hall were available for public use and if so, between what hours. Director Velasco stated that the south station is available as a courtesy during the week, but once the City has a larger fleet, both stations will be reserved solely for City vehicles.

Vice-Chair Cammarata and Commissioner Graf discussed all the new businesses opening within the City. Vice-Chair Cammarata suggested that the City work with Tesla to provide EV charging stations at the City's property on Narbonne Avenue. He then asked the status of the piping work along Lomita Boulevard, and Director Velasco said that it is an L.A. County Sanitation sewer project, not a City project.

Commissioner Popelka stated that the thoughtful planning in Lomita is evident, and that it is a good place to live.

Commissioner Waite stated that he will be doing a workshop with the Chinese government next week about meeting water quality guidelines.

Chair Dever thanked staff for cleaning up Eshelman Avenue Saturday morning.

Commissioner Thompson stated that Lomita is a well-run City with hard-working staff. He added that Council must make tough decisions and has done so without imposing any special taxes. He said he is proud to be a resident of Lomita and the work of City staff is very much appreciated.

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the City Council meeting on Tuesday, October 1, 2019, and Commissioner Graf will attend the City Council meeting on Tuesday, October 15, 2019.

9. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:38 p.m.

ATTEST:

Linda E. Abbott, Deputy City Clerk

DRAFT



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission

October 14, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan No. 1188
One-Year Extension of Time

RECOMMENDATION

Staff recommends that the Planning Commission approve the request for a one-year extension of time for Site Plan No. 1188 establishing a new expiration date of September 11, 2020.

BACKGROUND/ANALYSIS

On September 11, 2017, the Planning Commission approved Site Plan No. 1188 to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo, 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.

The project encountered delays due to plan corrections. The mechanical, electrical, grading and drainage, and industrial waste plans have received approval. In addition, the Fire Department has approved the project. According to Los Angeles County's Building and Safety Division, the plans have been reviewed and another round of building and structural corrections is expected. The City has received an updated landscaping plan.

Technically, this is the first extension for this project (SP No. 1188); the project received Planning Commission approval in 2015, but that approval expired. Commercial projects are typically more complex than small residential projects and the project's plan review is substantially complete. The Planning Commission staff report and resolution dated September 11, 2017 have been attached for your reference. The Planning Commission minutes for September 11, 2017 have also been attached.

Recommended by:



Alicia Velasco
Community and Economic Development
Director

Prepared by:



Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. PC Staff Report and Resolution dated September 11, 2017
- c. PC Minutes dated September 11, 2017
- d. Letter from the Applicant dated September 9, 2019

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A ONE-YEAR EXTENSION OF TIME FOR SITE PLAN NO. 1188 TO PERMIT A NEW SELF-STORAGE FACILITY, WHICH WILL INCLUDE 48,052 SQUARE FEET OF SELF-STORAGE SPACE AND 22 RECREATIONAL VEHICLE SPACES, AND A BLOCK WALL SEVEN FEET IN HEIGHT. THE PROJECT IS LOCATED AT 1837 LOMITA BOULEVARD, IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY GIUSEPPE FINAZZO OF 19 STIRRUP RD, RANCHO PALOS VERDES, CA 90275.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application for a one-year extension of time for Site Plan No. 1188 to permit a new self-storage facility, which will include 48,052 square feet of self-storage and space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.
- B. The applicant has submitted the plans for review, and intends to develop the project and satisfy the conditions of approval; and
- C. This is the first one-year extension requested for Site Plan No. 1188.

Section 2. Findings

The Planning Commission of the City of Lomita hereby approves a one-year extension of time for Site Plan No. 1188 establishing a new expiration date of September 11th, 2020.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of October, 2020 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.



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission September 11, 2017

FROM: Alicia Velasco, Principal Planner

SUBJECT: Site Plan Review No. 1188
1837 Lomita Boulevard in the C-G (Commercial, General) Zone

APPLICANT'S REQUEST

A request for a Site Plan Review to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1188 subject to the attached findings and conditions, and to confirm the Categorical Exemption.

BACKGROUND

This project is identical to Site Plan Review No. 1162, which came before the Planning Commission at its March 9, 2015 meeting (staff report attached as Exhibit F), April 13, 2015 meeting (staff report attached as Exhibit G), and June 8, 2015 meeting (staff report attached as Exhibit H). At the June 8 hearing, the Commission approved Site Plan 1162 with conditions.

The approval granted for Site Plan Review No. 1162 was valid for a period of 24 months and expired on June 8, 2017. The project has yet to begin construction. The applicant has applied for building permits through the Department of Building & Safety and has cleared all requirements. The applicant applied for and received a time extension for the building permits in anticipation of their expiration and mistakenly believed this extension would also extend the Planning Commission's approval for Site Plan Review No. 1162. The applicant was informed that the entitlement expired and that a new application for a site plan review was necessary. As such, the applicant is requesting the approval of Site Plan Review No. 1188, which maintains the same project description and conditions of approval as Site Plan Review No. 1162.

ANALYSIS

Project Description

The applicant is proposing to build a 48,052 square foot facility which will accommodate the storage of both personal property in designated self-storage units and 22 spaces of recreational vehicle ("RV") storage. The facility will be spread over four stories with the RV storage located on the first floor and the self-storage units located on the basement, second, and third floors. The project also proposes a 490 square foot office located at the front of the property on the first floor.

The project is identical to Site Plan Review No. 1162. As stated above, staff has attached the three staff reports for Site Plan Review No. 1162. The March 9, 2015 staff report, Exhibit G, details the project history, development standards, traffic impacts, and parking requirements. The April 13, 2015 staff report, Exhibit H, details the Planning Commission's direction relative to architectural details, landscaping, and perimeter wall height. The June 8, 2015 staff report, Exhibit I, details the final revisions made to the project relating to unit sizes and arrangement and the building's rear yard setback, all of which ultimately received the Planning Commission's approval.

Environmental Determination

Section 15332 (In-fill Development Projects) of Title 14 the California Environmental Quality Act Guidelines exempts the project from the requirements to prepare environmental documents because the project meets all required criteria: the proposed self-storage facility will be 48,052 square feet in size and located on an in-fill lot less than one acre (26,544 square feet); the development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, and is fully served by all required utilities; and the site has no value as a habitat for endangered, rare or threatened species. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment. The Notice of Exemption is attached to this report.

Site Plan Review

Per Section 11-1.45.04 of the Lomita Zoning Code, a site plan review is required for new self-storage facilities and also for the outside storage of items. Since the proposed RV storage is not within a fully enclosed building, it is considered "outdoor storage" and subject to the Planning Commission's approval. The project is also proposing perimeter walls and a rolling gate that are seven feet in height which requires site plan approval since they are over six feet in height. Staff reviewed the project in accordance with Section 11-1.70.07 "Site Plan Review" and determined that the project is consistent with the minimum requirements of the Code with the following findings:

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

The subject property is located in the C-G zone. Pursuant to Section 11-1.45.04 of the Lomita Municipal Code, the Commission may approve self-storage facilities, outdoor storage, and walls exceeding six feet in height subject to site plan approval. The project complies with all other applicable requirements of the Article.

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 site is suitable for the proposed self-storage and RV storage facility. As detailed by the development standards analysis, the site can meet all zoning requirements. There have been several traffic studies submitted detailing that the adjacent street can accommodate the traffic expected with this type of use and that the proposed parking is adequate. To enhance the separation between the neighboring residential properties and promote compatibility with adjacent neighbors, staff has added a condition of approval requiring a minimum of five (5) live, 25-foot evergreen trees, spaced 15 feet on-center, in the rear setback area to provide screening to the adjacent residential areas. In addition, the building will be setback 16 feet from the rear property line to provide an adequate buffer between the proposed commercial development and the existing residences.

The RV storage area of the project will also not have an impact on surrounding properties due to its location and design on the property. The RV storage will be enclosed on two sides (north and south) and directly adjacent to a perimeter wall on the east side of the building. The only open area will be on the western wall towards the center of the project to provide access for the vehicles, and this area will be shielded from the Lomita Boulevard right-of-way due to the narrow shape of the lot and the installation of a security gate.

The proposed walls exceeding six feet in height will help to minimize any potential impact on the adjacent properties as well since the properties to the north are on a higher elevation than the subject site. The applicant also proposed a seven-foot rolling gate to help secure the storage area so that it will not have an impact on any of the surrounding properties.

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

The development and design is suitable and functional as the project meets all development standards and includes security and separation features, such as walls, gates, and trees, to enhance compatibility with surrounding properties.

Public Notice

Notices of this hearing dated August 29, 2017 were mailed to property owners within 300 feet of the subject property and posted at City Hall, the Lomita Library, and at Lomita Park.

Recommended by:



Gary Y. Sugano
Assistant City Manager

Prepared by:



Alicia Velasco
Principal Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Planning Commission Staff Report and Minutes dated March 9, 2015
- g. Planning Commission Staff Report and Minutes dated April 13, 2015
- h. Planning Commission Staff Report, Minutes, and Resolution dated June 8, 2015
- i. Notice of Exemption
- j. Site Plans, Floor Plans, Elevations

September 11, 2017

A REGULAR MEETING OF THE
LOMITA PLANNING COMMISSION

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Graf called the meeting to order at 6:30 PM in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

At the request of Chair Graf, Commissioner Dever led the flag salute.

- b. Roll Call

Responding to roll call by Recording Secretary Teresa Vallejo were Commissioners Cammarata, Dever, Hoy (arrived at 6:32pm), Popelka, Santos, Thompson and Graf. Also present were Assistant City Attorney Lauren Langer, Principal Planner Alicia Velasco and Assistant Planner Laura MacMorran and Administrative Analyst Daniella Ward.

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a. Approval of Minutes: August 14, 2017

Commissioner Popelka moved to approve the August 14, 2017 Minutes. Commissioner Santos seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Popelka, Santos, Cammarata, Dever, Thompson, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Hoy
ABSENT: COMMISSIONERS: None

Chair Graf requested items #4 and #5 to be reversed for discussion. Commissioner Thompson will be recusing himself from item #5.

Commissioner Cammarata moved to reverse items #4 and #5. Commissioner Santos seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Cammarata, Santos, Dever, Hoy, Popelka, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Thompson
ABSENT: COMMISSIONERS: None

PUBLIC HEARINGS

- 4. SITE PLAN REVIEW NO. 1188** – A request to permit a new self-storage facility which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces and to permit a block wall seven feet in height. The project is located at 1837 Lomita Blvd., in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo, 19 Stirrup Road, Rancho Palos Verdes, CA 90275.

Principal Planner Alicia Velasco presented the report. The General Plan and Zoning designation for this property is Commercial. The existing condition of the lot is that it's 26,544 sq. ft. and is currently vacant. This is the fifth proposal for a self-storage facility at this location. The four previous proposals did expire, including Site Plan Review No. 1162 which is identical to this proposal. The applicant is here this evening, and he will be able to speak regarding the expiration. However, in the staff report, there was an explanation that the project is prepared for Building and Safety permits; but applicant had requested a renewal for Building and Safety not realizing that it did not trigger a renewal through the City as well and that there are actually two separate entities.

The identical project was initially approved on June 8, 2015 and only valid for 24 months and expired on June 8, 2017. The Building and Safety plans have been approved. Details of the identical previous proposal were briefly reviewed. The Conditional of Approval remains regarding the evergreen trees being planted in that space. The majority of the parking is located at the front with the office; there is access to the rear of the property and the fire truck turnaround. The RV storage spaces are at grade and also loading spaces which were a Condition of Approval from the previous proposal. Power point presentation showed elevations of the project.

A traffic study was prepared by a licensed engineer for the previous proposal which found that the trip generation rates were 121 trips per day and that the project will have no impact on current operating levels on Lomita and Western Boulevards. A parking analysis was also conducted because the City doesn't have a parking requirement for self-storage facilities. That analysis found that the parking ratio of one space per 5,000 sq. ft. is appropriate for this type of use. The project requires 12 spaces. The project meets all development standards including providing those 12 parking spaces.

Staff reviewed this project with the required site plan review findings and found that it's identical to the previously approved site plan and adheres to those conditions of approval. It meets all development standards and is consistent with the general plan. The site is suitable for the proposed self-storage and RV storage facility. The proposed 7 ft. walls and gates minimize potential impact on the adjacent properties, and the traffic study determined that there will be no impact. Staff recommends approving Site Plan No. 1188 with the attached conditions.

Chair Graf opened the public hearing.

Joe Finazzo, applicant, stated that they had a couple of setbacks with the project. One was a personal issue with immediate family. The other issue was the L.A. County Department of Bldg. & Safety office in Alhambra. They have a huge waiting time before sending the plans back to applicant; and just before final approval, there was a problem with the fire department that held up the permit for the fire portion of the project. Everything is now finalized and ready to move forward as soon as site plan review is approved.

George Kivett, Lomita resident, is in favor of the project and would recommend approval. He feels that the 7 ft. wall will help mitigate noise.

Chair Graf closed the public hearing.

Commissioner Popelka stated that this is a great looking facility and added that there is a need for RV storage and glad to see this project moving forward.

Commissioner Cammarata was in agreement with Commissioner Popelka.

Chair Graf asked staff about the possibility of installing a block wall prior to excavation and construction to limit noise for adjacent properties.

Discussion followed regarding adding a condition for installation of block wall prior to construction. Mr. Finazzo stated that the project is estimated to be completed in a year and a half.

Ms. Langer stated that there could be an addition to Condition #61; “the block wall at the rear north side of the property shall be constructed before construction of the structure to the extent feasible as determined by the Community Development Director”. It can also be separated out, the pre-construction work that happens with the grading and shoring as opposed to work on the building permit that is even more specific.

Commissioners and staff agreed to the addition to Condition #61 in the Resolution.

Vice-chair Thompson moved to approve Site Plan Review No. 1188 subject to the findings and conditions set forth in the staff report and additional condition as stated above. Commissioner Cammarata seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Thompson, Cammarata, Dever, Hoy, Popelka, Santos, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

Vice-chair Thompson recused himself from item #5 due to conflict of interest.

- 5. SITE PLAN REVIEW NO. 1189** – A request to permit a new block wall with a height of six feet within the 20-foot front yard setback, instead of the 42-inch Code allowed maximum, to an existing single-family residence located at 25149 Ebony Lane, in the Single-Family Residential (R-1) Zone. Filed by James Thompson, 25419 Ebony Lane, Lomita, CA 90717.

Administrative Analyst Daniella Ward presented the report. This Site Plan Review is a request for a modification from the Zoning Code to permit a new block wall with a height of six ft. within the 20 ft. front yard setback instead of the code allowed 42 inch maximum. The property is located in the Single Family Residential Zone which is consistent with its general plan designation of Low Density Residential. It was constructed in 1956, the existing residence and attached garage is 1, 325 sq. ft.; the lot is 5501 sq. ft. Currently, there is an existing wooden fence which is not located within the 20 ft. setback.

Due to the configuration of the dwelling and driveway at the rear of the irregularly shaped corner lot, the property lacks a back yard. Although the Code defines the front of the property, according to the U.S. mailing address on Ebony Lane, the dwelling is in fact oriented to face 252nd Street. These conditions make it difficult for the property owners to enjoy the typical back yard space that most single family residential properties have.

The wall will be constructed of concrete blocks and includes a gate flanked with light posts. Extending across less than half of the front property line, the wall will provide property owners back yard space while maintaining the visual appearance of the front yard in an aesthetically pleasing manner. The driveway of this property and the driveway of the adjacent property are both the required width of 12 ft., which will allow for adequate visibility when exiting the properties.

The project meets all development standards apart from the 42 inch maximum front yard setback. The 6 ft. block wall is both suitable and functional. The wall will allow the property owners to make better use of their yard on the irregularly shaped, narrow, corner lot. The wall will not extend across more than half of the property line, maintaining the visual appearance of the front yard in an aesthetically pleasing manner.

Therefore, staff recommends that the Planning Commission approve Site Plan No. 1189. Ms. Ward stated that staff received two letters regarding this request today and copies were provided for Commissioners.

Brief discussion followed regarding setbacks for proposed project.

Staff examined the public safety data from 2016 within the reporting district 1711, there 85 incidences compared to an average of 68 incidences per district for the city of Lomita. However, reporting district 1715 only had nine incidences and that skews the average. In reporting district 1711, 40% of those crimes were attributed to auto-related crimes; and therefore, this business would not have any impact.

In conclusion, staff is recommending approval of CUP No. 304 with conditions.

Brief discussion followed regarding beer and wine consumption for on-site only and business license at this location.

Chair Graf opened the public hearing.

Crystal Coser, applicant, stated that she feels that this full-service restaurant is a nice addition to the community. The sale of beer and wine would be an added amenity to the menu.

George Kivett, Lomita resident, stated that he has heard very positive comments regarding the new proprietors of this business. He added that the sale of beer and wine could be a great complement to their meals. He recommends approval of the CUP.

Chair Graf closed the public hearing.

Commissioner Popelka stated that a restaurant business has a hard time surviving and the sale of beer and wine would be a good addition and also help the bottom line to remain open.

Commissioner Dever asked staff about a lot of red curb on 256th and feels that it takes away need parking for patrons at the restaurant. Ms. Velasco stated that Public Works is looking into this matter.

Commissioner Cammarata moved to approve Conditional Use Permit No. 304. Commissioner Hoy seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Cammarata, Hoy, Dever, Popelka, Santos, Thompson, Graf
NOES: COMMISSIONERS: None
RECUSE: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

7. CONDITIONAL USE PERMIT No. 305 – A request to allow an automobile repair and automobile body shop to operate with four service bays for the properties located at 2429-2431 Lomita Boulevard in the CG, Commercial General Zone. This Conditional Use Permit shall supersede Conditional Use Permit No. 144. Filed by Nery M. Hernandez Alvarado, 21313 Halldale Avenue, Torrance, CA 90501.

Assistant Planner Laura MacMorran presented the report. This is a request for a conditional use permit for an auto body and auto repair at 2429-2431 Lomita Boulevard. The subject site comprises of approximately 31,000 sq. ft. It was a former swim club for approximately 30 years. In 1994, the Planning Commission approved Conditional Use Permit No. 144 for mixed use for residential and auto sales uses with auto repair. Auto repair and auto body uses are not permitted in mixed use developments. The property owner has decided to move forward with this use and has opted to relinquish CUP 144, and Condition of Approval #23 specifies that CUP No. 305 shall supersede Conditional Use Permit 144. The property has three existing pools which are drained and a 6 ft. fence that separates the pools from the adjacent properties as well as from the rest of the site in the interior of the lot.

The proposed auto body and auto repair shop is compatible with a Conditional Use Permit. The business intends to operate Monday through Friday from 8am to 6pm on Saturdays from 8am to 2pm and closed on Sunday and will employ 3-5 people. Condition of Approval No. 29 specifies these hours of operation.

Lomita Self Storage

26302 S. Western Ave., suite #7

Lomita, Ca 90717

Phone- (310)534-9174 Fax-(310)519-1148

September 9, 2019

Dear planning commission,

The reason we need an extension on the Lomita Self Storage project is that we are waiting for final approval on the Architectural and Structural plans. All corrections have been made and submitted. We are waiting for the plans to be reviewed and approved by the county of Los Angeles.

We have already received final approvals for the following:

Mechanical Engineering

Electrical Engineering

Fire Department

Industrial waste

Grading and Drainage

Landscape

We have been told that once we receive this last approval from the county we can pull permits.

Sincerely



Giuseppe Finazzo and Giovanni Funicello



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission

October 14, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Height Variation Permit No. 107
26407 Alta Vista Ave in the R-1 (Single-Family Residential) Zone

APPLICANT'S REQUEST

A request for a Height Variation Permit to construct a 1,030 square foot second story addition to an existing, single-story, single family home with a maximum ridge height of 22 feet 0 inches for the property located at 26407 Alta Vista Avenue in the R-1 (Single-Family Residential) Zone. Filed by Efrain Santa Cruz, 26407 Alta Vista Avenue, Lomita, CA 90717.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Height Variation Permit No. 107 subject to the attached findings and conditions, and to confirm the Categorical Exemption.

ANALYSIS

Project Description

The applicant is proposing to build a 1,030 square foot second story addition with a 109 square foot deck to an existing single-family residence with a maximum height of 22 feet. The existing single-story house has a current height of 15.75 feet. The proposed addition complies with all development standards.

General Plan Designation

The underlying General Plan land use designation of the subject site is Low Density Residential which is consistent with the R-1 zoning designation and property's use.

Adjacent Zoning and Land Uses

The subject property is surrounded by residential uses on the north, south and west sides and a Department of Water and Power property to the east.

North /South	R-1, Single Family Residential Land use: duplex (north) and single-family residence (south)
East	R-1, Single Family Residential Land use: DWP Facility
West	C-G, Commercial General Land use: multi-family residences

Environmental Determination

Section 15301 (Existing Facilities) of Title 14 the California Environmental Quality Act Guidelines exempts the project from the requirements to prepare environmental documents because the proposed second story addition is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located in an environmentally sensitive area. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment. The Notice of Exemption is attached to this report.

Height Variation Permit

Section 11-1.70.11 of the City Code defines the process of a Height Variation Permit. The intent and purpose of the view protection article is to provide for the public health, safety and welfare through the regulation of development in and adjacent to hillside areas in order to protect *significant views*.

The City's Zoning Ordinance defines a significant view as containing at least 45 compass degrees as seen from a viewing area on the ground floor of a residence or from a patio, deck or similar accessory structure not more than 16 feet above natural grade and not in the required setback areas (Section 11-1.15.19.) A view is defined as a scene, not located within the immediate area, such as, but not limited to, the ocean, Los Angeles Basin, city lights, harbor, shoreline, off-shore islands, valley, ravine, equestrian trails or pastoral environment (Section 11-1.15.22.).

As required in the Code, property owners within 300 feet of the subject property were sent notices of the proposed development on August 16, 2019. Properties located adjacent to 26407 Alta Vista Avenue were sent reduced sets of plans of the proposed addition. Of those noticed (43 properties total), three letters were received before the deadline and two letters of the three were from one property with two separate addresses, each signed by a different resident. Therefore, three residents responded against the project, which meets the minimum 5% requirement for Commission consideration during a public hearing. Of those three people who responded, two live next door to the north (26401 and 26403 Alta Vista Ave.). The other response came from four properties north on AltaVista (26335 Alta Vista Ave.).

Section 11-1.70.11 of the Zoning Code states that when considering a height variation permit, the Planning Commission may accept testimony relative to privacy, neighborhood compatibility, and other similar issues. Conditions may be attached to approvals to mitigate such problems but

in approving a Height Variation Permit, the Planning Commission must find that one of the two circumstances exist:

1. *An existing significant view will not be obstructed by the proposed construction; or*
2. *The proposed construction is designed to be the least intrusive on the existing view of neighboring property owners or occupants.*

The proposed addition meets finding number one in that the addition will not obstruct a significant view. Considering there is not a view, finding number two is not applicable.

Two of the three response letters did reference both an obstruction of view and “intrusive invasion of privacy” by the proposed addition. The further northern residence (26335 Alta Vista Ave.) sent an objection letter only stating their objection to the proposed addition, a reason why was not given.

In response to the objection letters, staff met with the property-owner/resident of 26403 Alta Vista Avenue to determine if there was a qualified view that would be blocked, staff found that the that there is a partial sky view from the upper level of the split-level home but it does not have a significant view as defined in the Code (See Photos 6 & 7 of Exhibit I). In addition, staff examined the area from the street and did not observe any significant views that would be obstructed by the addition. An “invasion of privacy” is not an applicable finding for denying the height variation permit. The intent of a height variation permit is strictly for view protection and not for privacy reasons. Further, it is not a *variance*, as two-story residential home is permitted by right in the City.

The proposed second-story addition meets the five-foot side yard setbacks and exceeds the front and rear setbacks by over 25 feet. Further there is a multistory apartment building directly behind the subject property and an unimproved DWP facility directly across the street.

Public Notice

Notices of this hearing dated September 30, 2019 were mailed to property owners within 300 feet of the subject property and posted at City Hall, the Lomita Library, 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 Plans, Floor Plans, Elevations
- H. Letters of Objection to HVP 107
- I. Photographs

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING HEIGHT VARIATION PERMIT NO. 107 TO PERMIT A 1,030 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING, ONE-STORY, SINGLE FAMILY HOME WITH A MAXIMUM RIDGE HEIGHT OF 22 FEET FOR THE PROPERTY LOCATED AT 26407 ALTA VISTA AVE IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE. FILED BY EFRAIN SANTA CRUZ, 26407 ALTA VISTA AVENUE, LOMITA, CA 90717.

Section 1. Recitals.

- A. The Planning Commission of the City of Lomita has considered a Height Variation Permit to permit a 1,030 square foot second story addition to an existing, one-story, single family home with a maximum ridge height of 22 feet for the property located at 26407 Alta Vista Ave in the R-1 (Single-Family Residential) Zone. Filed by Efrain Santa Cruz, 26407 Alta Vista Avenue (“Developer” or “Applicant”).
- B. Pursuant to Section 11-1.30.02 (Development Standards) and 11-1.70.11 (Height Variation Permit) of the Lomita Municipal Code (Code), residential lots south of Pacific Coast Highway shall obtain a Height Variation Permit for new structures or additions over sixteen feet in height measured from the natural grade.
- C. Pursuant to Lomita Municipal Code Section 11-1.70.11, the City has notified all owners of property within a 300-foot radius of the boundary of the subject property in which more than 5% responded, requiring Planning Commission approval of the Height Variation Permit.
- D. On October 14, 2019, the Planning Commission held a duly noticed public hearing and accepted and considered all of the public testimony on the application.
- E. This project has been evaluated in accordance with the California Environmental Quality Act (CEQA) and in accordance with Section 15301 (Existing Facilities), projects consisting of additions to existing structures meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed second story addition is in an area where all public services and facilities are available to allow for maximum development permissible in the General plan and is not located in an environmentally sensitive area. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Section 2. Findings.

Pursuant to Section 11-1.70.11, “Height Variation Permit” of the Lomita Municipal Code, the Planning Commission finds, after due study and deliberation, that the following circumstances exist:

1. *An existing significant view will not be obstructed by the proposed construction; or*
2. *The proposed construction is designed to be the least intrusive on the existing view of neighboring property owners and occupants.*

The proposed addition meets finding number one in that the addition will not obstruct a significant view. Considering there is not a view, finding number two is not applicable.

Two of the three response letters did reference both an obstruction of view and “intrusive invasion of privacy” by the proposed addition. The further northern residence (26335 Alta Vista Ave.) sent an objection letter only stating their objection to the proposed addition, a reason why was not given.

In response to the objection letters, staff met with the property-owner/resident of 26403 Alta Vista Avenue to determine if there was a qualified view that would be blocked, staff found that there is a partial sky view from the upper level of the split-level home but it does not have a significant view as defined in the Code (See Photos 6 & 7 of Exhibit I). In addition, staff examined the area from the street and did not observe any significant views that would be obstructed by the addition. An “invasion of privacy” is not an applicable finding for denying the height variation permit. The intent of a height variation permit is strictly for view protection and not for privacy reasons. Further, it is not a *variance*, as two-story residential home is permitted by right in the City.

The proposed second-story addition meets the five-foot side yard setbacks and exceeds the front and rear setbacks by over 25 feet. Further there is a multistory apartment building directly behind the subject property and an unimproved DWP facility directly across the street.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Height Variation Permit No. 107 subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following 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 24, 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 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 structures or of the design, materials or colors of structures or masonry walls.
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use.
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community Development Director allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements.
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer 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.
6. Developer agrees, as a condition of adoption of this resolution, at Developer’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. Developer’s commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

7. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required per City Code.
8. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property.
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
10. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic, or otherwise potentially hazardous to human health to be handled, stored, or used on the project property, except as provided in a permit issued by the Los Angeles County Fire Department.
11. If Developer, owner, or tenant fails to comply with any of the conditions of this permit, the Developer, owner, or tenant shall be subject to a civil fine pursuant to the City Code.
12. Prior to the issuance of building permits, Developer shall correct all violations of the City Code existing on the project property.
13. Prior to the issuance of building permits, Developer shall sign an affidavit agreeing to the conditions of approval within this resolution.

PLANNING STANDARD CONDITIONS

14. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction.
15. The Developer shall install a solid waste and recyclable material storage area as required by Los Angeles Department of Building and Safety.
16. Any application for a minor modification to the project shall be accompanied by three copies of the plans reflecting the requested modification, together with applicable processing fees.
17. Before the City issues building permits, Developer 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.
18. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible.
19. Developer shall provide for dust control at all times during project property preparation and construction activities.
20. Developer shall not store construction materials or vehicles outdoor on the project property.
21. 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 may be revoked, suspended, or modified by the Planning Commission or the City Council at any time, after a noticed hearing in accordance with the Lomita Zoning Ordinance.
22. The Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer

23. The final inspection shall not be granted until all conditions of approval have been met and verified by staff.
24. The Community Development Director may approve minor changes to the approved plans. For numerical standards, the Community Development Director may approve deviations up to 10% if City code requirements are otherwise met.
25. In the event of a disagreement in the interpretation 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.
26. It is hereby declared to be the intent of the Planning Commission that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of October, 2019 by the following vote:

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

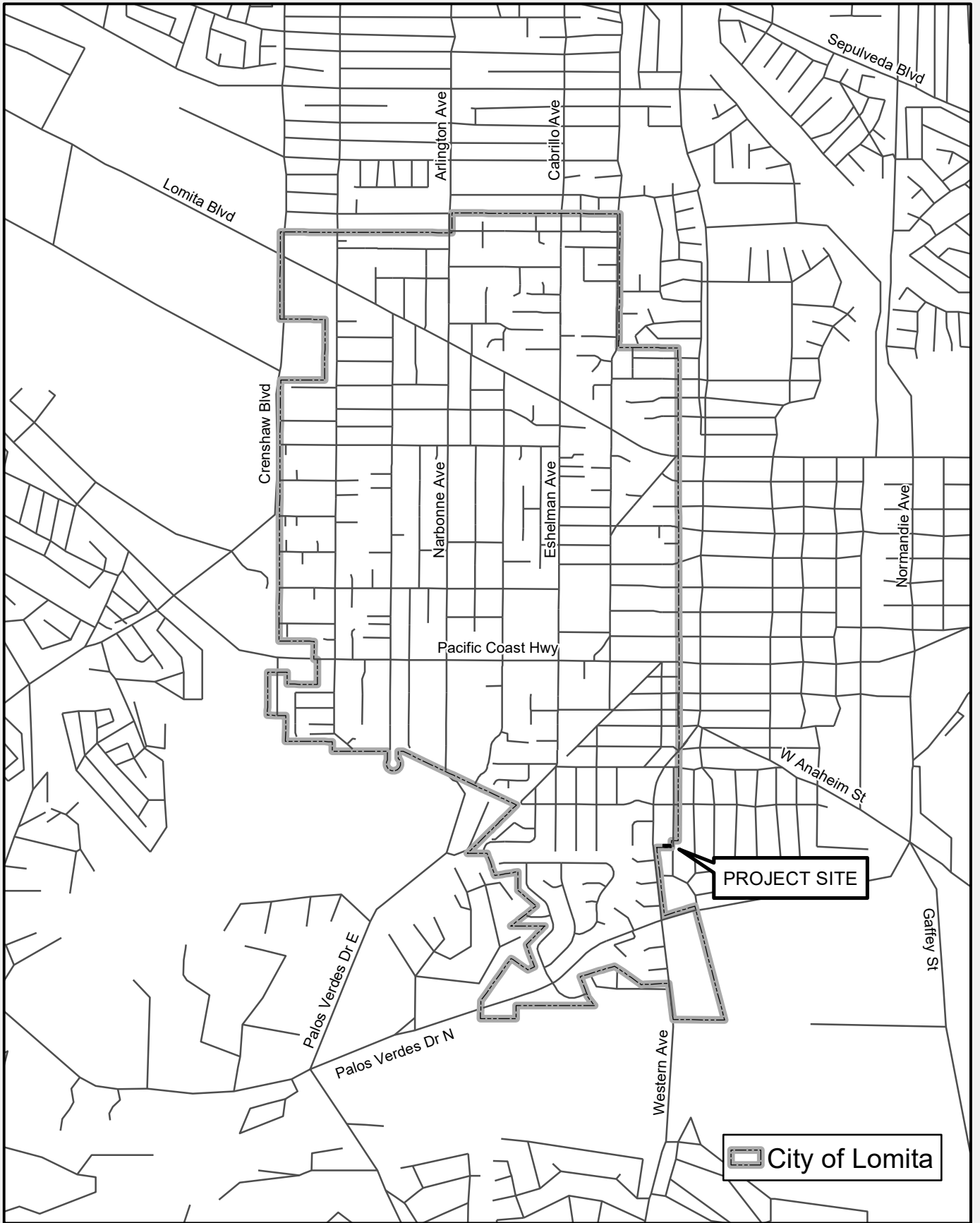
Monica Dever, Chair

ATTEST:

Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, 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.

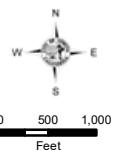
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

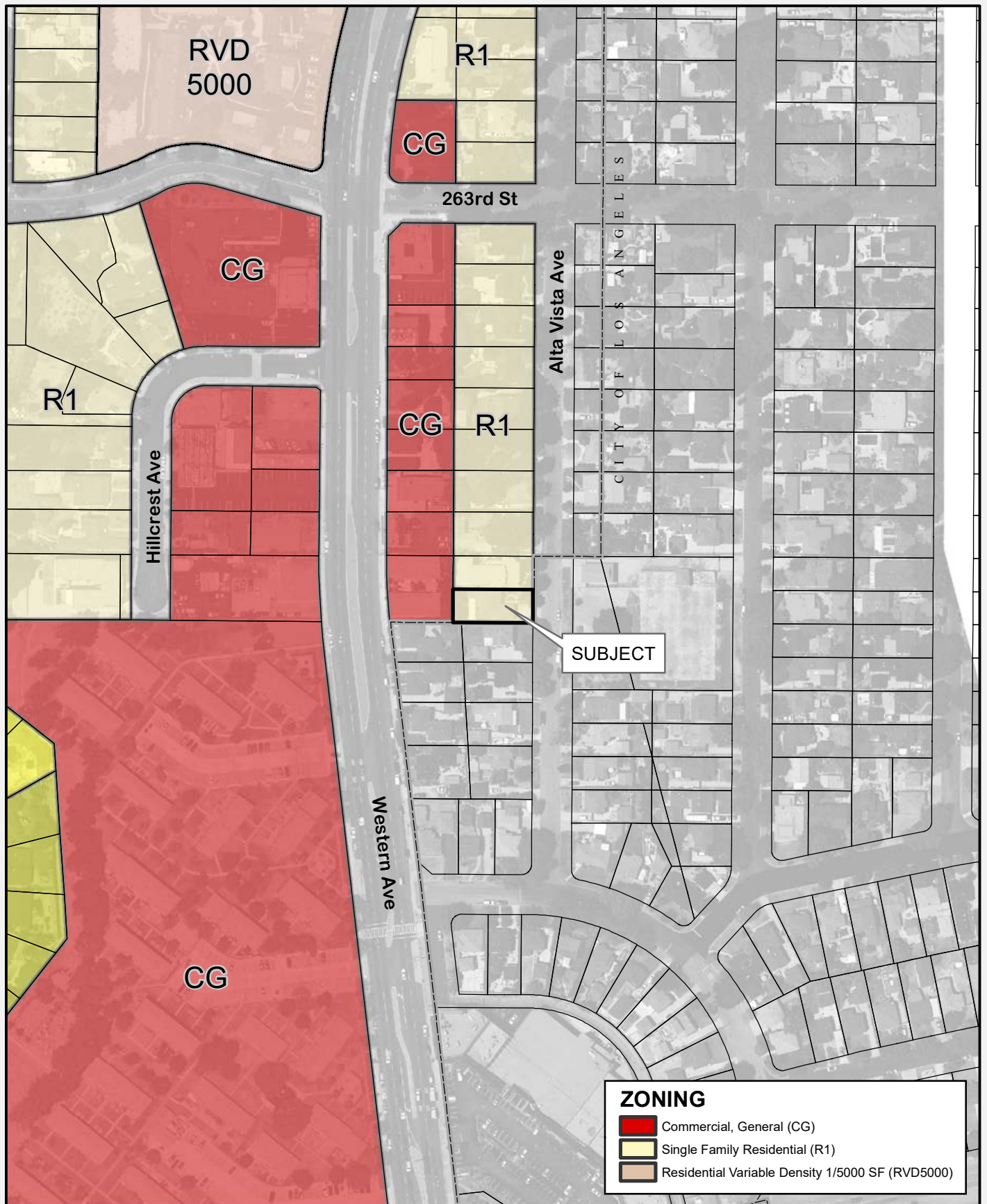


Height Variation Permit No. 107
26407 Alta Vista Avenue
Exhibit B

Community Development
 September 2019

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/26407AltaVista_vly.mxd





ZONING

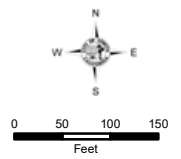
- Commercial, General (CG)
- Single Family Residential (R1)
- Residential Variable Density 1/5000 SF (RVD5000)

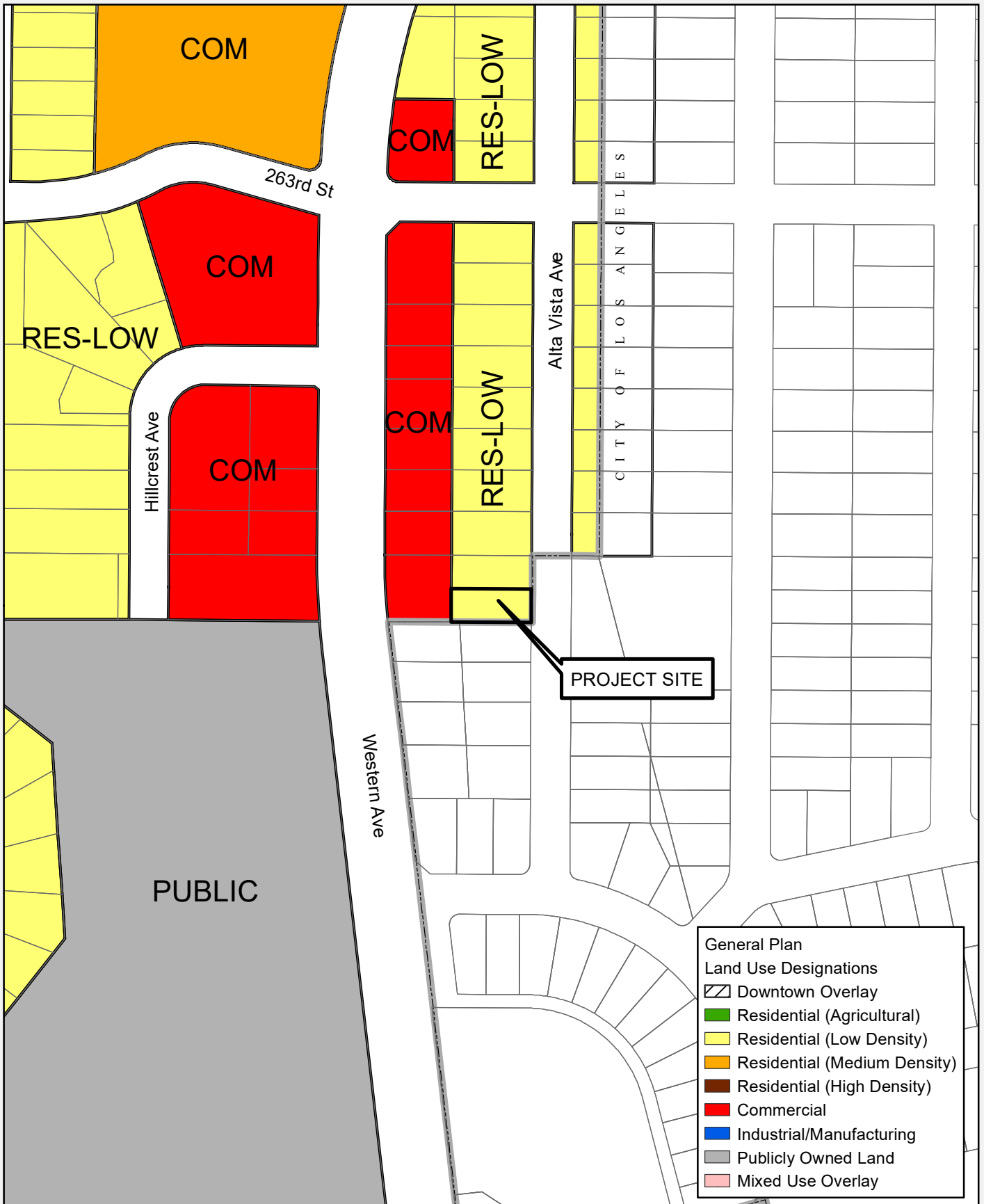


Height Variation Permit No. 107
26407 Alta Vista Avenue
Exhibit C

Community Development
 September 2019

Source: Lomita GIS Data Layers
 /Apps/26407AltaVista_zon.mxd





General Plan
Land Use Designations

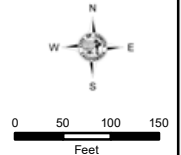
-  Downtown Overlay
-  Residential (Agricultural)
-  Residential (Low Density)
-  Residential (Medium Density)
-  Residential (High Density)
-  Commercial
-  Industrial/Manufacturing
-  Publicly Owned Land
-  Mixed Use Overlay

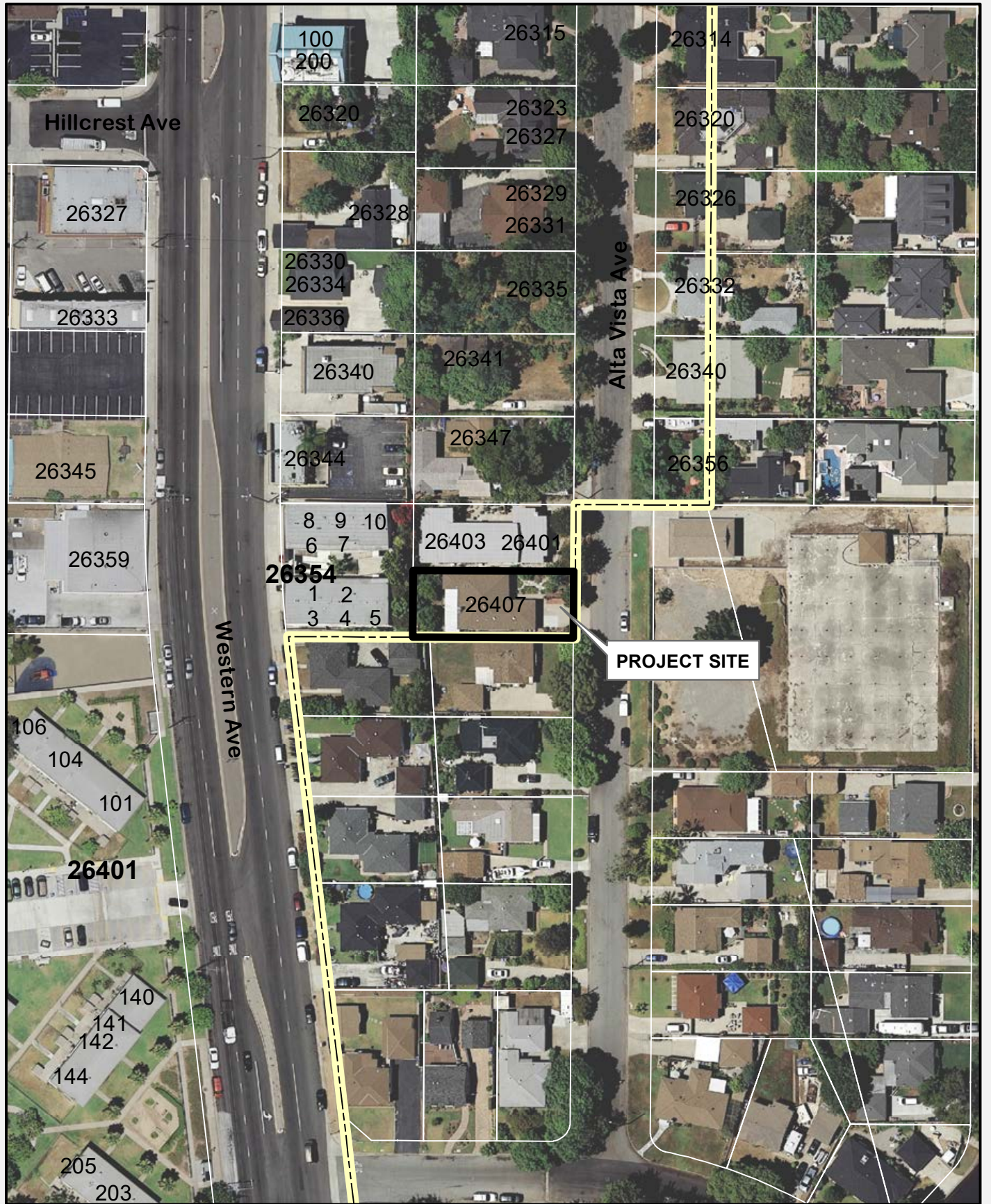


Height Variation Permit No. 107
26407 Alta Vista Avenue
Exhibit D

Community Development
 September 2019

Source: Lomita GIS Data Layers
 GIS/Apps/26407AltaVista_gp.mxd

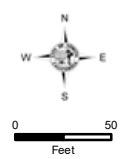




**Height Variation Permit No. 107
26407 Alta Vista Avenue
Exhibit E**

Community Development
September 2019

Source: Lomita GIS Data Layers
/Apps/26407AltaVista_aer.mxd





COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
24300 NARBONNE AVENUE
LOMITA, CA 90717

NOTICE OF EXEMPTION

Project Description:

Height Variation Permit No. 107 – Request for a Height Variation Permit to construct a 1,030 square foot second story addition to an existing, single-story, single family home with a maximum ridge height of 22 feet for the property located at 26407 Alta Vista Avenue in the R-1 (Single-Family Residential) Zone. Filed by Efrain Santa Cruz, 26407 Alta Vista Avenue, Lomita, CA 90717.

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: In accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects consisting of additions to existing structures meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed second story addition is in an area where all public services and facilities are available to allow for maximum development permissible in the General plan and is not located in an environmentally sensitive area. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

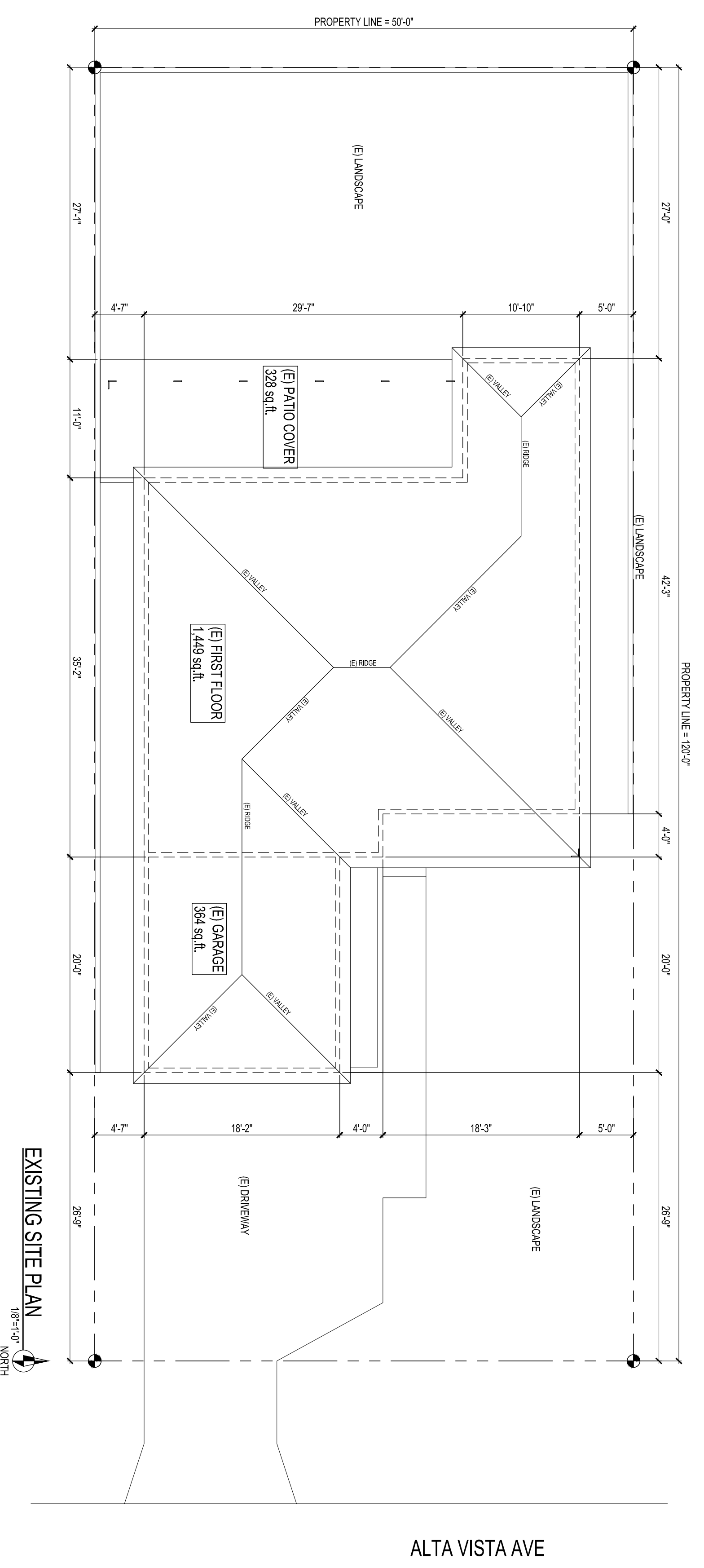
(Date)

Alicia Velasco
Community and Economic Development
Director

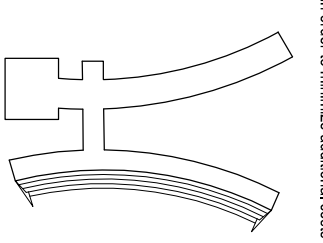


WALL LEGEND	
	EXISTING WALL TO BE DEMO
	EXISTING WALL TO REMAIN
	NEW 2x4 STUD WALL @ 16" O.C. (U.N.O.)

(E) FLOOR PLAN
1/4" = 1'-0" N



EXISTING SITE PLAN
1/8" = 1'-0" N



Not responsible for the accuracy of the drawings. The client is responsible for the accuracy of the information provided. The contractor will ensure all dimensions are correct. The original drawings are the property of Henry's CAD. No part of these drawings may be reproduced without the written consent of Henry's CAD. Conditions apply to all drawings. For additional information, please contact Henry's CAD. Conditions of use of drawings: drawings are for information only. Any reproduction or use of these drawings without the written consent of Henry's CAD is prohibited. Henry's CAD is not responsible for any errors or omissions in these drawings.

Henry's CAD
Henry Salzer
Office address:
1915 E. 6th. St.
Long Beach, Ca. 90802
Cell (562) 225-6442
henrysalsalzer@aol.com

Contractor Name:

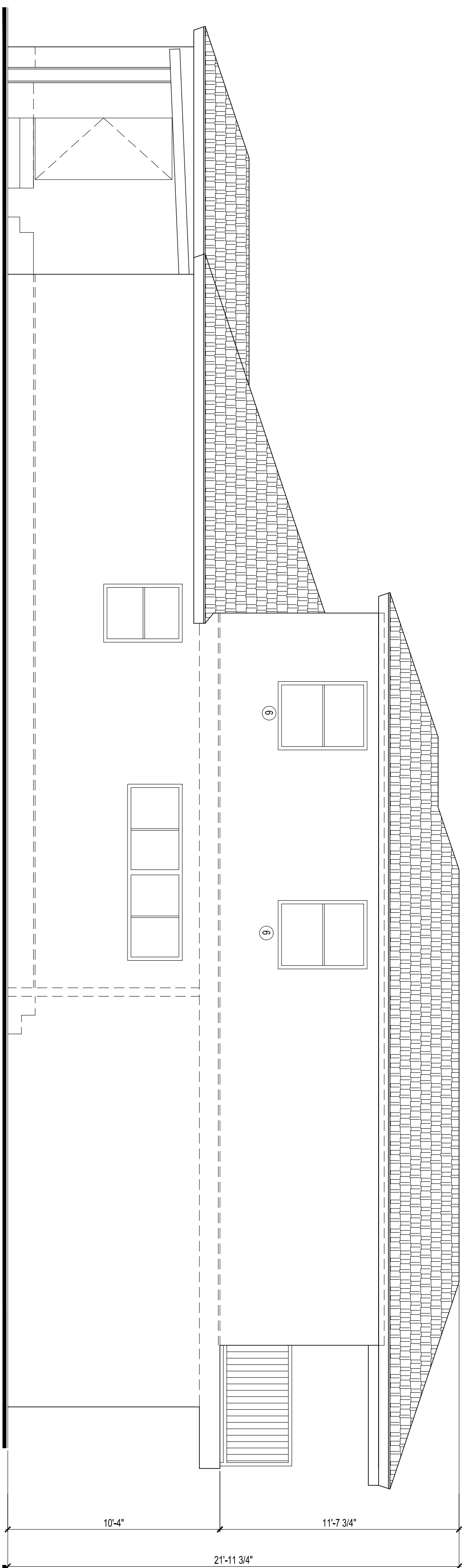
Client's Information:
Eirain Santa Cruz (562) 881-6943
Irene Santa Cruz (562) 881-9078
26407 Alta Vista Ave.
Harbor City, Ca. 90710

Project Name:
Single Family Residence Remodeling and
Addition of Second Floor
26407 Alta Vista Ave.
Harbor City, Ca. 90710

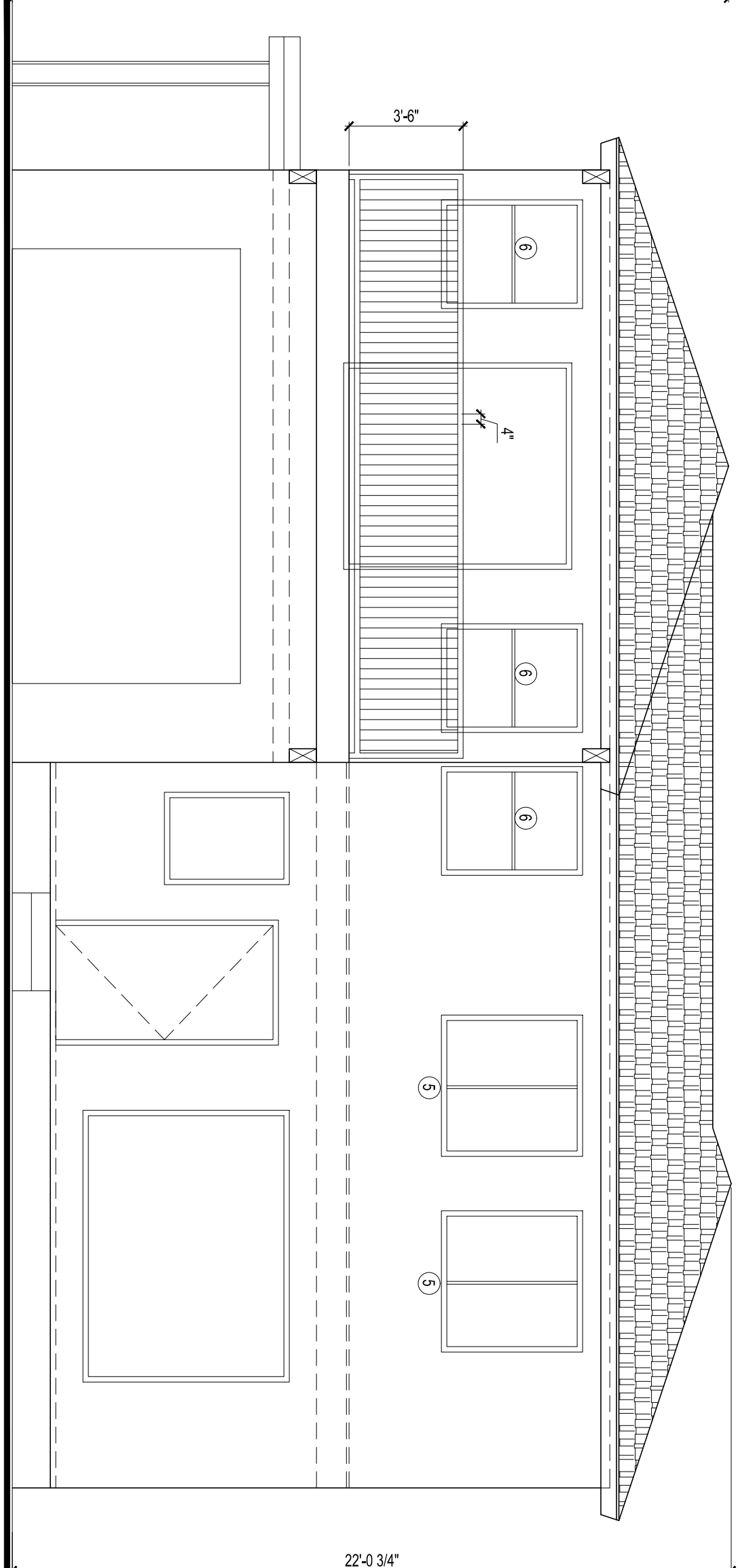
Revision: By: Date:
1
2
3
4
5
Drawn by: H.S.
Revised by: H.S.
Date: Sep. 13th, 2019
Scale: 1/4" = 1'-0"
Job Number: 2019-26407

Sheet Title:
Existing Site Plan,
Existing Floor Plan
/ Demo Plan

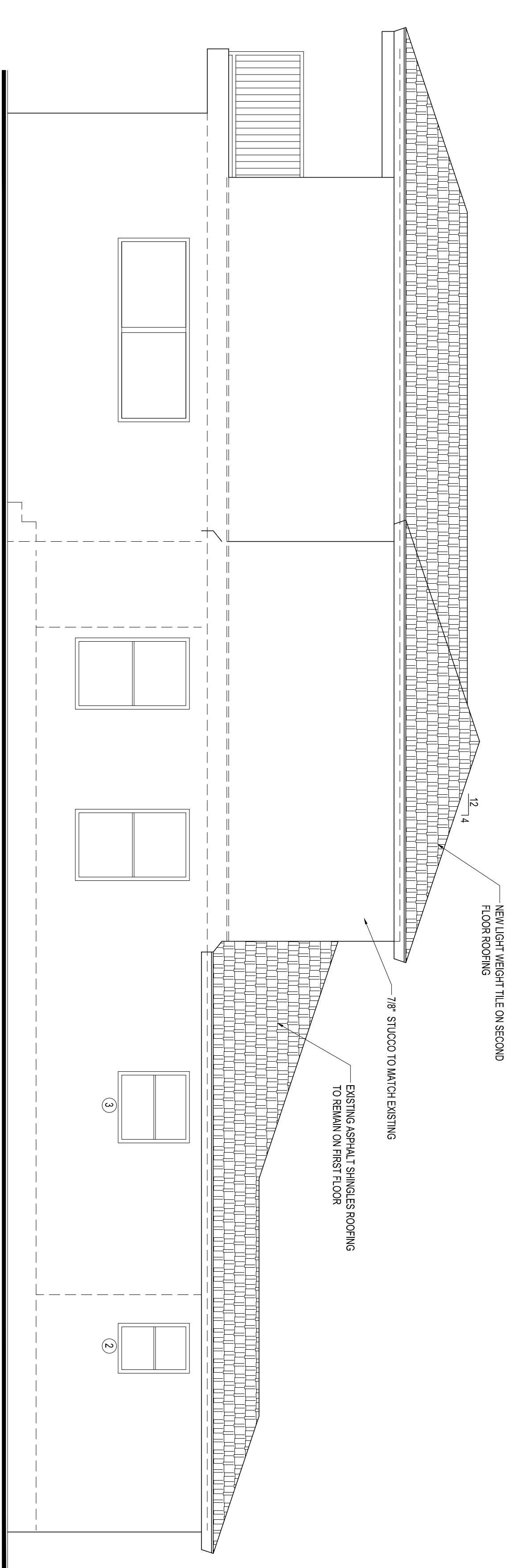
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A-2



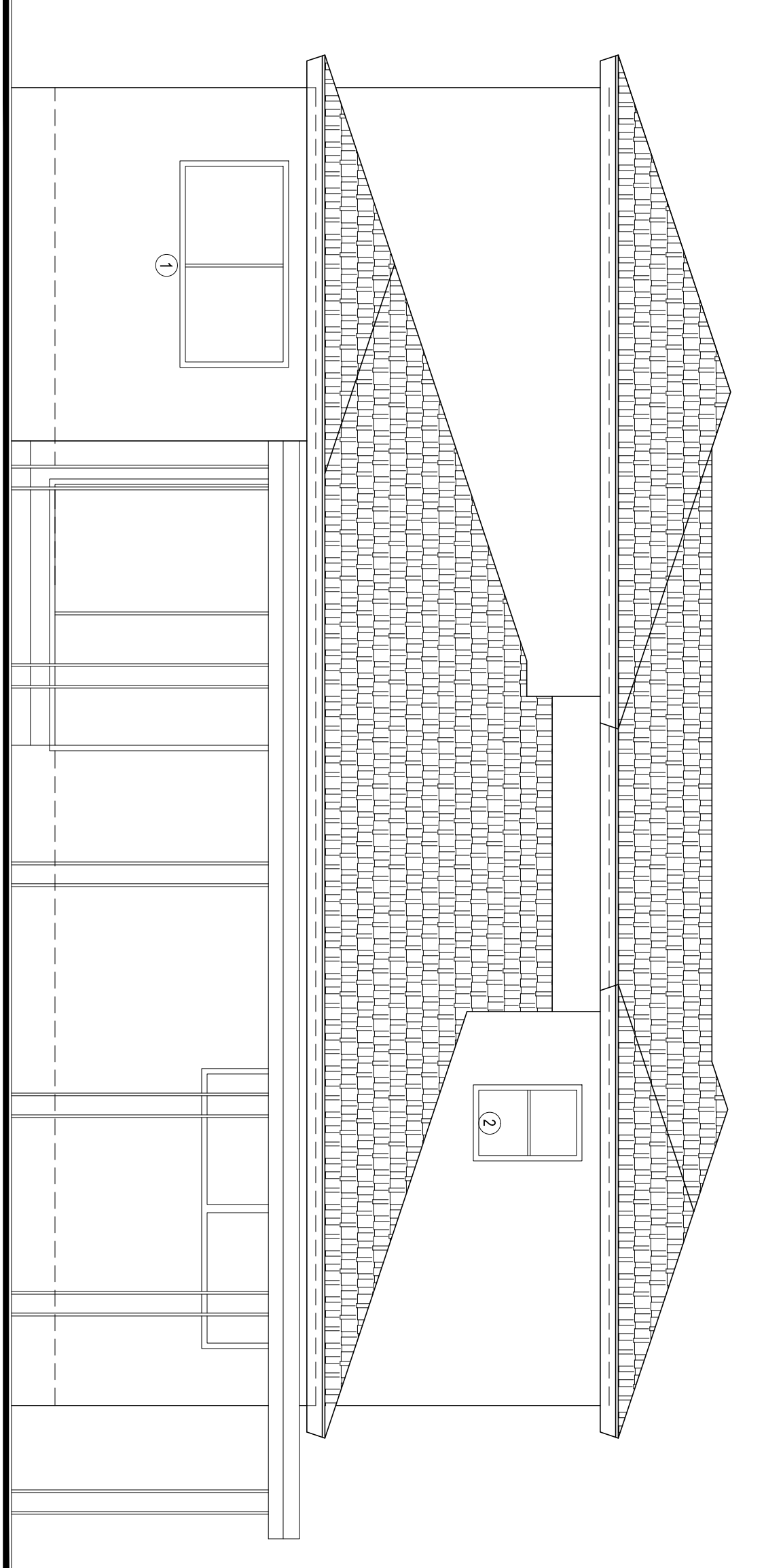
SOUTH ELEVATION
1/4"=1'-0"



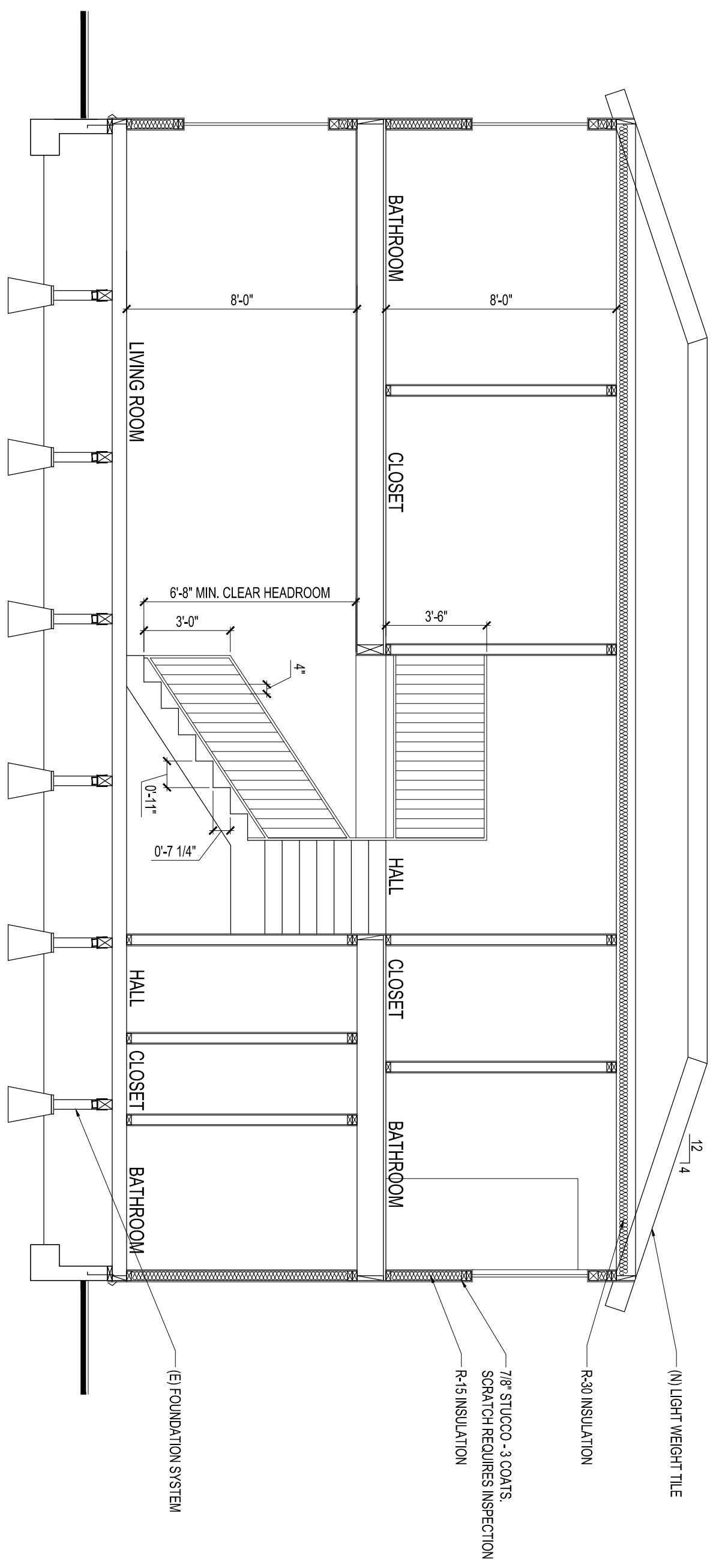
EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

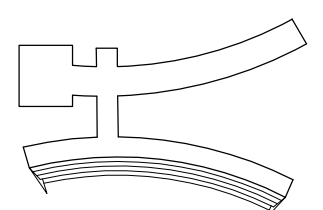


WEST ELEVATION
1/4"=1'-0"



SECTION AA
1/4"=1'-0"

NOTES:
 1. SECOND FLOOR EXTERIOR WALLS AS PER T&B REPORT. EXTERIOR WALLS ON SECOND FLOOR USE R-15 WALL INSULATION.
 2. CONTRACTOR TO VERIFY IF HE CAN USE 2X4 WALLS WITH THIS INSULATION.
 3. REMAIN IN AREAS NOT AFFECTED.
 4. FOR NEW ROOFING LIGHT WEIGHT TILE USE:
 - NEW ROOFING LIGHT WEIGHT TILE USE:
 - 7/8" STUCCO TO MATCH EXISTING TO REMAIN ON FIRST FLOOR.
 - EXISTING ASPHALT SHINGLES ROOFING TO REMAIN ON FIRST FLOOR.
 - USE 58# DRYWALL FOR USEABLE SPACE UNDER STAIRCASE.
 5. EXPIRATION DATE 01/31/2020
 CSJ SECTION 07 22 16 CONCRETE ROOF-TILES
 ROOF CLASS A IN ACCORDANCE WITH SECTION 9152.09-THE IBC AND SECTION 1905.05-CONCRETE ROOF-TILES
 INSTALL PER MANUFACTURER'S INSTRUCTIONS
 OR APPROVED EQUAL ROOFING TILE



Any copy from this drawing are not responsibility of Henry's CAD. The plans, details and details contained in this drawings contractor will ensure all responsibility for any changes from the original drawings. No part of this drawing or any part thereof shall be used or copied without the written consent of Henry's CAD. Contractor shall verify all conditions and existing conditions prior to commencement of work. Any discrepancies with the plans must be notified to Henry's CAD immediately for remedy. Please contact Henry's CAD for any questions.

Henry's CAD
 Henry Salzer
 Office address:
 1915 E. 6th. St.
 Long Beach, Ca. 90802
 Cell (562) 225-6442
 henrysalszer@aol.com

Contractor Name:

Client's Information:
 Eirain Santa Cruz (562) 881-6943
 Irene Santa Cruz (562) 881-9078
 26407 Alta Vista Ave.
 Harbor City, Ca. 90710

Project Name:
 Single Family Residence Remodeling and
 Addition of Second Floor
 26407 Alta Vista Ave.
 Harbor City, Ca. 90710

Revision: By: Date:
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____

Drawn by: H.S.
Date: Sep. 13th 2019
Scale: 1/4"= 1'-0"
Job Number: 2019-26407
Sheet Title: Elevations, Section

Sheet ID
A-4

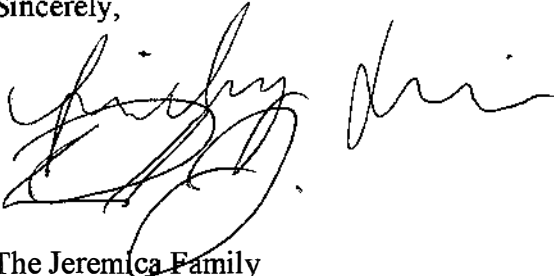
Aug 25, 2019

Community Development Departments
Planning Division
24300 Narbonne Ave
Lomita, CA 90717

Re: Height Variation Permit No. 107

I would like to object to the height variation at 26407 Alta Vista Ave, Lomita CA 90717. I live next door at 26401 Alta Vista Ave. The proposed height variation would significantly obstruct my property's current view. The height variation would also be a intrusive invasion of privacy to the bedrooms in my unit. The close proximity of 26407 Alta Vista to my property would intrude on my view and limit sun light onto my property. Thank you for considering my objections.

Sincerely,

A handwritten signature in black ink, appearing to read "The Jeremica Family". The signature is written in a cursive, flowing style with some loops and flourishes.

The Jeremica Family
26401 Alta Vista Ave
Lomita, CA 90717

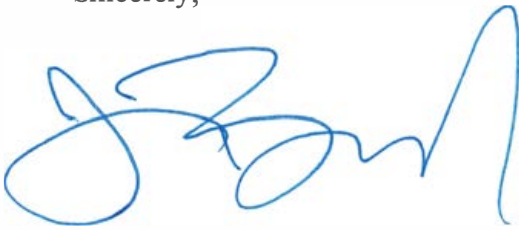
Aug 25, 2019

Community Development Departments
Planning Division
24300 Narbonne Ave
Lomita, CA 90717

Re: Height Variation Permit No. 107

I want to dispute the height variation at 26407 Alta Vista Ave, Lomita CA 90717. I live in the adjacent property of 26403 Alta Vista Ave and the proposed height variation would significantly obstruct my property's current view. The height variation would also be a intrusive invasion of privacy. The close proximity of 26407 Alta Vista to my property would intrude on my view and limit sun light onto my property. If the height variation would be further away from my property line, the additional second story would be much less intrusive.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Brusavich', is written over a light blue rectangular background.

Jason Brusavich
26403 Alta Vista Ave
Lomita, CA 90717

28 Aug 2019

Re Height Variation Permit No. 107
I object to granting said variation

John Saig
26335 Alta Vista Av

RECEIVED
CITY OF LOMITA
2019 AUG 28 PM 5:17

RECEIVED
CITY OF LOMITA
2019 AUG 28 PM 5:14

Existing Views



View from Street



View from 26403 Alta Vista Avenue



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission

October 14, 2019

FROM: James Dotson, Planning Intern

SUBJECT: Conditional Use Permit No. 312
24503 Narbonne Ave, in the D-C (Downtown Commercial) Zone

APPLICANT'S REQUEST

A request for a conditional use permit to allow the sale of distilled spirits for on-site consumption, in addition to the existing sale of beer and wine, at a bona fide eating establishment located at 24503 Narbonne Avenue in the D-C, (Downtown Commercial) Zone. Filed by Boardwalk Worldwide, LLC, 1601 N. Sepulveda Boulevard, Unit 769, Manhattan Beach, CA 90266 ("Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 312, subject to the findings and conditions and to confirm the categorical exemption.

BACKGROUND

Property History

On May 14, 1980, the Planning Commission approved Site Plan No. 341, a request to allow the service of beer and wine at an existing Mexican restaurant. At some point that permit lapsed and on July 12, 1988 the Lomita Planning Commission approved a Revised Site Plan No. 341 to re-establish the sale of beer and wine. The space has continued to function as a restaurant use since that time with several different operators. It was most recently the S Lounge restaurant. The beer and wine license has remained active and changed ownership as the restaurant ownership changed. The new restaurant operator would like to modify the ABC license from one which only permits beer and wine to one that permits beer, wine, distilled spirits. This change in alcohol sales is what is triggering the applicant to seek Conditional Use Permit approval.

The lot area of the subject property is 5,974 square feet with a 2,660 square foot building initially permitted in 1920 and remodeled in 1970 according to assessor records. The property has access to 21 shared parking spaces located behind the building.

Project Description

A new restaurateur is proposing to lease the space. This would be the second location for the applicant (Boardwalk Worldwide, LLC) with their first restaurant the “Slip Bar and Eatery” open in Redondo Beach at the Marina. The proposed new location will operate similar to the Slip Bar and Eatery, however they are looking at changing the name of this location to one that is in more in line with the feel of Downtown Lomita. The restaurant features standard American fare, but with a variety of vegetarian options, served in a casual, fun atmosphere, (a sample menu is attached this report as Exhibit G). Should the CUP be approved, the applicant is proposing extensive tenant improvements to the interior and exterior of the building. The applicant has submitted a visionary board (Exhibit H) which details the atmosphere they looking to achieve at this new location. The existing floor plan will remain relatively the same (see Exhibit I for the floor plan) with a bar area, two interior dining areas, and an outdoor patio located at the front of the building on Narbonne Ave. The applicant seeks to be a full-service restaurant which includes the ability to provide a variety of alcoholic beverages, including distilled spirits. The Department of Alcoholic Beverage Control classifies the license as a Type 47. The intent is to bring a different offering to the area and attract a more diverse clientele. Under the ABC license, the establishment will remain a Bona Fide Eating Place.

The applicant is requesting to operate Sunday through Thursday from 8 a.m. to 11 p.m. and Friday and Saturday from 8 a.m. to 2 a.m. On Friday and Saturday nights they are requesting to close the full kitchen at 11 p.m., however food will still be available to those patrons which request it after 11 p.m. This is a requirement of a Type 47 license (restaurant with beer, wine, and distilled spirits in a bona fide eating place) with ABC.

Environmental Determination

The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. This category of exemptions consists of the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is to permit a change to the Alcoholic Beverage Control license type from a Beer and Wine Sales (Type 42) to a General Sales (Type 47) at a Bona Fide Eating Place. There is no construction beyond ministerial tenant improvements with this project. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan Designation

The general plan designation for the subject property is Commercial/Mixed-Use Overlay. This land use designation applies to the Downtown area and portions of Narbonne Ave. and Lomita Blvd.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	D-C (Downtown Commercial) Zone Land use: Restaurant
South	D-C (Downtown Commercial) Zone Land use: Nail Salon
West	D-C (Downtown Commercial) Land use: Parking Lot
East	D-C (Downtown Commercial) Land use: Brewery/ Pub

ANALYSIS

Conditional Use Permit

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita City Code and advises that the project is consistent with the following required findings:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of the Article;*

Section 11-1.49.04(A)(5) of Article 49 (D-C, Downtown Commercial) states that restaurants, serving alcoholic beverages are permitted within the D-C zone with the approval of a CUP and subject to the requirements of Article 56.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is Commercial/Mixed-Use which provides for retail sales activities and limited service establishments. A restaurant that sells beer, wine and distilled spirits at an existing establishment is consistent with the General Plan.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity.*

The new restaurant is a relatively small establishment which will serve the local community and it will be complementary to the tapestry of businesses in the Downtown Commercial district. The building meets all applicable zoning requirements and the applicant is not requesting an expansion of the space. Although the operating characteristics are expanding with the service of distilled spirits, the creation of a new restaurant which serves a variety of food and drink will enhance the Downtown core while creating minimal impacts on neighboring uses or buildings.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.*

The site is adequate in size and shape as it meets all the current development features prescribed under the Zoning Ordinance. The subject property has operated as a restaurant for almost 40 years and is an integral part of Downtown Lomita.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The project is located on Narbonne Avenue between Lomita Boulevard and 245th Street. Narbonne Ave is designated a secondary highway in the City. The addition of distilled spirit sales will not generate negligible additional traffic.

- 6) *Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC Sec. 11-1.56.03(C)).*

The proposed location is within 300 feet of three sensitive uses: two schools (Chabad of South Bay and The Learning Tree Preschool) between 170 and 250 feet east, and a community center approximately 150 feet south. Further it is within 300 feet of a business selling alcohol for off-site consumption (Burnin Daylight). Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol uses or modifications on existing sensitive uses.

1. *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.*

The Los Angeles County Sheriff's Department's 2019 (01/01-06/03) Crime Statistics for all of Lomita reported 396 incidents and of that Reporting District (RD) 1710 (the RD in which the subject property is located) cited 54 total incidents. This District had the second fewest amount of incidents of any of the six Lomita districts.

2. *The business will provide beneficial commercial vitality to the area.*

A restaurant restricted to beer and wine has a limited appeal. Providing a restaurant that offers distilled spirits will attract people, especially couples or small groups, who in part select a venue based on the array of drink options. As a result, the downtown will appeal to more people.


3. *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

The property has operated near residential uses for many years and is located approximately 135 feet from the closest residence to the rear. The City Code Enforcement Division does not have any complaints on file. The addition of distilled spirits does not material change the business' effect on the neighborhood and it remains a Bona Fide Eating Place.

PUBLIC NOTICE

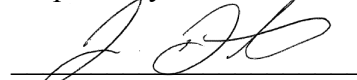
Notices of this hearing dated September 30, 2019, were mailed to property owners within 300 feet of the subject property and posted at on the Lomita City web page, Lomita City Hall, and Lomita Park.

Recommended by:



Alicia Velasco
Community and Economic Development Director

Prepared by:



James Dotson
Planning Intern

Exhibits:

- A. Resolution
- B. Vicinity Map
- C. Zoning Map
- D. General Plan Map
- E. Aerial Photograph
- F. Notice of Exemption
- G. Menu
- H. Visionary Board
- I. Floor Plan

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A CONDITIONAL USE PERMIT NO. 312 TO ALLOW THE SALE OF DISTILLED SPIRITS FOR ON-SITE CONSUMPTION, IN ADDITION TO THE EXISTING SALE OF BEER AND WINE, AT A BONA FIDE EATING ESTABLISHMENT LOCATED AT 24503 NARBONNE AVENUE IN THE D-C, (DOWNTOWN COMMERCIAL) ZONE. FILED BY BOARDWALK WORLDWIDE, LLC, 1601 N. SEPULVEDA BOULEVARD, UNIT 769, MANHATTAN BEACH, CA 90266.

Section 1. Recitals

- A. A request for a conditional use permit to allow the sale of distilled spirits for on-site consumption, in addition to the existing sale of beer and wine, at a bona fide eating establishment located at 24503 Narbonne Avenue in the D-C, (Downtown Commercial) Zone. Filed by Boardwalk Worldwide, LLC, 1601 N. Sepulveda Boulevard, Unit 769, Manhattan Beach, CA 90266 (“Applicant”).
- B. The subject site is zoned D-C (Downtown Commercial) and designated “Commercial/Mixed-Use Overlay” by the City’s General Plan. Pursuant to Section 11-1.49.04(A)(5) of the Lomita Municipal Code, a conditional use permit is required for the sale alcoholic beverages in the D-C zone.
- C. On October 14, 2019 the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. This category of exemptions consists of the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is to permit a change to the Alcoholic Beverage Control license type from a Beer and Wine Sales (Type 42) to a General Sales (Type 47) at a Bona Fide Eating Place. There is no construction beyond ministerial tenant improvements with this project. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.
- E. The Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Findings.

Pursuant to Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code, the Planning Commission finds, after due study and deliberation that the following circumstances exist:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;*

Section 11-1.49.04(A)(5) of Article 49 (D-C, Downtown Commercial) states that restaurants, serving alcoholic beverages are permitted within the D-C zone with the approval of a CUP and subject to the requirements of Article 56.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is Commercial/Mixed-Use which provides for retail sales activities and limited service establishments. A restaurant that sells beer, wine and distilled spirits at an existing establishment is consistent with the General Plan.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

The new restaurant is a relatively small establishment which will serve the local community and it will be complementary to the tapestry of businesses in the Downtown Commercial district. The building meets all applicable zoning requirements and the applicant is not requesting an expansion of the space. Although the operating characteristics are expanding with the service of distilled spirits, the creation of a new restaurant which serves a variety of food and drink will enhance the Downtown core while creating minimal impacts on neighboring uses or buildings.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and*

The site is adequate in size and shape as it meets all the current development features prescribed under the Zoning Ordinance. The subject property has operated as a restaurant for almost 40 years and is an integral part of Downtown Lomita.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The project is located on Narbonne Avenue between Lomita Boulevard and 245th Street. Narbonne Ave is designated a secondary highway in the City. The addition of distilled spirit sales

will not generate negligible additional traffic.

- 6) *Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC § 11-1.56.03(C)).*

The proposed location is within 300 feet of three sensitive uses: two schools (Chabad of South Bay and The Learning Tree Preschool) between 170 and 250 feet east, and a community center approximately 150 feet south. Further it is within 300 feet of a business selling alcohol for off-site consumption (Burnin Daylight). Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol uses or modifications on existing sensitive uses.

1. *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.*

The Los Angeles County Sheriff's Department's 2019 (01/01-06/03) Crime Statistics for all of Lomita reported 396 incidents and of that Reporting District (RD) 1710 (the RD in which the subject property is located) cited 54 total incidents. This District had the second fewest amount of incidents of any of the six Lomita districts.

2. *The business will provide beneficial commercial vitality to the area;*

A restaurant restricted to beer and wine has a limited appeal. Providing a restaurant that offers distilled spirits will attract people, especially couples or small groups, who in part select a venue based on the array of drink options. As a result, the downtown will appeal to more people.

3. *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

The property has operated near residential uses for many years and is located approximately 135 feet from the closest residence to the rear. The City Code Enforcement Division does not have any complaints on file. The addition of distilled spirits does not material change the business' effect on the neighborhood and it remains a Bona Fide Eating Place.

Section 3. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 312 subject to the following conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the application received on September 24, 2019, on file with the Planning Division, and may not be transferred from one property to another.
2. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
3. 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.
4. 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.
5. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
6. 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.
7. This permit shall not be effective for any purpose until the applicant has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.

PLANNING STANDARD CONDITIONS

8. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
9. 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.
10. 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.

PLANNING SPECIAL CONDITIONS

11. No sale, service or consumption of alcoholic beverages may occur outside the establishment unless a special event permit is approved.
12. The establishment shall be operated as a “bona fide public eating place” as defined by Business and Professions Code section 23038. In the event that food service ceases on the property, this permit for the sale of beer, wine, and distilled spirits for on-site consumption may be modified or revoked pursuant to the Lomita Municipal Code.
13. The hours of operation (*i.e.*, the sale of both food and all alcohol) shall be limited to Sunday through Thursday from 8 a.m. to 11 p.m. and Friday and Saturday from 8 a.m. to 2 a.m.
14. The full kitchen shall remain open for food service from open to 11 p.m. Monday through Sunday. Food shall be available to those which request it after 11 p.m. on Friday and Saturday nights.
15. All crimes occurring inside or outside the project property shall be reported to the Lomita Sheriff’s Station at the time of occurrence.
16. No sales to obviously intoxicated patrons shall be allowed.
17. On a daily basis, the applicant shall remove cigarette butts at a distance of 25 feet in both directions from its front door on Narbonne Avenue.
18. The rear door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency and to permit deliveries. Said door(s) shall not consist solely of a screen or ventilated security door.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of October, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

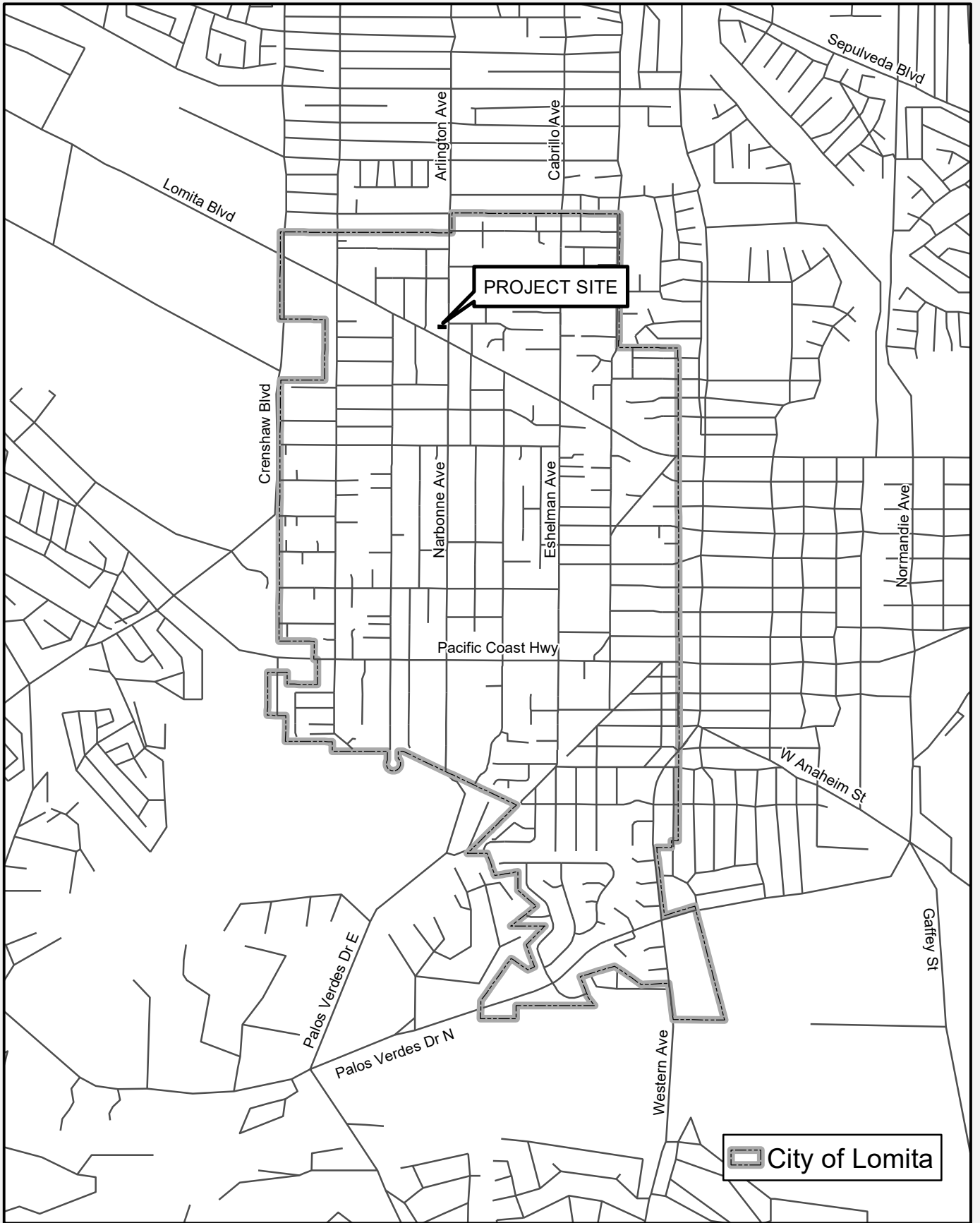
ABSENT: Commissioners:

Monica Dever, Chair

ATTEST: _____
Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, 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.

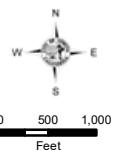
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

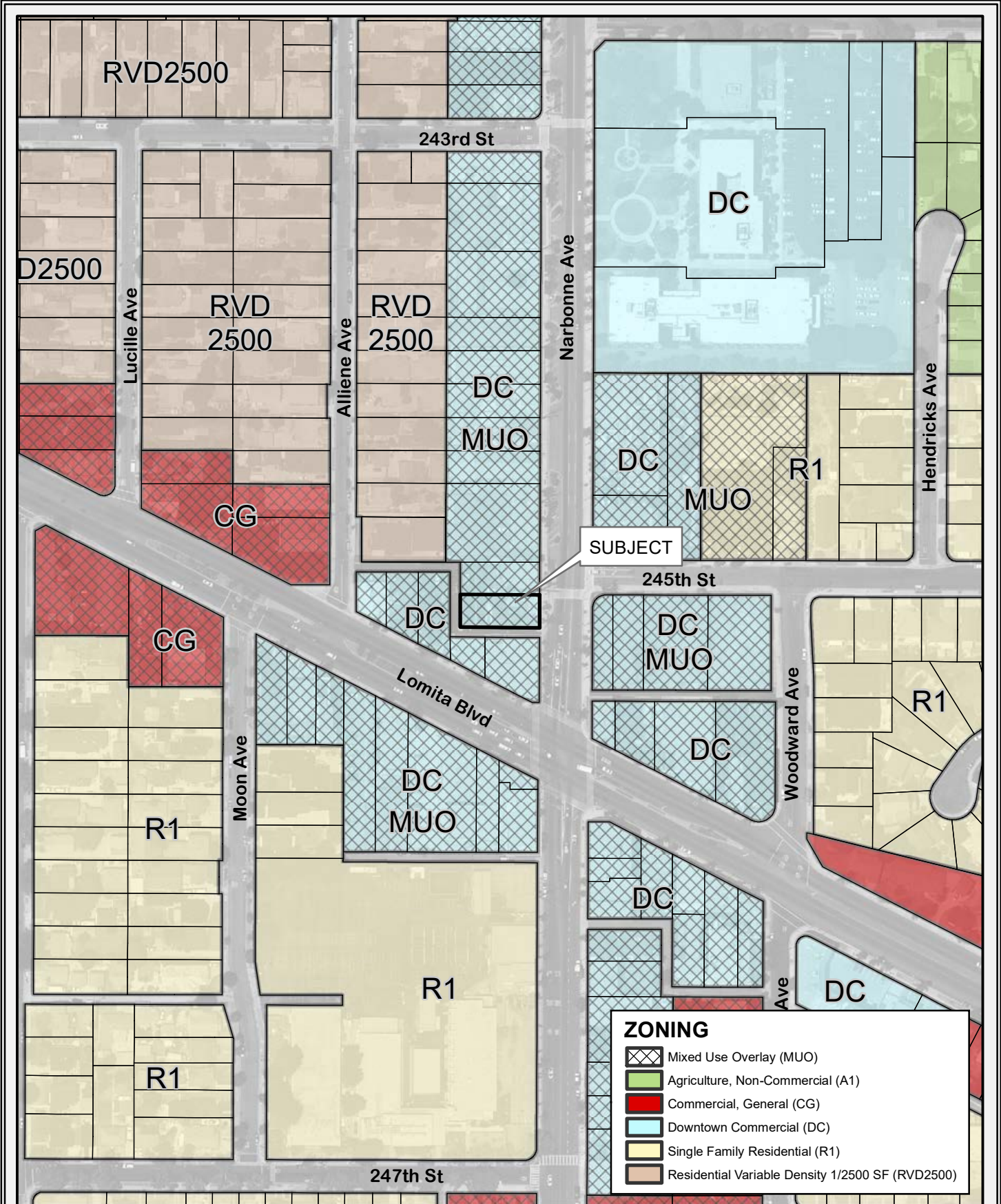


Conditional Use Permit No. 312
24503 Narbonne Avenue
Exhibit B







Community Development
 September 2019

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/24503Narbonne_vty.mxd





ZONING

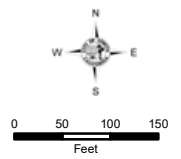
-  Mixed Use Overlay (MUO)
-  Agriculture, Non-Commercial (A1)
-  Commercial, General (CG)
-  Downtown Commercial (DC)
-  Single Family Residential (R1)
-  Residential Variable Density 1/2500 SF (RVD2500)

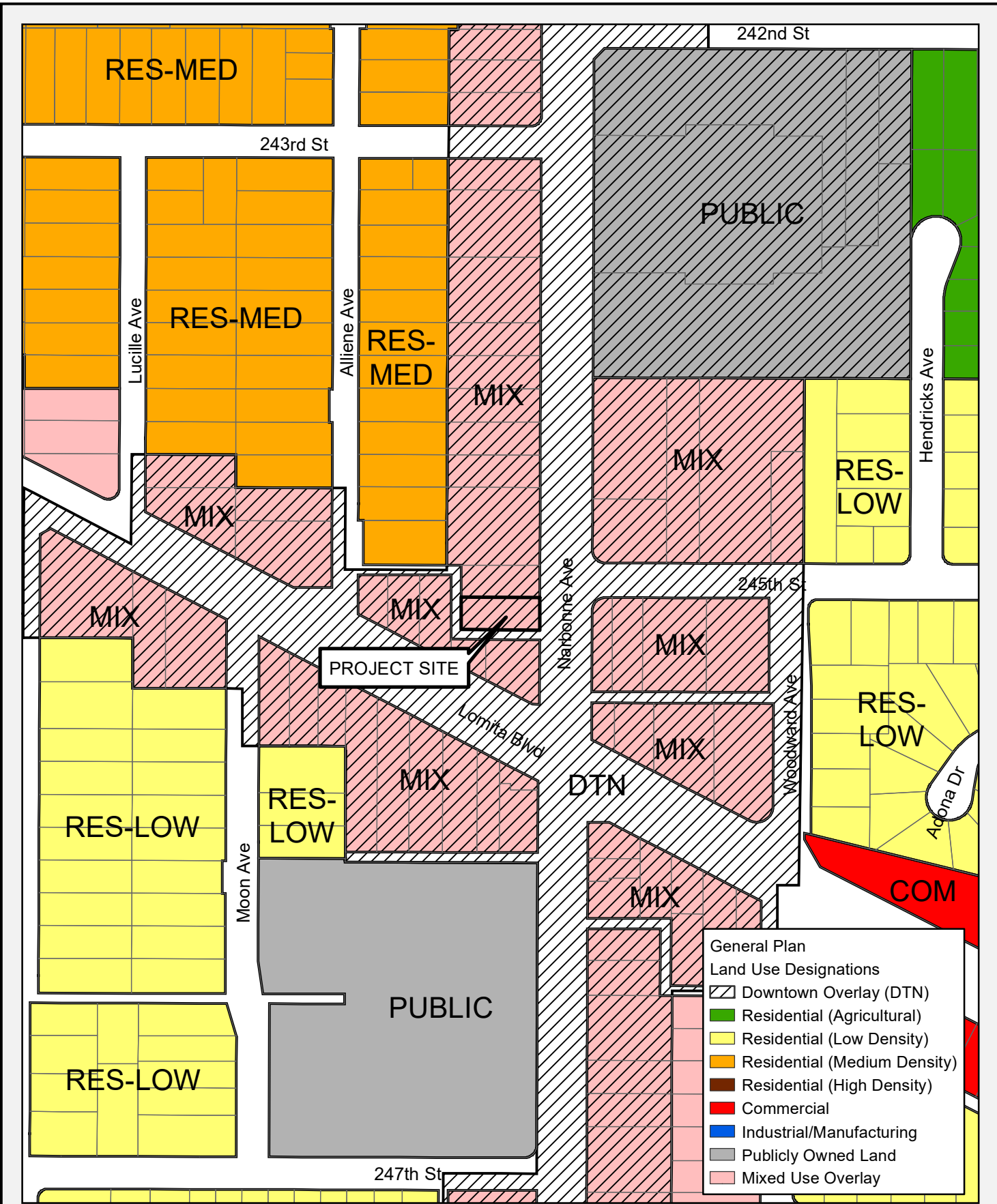


Conditional Use Permit No. 312
24503 Narbonne Avenue
Exhibit C










Community Development
 September 2019

Source: Lomita GIS Data Layers
 /Apps/24503Narbonne_zon.mxd





**General Plan
Land Use Designations**

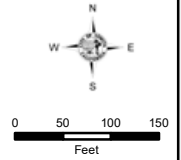
-  Downtown Overlay (DTN)
-  Residential (Agricultural)
-  Residential (Low Density)
-  Residential (Medium Density)
-  Residential (High Density)
-  Commercial
-  Industrial/Manufacturing
-  Publicly Owned Land
-  Mixed Use Overlay



**Conditional Use Permit No. 312
24503 Narbonne Avenue
Exhibit D**

Community Development
September 2019

Source: Lomita GIS Data Layers
GIS/Apps/24503Narbonne_gp.mxd

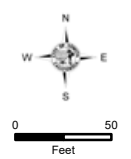




Conditional Use Permit No. 312
24503 Narbonne Avenue
Exhibit E

Community Development
 September 2019

Source: Lomita GIS Data Layers
 /Apps/24503Narbonne_aer.mxd





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

NOTICE OF EXEMPTION

Project Description:

CONDITIONAL USE PERMIT NO. 312 – A request for a Conditional Use Permit No. 312 to allow The Slip #2, the sale of distilled spirits for on-site consumption, in addition to the sale of beer and wine, at a bona fide eating establishment located at 24503 Narbonne Avenue and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act. The subject property is zoned DC/MUO (Downtown Commercial with a Mixed-Use Overlay). Filed by Boardwalk Worldwide, LLC, 1601 N. Sepulveda Boulevard, Unit 769, Manhattan Beach, CA 90266.

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: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) guidelines, projects involving the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency's determination may be found to be exempt from the requirements of CEQA. The proposed modification to the conditional use permit is for a change to the Alcohol Beverage and Control license type from a Beer and Wine Sales (Type 42) to a General Sales (Type 47) at a Bona Fide Eating Place. There is no construction proposed with this project. 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
Community and Economic Development
Director

SNACKS

- Chips & Salsa** 3
add Guacamole 3
- Street-Style Cucumbers** 5
- Potato Taquitos** 7
Lettuce, Tomato, Onions and Tomatillo Sauce.
- Chicken Quesadilla** 9
- BBQ Chicken Quesadilla** 10
With Cilantro and Red Onions.
- Wings** 9
Buffalo, Sweet Chili, or BBQ With Ranch or House-Made Blue Cheese Dressing.
- Two Soft Tacos** 6
Veggie, Beef, or Chicken
- Mozzarella Sticks** 7
With Marinara Sauce
- VG Hummus & Veg.** 8
With a Garlic-Parm Pita.
- Bourbon Bacon Cheddar Skinny Fries** 8
- Rosemary Roasted Garlic Fries**
Half 4 | *Full* 7
- Sage Skinny Fries**
With Aleppo Pepper Dipping Sauce
Half 4 | *Full* 7
- Beer Battered Onion Rings**
Half 4 | *Full* 7
- House Salad** 4

FUN VEGGIES

Add a Turkey or Beef Patty or GardenBurger for \$3

- VG Can't Believe it's Kale Salad** 9
Shredded Kale with Sliced Apples, Almonds, Parmesan, Mint and Lemon.
- VG Curried Roasted Veggie Wrap** 9
With Roasted Garlic Hummus on a Wheat Tortilla.
- VG Brussels Sprouts** 10
With Apples, Burrata and Mustard Vinaigrette.
- V Quin-Wow!** 9
Quinoa with Beets and Fresh Berries, Avocado and Pistachios.
- V Apricots & Arugula Salad** 9
Quinoa and Arugula, Pickled Red Onions, Dried Apricots, Toasted Almonds and Apricot Vinaigrette.
- VG Greek-ish Salad** 10
Romaine and Mixed Greens, Cucumber, Tomato, Red Onion, Kalamata Olives and Feta Cheese with Mustard Vinaigrette.
- VG BBQ Salad** 10
Romaine and Mixed Greens, Pepper Jack Cheese, Corn, Red Onions, Cilantro and Pickled Peppers, with BBQ Sauce and Ranch Dressing.
- VG Indian Summer Salad** 7
Curried Veggies atop a bed of Kale with Parmesan.
- VG Veggie Fajita Quesadilla** 9
Grilled Seasoned Bell Peppers, Onions, Carrots and Corn with Cheese in a grilled Flour Tortilla.

PIZZAS

All With Mozzarella & House-Made Pizza Sauce

- BBQ Chicken** 14
With Corn, Cilantro, Red Onions and Pickled Peppers.
- VG Margherita-Ville**
With Marinated Tomatoes and Basil. 12
- The Mobster** 14
Capicola, Mortadella, Soprasetta, Ham, Genoa Salami and Pepperoni, Roasted Tomatoes, Pickled Jalapeños and Pickled Peppers.
- Good Ol' Cheese or Pepperoni** 11

SANDWICHES & BURGERS

For Burgers: Choose Beef, Turkey or GardenBurger
Served with Mixed Greens Tossed in House Vinaigrette
Substitute Plain Fries for \$1

- VG Slip Grilled Cheese** 9
Aged White Cheddar, Provolone, Caramelized Onions and Herb Roasted Tomatoes on Toasted Sourdough.
- VG Ruby Street Rye** 9
GardenBurger Patty with Swiss Cheese, Sauerkraut and Thousand Island Dressing on Toasted Rye.
- The New Godfather** 13
Capicola, Mortadella, Soprasetta, Ham, Genoa Salami, Provolone, Lettuce, Roasted Tomato, Pickles, Herb Mayo and Mustard Aioli on Toasted Sourdough.
- Hey, Chicken** 10
Roasted Chicken with Provolone, Herbed Mayo, Arugula, Tomato and Pickled Sweet Peppers on a Brioche Bun.
- Pork Belly BLTA** 14
Pork Belly with Lettuce, Tomato, Avocado, Burrata Cheese and Mustard Aioli on a Brioche Bun.
- The Slip Burger** 14
Caramelized Onions, Cheddar, House-Made Pickles, Arugula and Herb Mayo on a Brioche Bun.
add fried egg 1
- The Outlaw Burger** 12
Onion Rings, BBQ Sauce, Pepper Jack Cheese and Bacon on a Sesame Seed Bun.
- Bourbon Bacon Blue Burger** 12
Blue Cheese and Caramelized Onions and Bacon Jam on a Sesame Seed Bun.
- The Classic Burger** 9
Lettuce, Tomato, Onion, House-made Pickles and Herb Mayo on a Sesame Seed Bun.

BREAKFASTY THINGS

Weekends till 1pm

\$3 Mimosas | \$5 Bloody Marys

- VG The Old Trusty**
Two Eggs, Potatoes and Toast.
Add Bacon or Sausage 2
- Breakfast Sandwich** 8
Scrambled Eggs, Mortadella Ham, Provolone, Roasted Tomatoes and Hummus on Toasted Sourdough.
- VG Brekky Burrito** 7
Scrambled Eggs, Pico de Gallo, Cheddar Cheese and Potatoes.
Add Bacon or Sausage 1 each
- NEW VG Oh, Honey** 6
Vanilla Greek Yogurt topped with Honey and Toasted Almonds.

KID'S COMBOS

Includes Milk or Juice with Carrots & Celery

- VG Grilled Cheese** 7
American Cheese Melted on Soft Sourdough Bread.
- VG Cheese Quesadilla** 7
Cheddar-Monterey Blend
- Little Bit Burger** 7
with or without American Cheese

VG - Vegetarian V - Vegan

Consumer Advisory: Some of these items may be served undercooked or may have raw products as part of the preparation. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness, especially if you have certain medical conditions.

DRINKS

ON TAP

	<i>Style</i>	<i>ABV</i>	<i>Pint</i>	<i>48 oz. Pitcher</i>
Two Hearted Ale Bell's Brewing - Kalamazoo, MI	IPA	7.0	7	20
Lagunitas IPA Lagunitas Brewing - Petaluma, CA	IPA	6.2	6	17
Expatriate IPA Three Weavers Brewing - Inglewood, CA	IPA	6.9	7	20
Sculpin IPA Ballast Point Brewing - San Diego, CA	IPA	7.7	8	23
Hanalei IPA Kona Brewing Co. - Kailua-Kona, HI	IPA	4.5	6	17
Tall, Dank & Handsome Scholb Brewing - Torrance, CA	IPA	6.8	7	20
Bud Light Anheuser Busch - St. Louis, MO	Lager	4.2	4	11
Coors Light Draft Coors Brewing - Golden, CO	Lager	4.2	5	14
Modelo Especial Grupo Modelo - Mexico City, Mexico	Lager	4.3	5.50	15
805 Firestone Walker - Paso Robles, CA	Blond Ale	4.7	6	17
Stella Artois Stella Artois - Belgium	Euro Pale Lager	5.0	7	20
Shock Top Anheuser Busch - St. Louis, MO	Belgian White	5.2	6	17
Einstok White Ale Einstok Brewing - Iceland	Witbier	5.2	7	20
Moon Tide Pale Ale Scholb Brewing - Torrance, CA	Pale Ale	5.4	6.50	19
Barney Flats Anderson Valley Brewing - Boonville, CA	Oatmeal Stout	5.8	7	20

And More! Take a Look at the Taps!

Check out our Rotating \$4 Beer Specials and New Beers on the Chalkboards!

Also Featuring Rotating Taps from Local Breweries!

BOTTLES & CANS

	<i>Style</i>	<i>ABV</i>	<i>\$</i>
Coors Light Bottle Coors Brewing - Golden, CO	Lager	4.2	4
Bud Light Bottle Anheuser Busch - St. Louis, MO	Lager	4.2	4
Bud Light 16 oz. Can Anheuser Busch - St. Louis, MO	Lager	4.2	5
Budweiser Bottle Anheuser Busch - St. Louis, MO	Lager	5.0	4
Miller Lite 16 oz. Can Miller Brewing - Milwaukee, WI	Lager	4.2	4
Corona Extra or Light Grupo Modelo - Mexico	Lager	4.6	6
Modelo Especial Grupo Modelo - Mexico City	Lager	4.4	5.50
Pacifico Grupo Modelo - Mexico City	Lager	4.5	5.50
Bohemia Monterrey, Mexico	Golden Pilsner	4.7	5
Heineken Heineken - Amsterdam	Lager	5.0	6
Krombacher Weizen Krombacher Brauerei - Germany	Hefeweizen	5.3	6.50
Allagash White Allagash Brewing Co. - Portland, Maine	Witbier	5.0	6.50
All Day IPA Founders Brewing - Grand Rapids, MI	Session IPA	4.7	5
Stone IPA Stone Brewing - Escondido, CA	American IPA	6.9	6
Sculpin Grapefruit Ballast Point Brewing - San Diego, CA	IPA	7.0	7
Racer 5 Bear Republic - Healdsburg, CA	IPA	7.5	7.50
Alleycat Amber Lost Coast Brewery - Eureka, CA	American Amber	5.5	6
Red Trolley Ale Karl Strauss - San Diego, CA	Red Ale	5.8	6
Guinness Draught 14 oz. Can Guinness, Ltd. - Ireland	Irish Dry Stout	4.2	7
Shake Chocolate Porter Boulder Beer - Boulder, CO	American Porter	5.9	6.50
Seasonal Gose (Rotates!) Anderson Valley Brewing - Boonville, CA	Gose (Sour)	4.2	6.50
Angry Orchard Crisp Boston Beer Co. - Boston, MA	Hard Apple Cider	5.0	6
Ace Hard Berry Cider California Cider Co. - Sebastopol, CA	Hard Berry Cider	5.0	6
Watermelon Wheat Lost Coast Brewery - Eureka, CA	Seasonal Wheat	5.0	4

The actual Taps & Bottles/Cans may be updated more frequently than this menu! Check out www.theslipbar.com

WINE BY THE GLASS OR BOTTLE

House Champagne 5 | 15

La Marca Proseco 7 | 21

Dark Horse Rose 6 | 18

Angeline Pinot Noir 7 | 21

Feudo Syrah 6 | 18

Dark Horse Merlot 6 | 18

Dark Horse Cab. Sauv. 6 | 18

William Hill Cab. Sauv. 7 | 21

Old Vine Zin <OVZ> Zinfandel 7 | 21

Story Point Cab. Sauv. 8 | 24

Canyon Road Sauv. Blanc 6 | 18

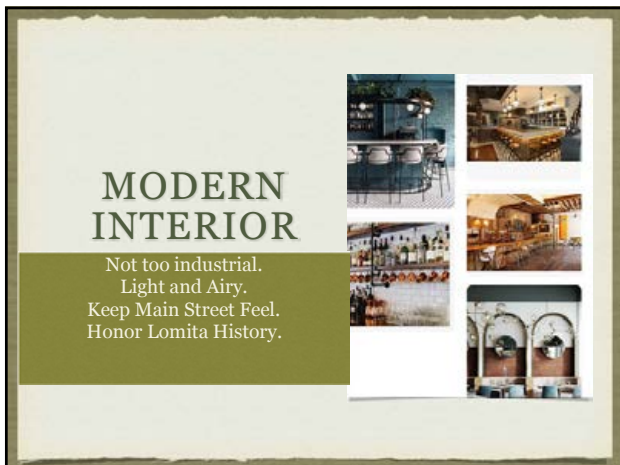
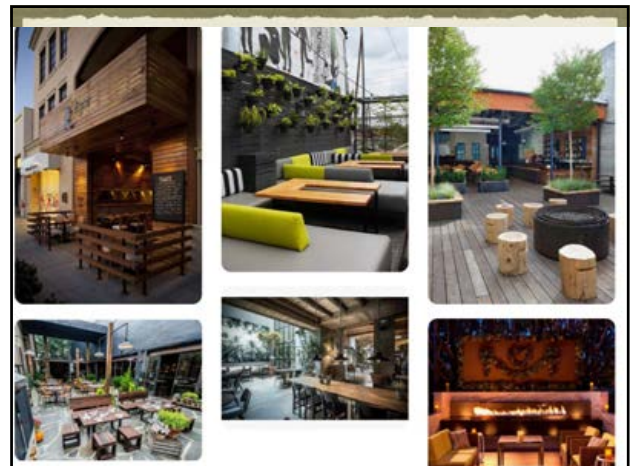
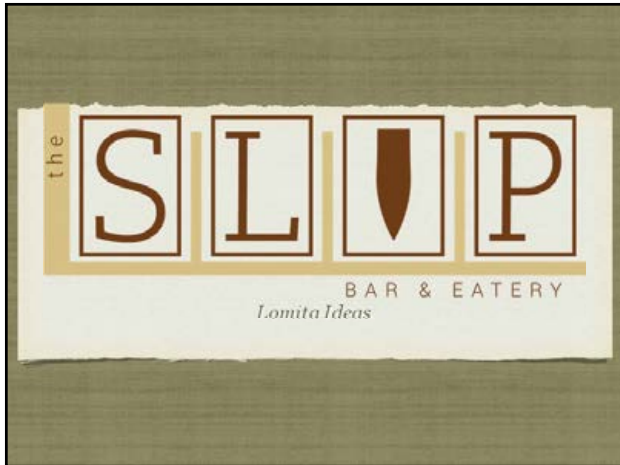
Starborough Sauvignon Blanc 8 | 24

William Hill Chardonnay 7 | 21

Canyon Road Chardonnay 6 | 18

Nobilissima Pinot Grigio 7 | 21

Mirassou Moscato 6 | 18



BRUNCH FOCUS

Expand current brunch menu to encourage morning sales.



NIGHTLY EVENTS

Create opportunities for regulars in Karaoke, Trivia, and more.

HEALTHY MENU WITH INDULGENT DELIGHTS

Expand current menu
-more vegan options-
-more salads-
-more meal entrees-



WELCOMING ENVIRONMENT

Keep the neighborhood feel that makes The Slip Redondo so special.



FLOOR PLAN

Address: 24503 Narbonne Ave

City, State, ZIP: Lomita, CA 90717

County: USA

Scale 1/8"=1'0"

