

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, 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 2020-08

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JUNE 8, 2020
6:00 PM
VARIOUS TELECONFERENCING LOCATIONS

SPECIAL NOTICE:

Pursuant to the Governor's Executive Order N-29-20, this meeting will be held via teleconference only and no physical location from which members of the public may observe the meeting and offer public comment will be provided.

Access to the meeting will be available via URL: uberconference.com/lomitacity or by phone at 424-208-2491.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 6:00 p.m. on Monday, June 8, 2020, to L.Abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. 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:** May 11, 2020

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARING

4. **MODIFICATION TO CONDITIONAL USE PERMIT NO. 294 AND VESTING TENTATIVE TRACT MAP NO. 74138**, a request for a modification to Conditional Use Permit No. 294 and a new Tentative Tract Map for Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone and to confirm that the project is exempt from CEQA requirements. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. The project also includes the sale of a portion of the public alley to the south of the property to be improved as a public pedestrian walkway, which will be considered by the City Council at a later date.

APPLICANT: Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717

PRESENTED BY: Alicia Velasco, Community and Economic Development Director

RECOMMENDED ACTION: Adopt resolution recommending City Council approval, subject to findings and conditions and confirm that the project is exempt from CEQA requirements.

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

7. PLANNING COMMISSIONER ITEMS

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, July 7, 2020, and Tuesday, July 21, 2020

9. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, July 13, 2020, 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: June 3, 2020



Linda E. Abbott, Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, MAY 11, 2020
6:00 PM**

1. OPENING CEREMONIES

a. Chair Cammarata called the meeting to order at 6:09 p.m. via teleconference pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20 and COVID-19 pandemic protocols.

b. Roll Call

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

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

ABSENT: COMMISSIONERS: None

Chair Cammarata introduced new Planning Commissioner Steinbach, a lifelong Lomitian who was once a Councilmember. He said he is happy to be a part of the Planning Commission.

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** March 9, 2020

RECOMMENDED ACTION: Approve minutes

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the minutes of the March 9, 2020, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

RECUSE: COMMISSIONERS: Steinbach

PUBLIC HEARINGS

- 4. CONDITIONAL USE PERMIT NO. 315**, a request for a Conditional Use Permit to allow the sale of beer and wine for on-site consumption at a new 1,429 square foot restaurant located at 1853 Pacific Coast Highway in the C-R (Commercial Retail) Zone.

Planning Intern Dotson presented the staff report per the agenda material.

In response to a question from Commissioner Waite, Director Velasco stated that the property owner is required to build a six-foot-high concrete wall behind the restaurant. A security deposit is held by the City until the wall is built.

In response to a question from Vice-Chair Graf, Director Velasco stated that the applicant has requested to modify their hours of operation to permit opening at 9:00 a.m. on Sundays.

In response to a question from Commissioner Steinbach, Director Velasco stated that the 54 parking spaces in the shopping center fulfill the City's requirements. Individual businesses are not considered in such cases; the shopping center as a whole must satisfy parking requirements.

Chair Cammarata opened the public hearing at 6:31 p.m.

Myca Tran, Art Rodriguez Associates, representing the applicant, stated that this is an upscale restaurant where patrons can watch sports, drink craft beer and eat quality food. The request for a 9:00 a.m. Sunday opening is because the applicant would like to serve brunch during early-morning televised sports.

In response to a question from Commissioner Santos, Ms. Tran stated that once all approvals are received and the Alcoholic Beverage Control (ABC) permit is issued, the business intends to open as soon as possible.

In response to questions from Commissioners Thompson and Waite, Ms. Tran stressed that the primary use is that of a restaurant with a full kitchen. She added that Ernest Ross was also on the line. Mr. Ross has worked with Fleming's, Mastro's and Ruth's Chris Steakhouses, and wants to bring that type of atmosphere to this space.

Deputy City Clerk Abbott read an e-comment from Lomita resident Rosemary Pineda into the record. She expressed concerns about the risk of fire to her property due to unextinguished cigarettes, as well as inappropriate conversations and loud music, as these were issues with the previous business whose back door was often open.

In response to a question from Vice-Chair Graf, Director Velasco stated that a condition of approval is that the back door remain closed.

Ms. Tran stated that the applicant agrees to remove cigarette butts at a distance of 25 feet in both directions and to replace the back screen door with a solid door. Patrons will enter and exit through the front door only.

There were no other requests from the public to speak.

Chair Cammarata closed the public hearing at 6:37 p.m.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions and confirm that the project is exempt from CEQA requirements, ***with an amendment to condition 15 allowing Sunday operations from 9 a.m. to 11 p.m.***

MOTION CARRIED by the following vote:

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

- 5. ZONE TEXT AMENDMENT NO. 2020-01**, a recommendation of an ordinance amending Section 11-1.68.02 – Special Development Standards of the Lomita Municipal Code to Reestablish Fence, Wall, Gate and Screening Device Height Standards within Commercial Zone.

Assistant Planner MacMorran presented the staff report per the agenda material.

In response to a question from Commissioner Steinbach, Assistant Planner MacMorran stated that hedges are classified as screening devices. Assistant City Attorney Langer stated that the proposed ordinance has been reviewed by the City Attorney's Office and they are comfortable with it as written. Director Velasco stated that the landscaping section of the City Code addresses height of hedges, and they cannot exceed the height of the walls in that location.

In response to a question from Commissioner Thompson, Director Velasco stated that this requirement is the same for residential properties in the City.

In response to a question from Commissioner Waite, Director Velasco stated that similar provisions are in the parking requirements section of the Municipal Code.

Chair Cammarata opened the public hearing at 6:52 p.m. As no members of the public wished to speak on this item, Chair Cammarata closed the public hearing at 6:52 p.m.

Commissioner Waite made a motion, seconded by Vice-Chair Graf, to adopt a resolution recommending City Council approval.

MOTION CARRIED by the following vote:

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

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that at the last Council meeting, Commissioner Steinbach was appointed. She added that L.A. County Building & Safety until recently has only accepted cash or checks for permits, but with the COVID-19-related closure, they have finally been pushed to accept credit card payments, for a small fee.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

None.

8. PLANNING COMMISSIONER ITEMS

Commissioner Waite commented upon seeing more residents doing yard improvements at this time.

Commissioner Steinbach said residents are going to be moved to improve their properties as a result of spending more time at home.

Commissioner Santos welcomed Commissioner Steinbach.

Vice-Chair Graf also welcomed Commissioner Steinbach. He said he has been doing some home maintenance himself at this time, adding that residents are more focused on their homes as they are spending more there now.

Chair Cammarata echoed comments about seeing home improvements around town. He also thanked residents for wearing masks while walking around and remarked upon how friendly residents are.

Vice-Chair Graf also commented upon the overall friendly attitudes of people during this time.

Chair Cammarata echoed Vice-Chair Graf, and said he hopes the trend continues even after the pandemic ends.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, June 2, 2020. Vice-Chair Graf will attend the Tuesday, June 16, 2020, meeting.

10. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:05 p.m., in memory of all who have perished due to COVID-19.

Attest:

Linda E. Abbott, Deputy City Clerk



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission June 8, 2020

FROM: Alicia Velasco, Community & Economic Development Director

SUBJECT: Modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138
24516 Narbonne Avenue, in the D-C, Downtown Commercial Zone

PROJECT DESCRIPTION

The applicant is requesting a modification to a Conditional Use Permit and a new Tentative Tract Map for Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone and to confirm that the project is exempt from CEQA requirements. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. The project also includes the sale of a portion of the public alley to the south of the property to be improved as a public pedestrian walkway, which will be considered by the City Council at a later date. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717.

RECOMMENDATION

That the Planning Commission recommend City Council adoption of resolutions approving a modification to Conditional Use Permit No. 294, Vesting Tentative Tract Map No. 74138 subject to the attached conditions, and confirm the categorical exemption.

BACKGROUND

Existing Conditions and Project Description

The subject property consists of two parcels, is slightly less than one acre in size, and is bounded by Narbonne Ave. to the west, 245th St. to the north, Woodward Ave. to the east and a public alley to the south. On April 13, 2015, the Planning Commission approved Conditional Use Permit No. 294 for Phase 1 of the project. Phase 1 is located on the westerly parcel and includes 3,700 square feet of commercial space, five residential units and 23 parking spaces. Construction on Phase 1 was completed in 2019. At the time the Conditional Use Permit was approved, the Planning Commission also conducted a pre-review of the proposed Phase 2 in order to provide feedback on the conceptual site plan and elevations. A phased approach was proposed to allow the applicant to begin construction on the commercial portion of the project while simultaneously going through the tentative and final map process for the condominiums. Phase 2 of the project is located on the easterly parcel which is 27,840 square feet in size and is vacant. At the time of the pre-review, Phase 2 was proposed to include 22 condominium units with parking provided in a shared parking garage. Since the pre-review, the number of units has been reduced to 16 and the parking will now

be provided within individual 2-car garages. Staff feels this is a positive change, as the new design feels more residential in nature and will better compliment nearby single-family residential uses.

The existing public alley connects Narbonne Ave. and Woodward Ave. and runs along the southern property line of both lots. The proposed project includes purchasing a portion of the public alley (190 linear feet beginning at Narbonne Ave.) from the City. The alley will be used as a public pedestrian pesaeco which is described in detail below. The City contracted with an independent appraisal firm who appraised the property. Staff is recommending the purchase plus the improvements, and this will be brought to the City Council for review and final approval later in the summer.

The City has hired an outside consulting agency for map review. The firm (Quantum Consulting) reviewed the map for accuracy and provided conditions of approval (attached to the Resolution). The Los Angeles County Fire Department also reviewed the map and approved it for fire access. The Planning Commission will be making a recommendation to the City Council on the project.

Adjacent Zoning and Land Uses

North	D-C (Downtown Commercial); R-1 (Single Family Residential) Public Parking Lot, Non-conforming Multi-family Units, Preschool
South	D-C (Downtown Commercial) Commercial Uses
West	D-C (Downtown Commercial) Commercial Uses
East	R-1 (Single Family Residential) Single Family Residences

ANALYSIS

General Plan/Zoning

The underlying general plan designation for the subject site is mixed-use. The mixed-use land use designation allows up to 22 units per acre and a floor area ratio of 2:1. The underlying zoning designation for the subject site is D-C (Downtown Commercial). The property is also part of the mixed-use overlay zone that was adopted by the City Council in October of 2006. The proposed project is consistent with both the mixed-use general plan designation and the zoning designations.

The project has been reviewed with the applicable city code requirements as follows (Phase 2 only described below unless indicated):

Development Standard	Project (Phase 2 only unless otherwise noted)	Allowed/Required	Compliance
Density	21.4 units per acre*	22 units per acre	Yes

Development Standard	Project (Phase 2 only unless otherwise noted)	Allowed/Required	Compliance
Minimum Lot Size	27,840 sq. ft.	10,000 sq. ft.	Yes
Minimum Lot Width	145 feet	100 feet	Yes
Minimum Lot Frontage	145 feet	50 feet	Yes
Building Height	34'-6"	35 feet	Yes
Minimum % of Non-Residential Uses*	9%	30%	No**
Floor Area Ratio	111%	200%	Yes
Yards: Front - Side - Rear -	None*** 10 feet 10 feet	None None 10 feet	Yes Yes Yes
Open Space	5,692 sq. ft.	3,200 sq. ft. (Min. 200 sq.ft./unit)	Yes
Off-Street Parking	39 spaces	34 spaces	Yes

* Calculation includes Phase 1 and Phase 2

**A reduction may be considered as part of the CUP

***Phase 1 building

Review of Site Plan/Elevations

The site would have primary access from a 26-foot wide driveway on 245th Street. Secondary access is provided to Woodward via the public alley and a 25'-7" driveway on the south side of the site. The applicant is proposing to construct five buildings comprised of four different floor plan designs. All the floor plans feature 2-car garages on the first floor. Unit D is the only two-story floor plan while the A, B, and C floor plans are three-story. Unit A contains two bedrooms and 2.5 bathrooms while all the other floor plans contain three bedrooms and 2.5 bathrooms.

The proposed elevations are complimentary in style to Phase 1 of the project, but with a more residential feel. Materials such as light neutral stucco, natural wood railings, wood fascia, and a shingle roof will blend nicely with the surrounding residential uses. Additionally, all the units with frontage along Woodward Ave. and 245th St. have been oriented outward, with front doors and walkways facing the street, adding increased walkability for residents. The location of the two-story Unit D at the corner of 245th St. and Woodward Ave. adds interest to the elevations while also lessening the height impact from the most visible corner of the project.

Below is a summary of the five proposed buildings:

Buildings 1A, 1B, & 1C: Buildings 1A, 1B, and 1C consist of three units each. All units within these buildings are the Unit C design. Each building is a total of 5,874 square feet. Buildings 1A

and 1B face the rear of the Phase 1 building, while Building 1C faces the interior of the site with access to the garages from the public alley.

Building 2: Building 2 consists of three units, two Unit Cs, and one Unit D. Building 1 fronts 245th Street with Unit D located at the corner of 245th St. and Woodward Ave. The building is 6,099 square feet.

Building 3: Building 3 consists of four units, one Unit A, two Unit Bs, and one Unit C totaling 7,308 square feet. Building 2 fronts Woodward Ave.

The project provides approximately 4,765 square feet of common open space. All units except one (Unit D) have private open space in the form of a deck. The total open space provided is 5,692 square feet, exceeding the 3,200 square feet required by code. Therefore, the project meets all open space requirements.

The applicant is seeking a 21% reduction in the required commercial square footage. Pursuant to LMC Section 11-1.58.06(I) of the Mixed-Use Overlay requirements, deviations from the mixed-use requirements are permitted subject to their review as part of the conditional use permit process. The intent and purpose of this provision is to create flexible development standards to encourage the reuse of existing properties at higher residential densities with low-intensity (i.e. more compatible) commercial uses. Staff can support this reduction because the project is allocating the full Narbonne Avenue building frontage to commercial uses. Commercial tenants must have visibility to be viable and this project is utilizing the entire ground floor Narbonne Ave. frontage towards commercial and proposing appropriately scaled commercial spaces and promoting a pedestrian friendly environment. It would not be feasible to locate commercial uses within Phase 2 of the project as commercial frontage on 245th St. or Woodward Ave. because these options are neither viable or compatible with the adjacent single-family residential uses. The Phase 1 commercial space has already proven to be very successful and the addition of the proposed 16 residential units provide a built-in customer base not only for this project, but for the entire downtown. Additionally, the applicant is proposing high quality materials and a very pleasing design for Phase 2, which provides a good transition from the commercial uses on Narbonne Avenue to the single-family residential uses on Woodward Ave. and 245th St. Due to the design of the project staff believes a 21% reduction in commercial space is a good compromise to achieve a successful project.

Landscaping

Landscape and hardscape amenities are proposed along the project perimeter and adjacent to the buildings. Included as a condition of approval the applicant will need to submit a landscape plan for review and approval by the Director that must meet the City's landscape and water conservation requirements.

Traffic/Parking Review

A traffic study was prepared by the traffic engineering firm KOA Corp. for the proposed project. The traffic study concluded that the project would generate 117 daily weekday trips, of which 7 would occur during the a.m. peak hour and 9 during the p.m. peak hour. An intersection analysis was conducted for the nearest intersection at Narbonne Ave. and Lomita Blvd., which found that

the intersection is currently operating at a Level of Service (LOS) D and will continue to do so after project building out. A LOS of D is passing within the City. A roadway segment analysis was conducted for Narbonne Ave. north of Lomita Blvd. to analyze impacts directly adjacent to the site at 245th Street. The analysis found that the project would increase daily traffic volumes on this segment by approximately three percent and that this would not amount to a significant impact. The traffic study did also take into account the other projects which are currently being constructed/proposed in the vicinity. The traffic study does not see an impact on traffic due to the project and did not recommend any mitigation measures. The additional trips generated by this project would not have a significant impact on any intersection during either peak period. Further the General Plan EIR anticipated build out of the project site. The traffic study is found under separate cover at the City Hall offices and on the City website.

The project site will be accessed via two private driveways; one on 245th St. and one from the alley. The project is required to provide a total of 34 parking spaces, which includes two spaces per unit plus two guest parking spaces. Each residential unit has its own two-car garage plus four guest spaces are provided on site. Three additional parking spaces are also being added within the parking lot behind the Phase 1 building in order to provide more parking for the commercial uses.

Purchase/Sale of Alley

As part of the project, the applicant is proposing to purchase a portion of the adjacent public alley to create a paseo connecting the commercial portion of the project fronting on Narbonne Ave. with the residential uses in the rear. The proposed paseo is 15 feet wide and 190 feet long, with a total area of 2,850 square feet. The proposed paseo would feature decorative paving, seating, and Tivoli lighting. Staff has added conditions of approval numbered 80 through 85 requiring these public improvements. These improvements will need to be complete prior to occupancy of the residential units. The eastern portion of the alley would remain to provide access from the Phase 2 portion of the project to Woodward Ave. A Purchase and Sale Agreement will be brought to the City Council for consideration along with the tentative map and conditional use permit.

Conditional Use Permit

Staff reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and determined that the project is consistent with the following findings:

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

The proposed 16 residential units are Phase 2 of a mixed-use project, which also includes 3,700 square feet of commercial space and an additional five residential units. Mixed-use development of this nature is permitted within the D-C/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code, except for the minimum percentage of commercial uses. Pursuant to LMC Section 11-1.58.06(I), deviations from the mixed-use requirements are permitted subject to review as part of the conditional use permit process. The purpose of this provision is to create flexible development standards to encourage the reuse of existing properties. As detailed above, it is noted that the reduction is warranted because the project includes commercial uses along the entire ground floor frontage on Narbonne Avenue. Commercial space in the Phase 2 portion of the project would not be feasible due to poor visibility.

Additionally, the proposed residential units create an appropriate buffer between the commercial uses on Narbonne Ave. and the single-family uses on 245th St. and Woodward Ave.

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

The General Plan designates this site as Mixed-Use. Phase 2 of the project, in combination with Phase 1, comprises a mixed-use development with commercial and residential apartments and townhomes, and is consistent with the mixed-use general plan land use designation. The project also provides much needed housing to the city during a time of a housing shortage. Additionally, it meets the density and floor area ratio requirements for the Mixed-Use designation. It also improves the pedestrian experience and aesthetic of the Downtown area. Nothing in this project prevents the City from meeting its General Plan goals and it supports multiple uses on this mixed-use site.

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 proposed Phase 2 consists of 16 residential townhomes. The proposed residential units are compatible with the existing surrounding uses in that they create an appropriate buffer between the commercial uses along Narbonne Ave. and the single-family residential uses to the north and east of the project. The addition of these 16 units will contribute to the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Downtown Commercial Zone. The project meets all applicable development standards, except where permitted to deviate to allow flexibility, and is consistent with the general plan. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

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 project site is adequate to accommodate the project as demonstrated by its compliance with applicable City codes.

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

The project site will be accessed from Narbonne Avenue via a driveway on 245th St. Narbonne Ave. is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and Lomita Blvd.) would continue to operate at LOS "D" after project build-out and no mitigation measures were required.

Review of Vesting Tentative Tract Map

Staff has been working in conjunction with City's engineering consultant, the Los Angeles County Fire Department, and the City's Public Works Department for review of the proposed map. All parties involved have reviewed and approved the map for accuracy and are recommending approval with the attached conditions which are attached to the resolution.

The proposed tentative parcel map is in conformance with Section 11-2.116 of the Lomita Municipal Code, the City's General Plan, and Sections 66473.5 and 66474 A through G of the Subdivision Map Act:

- The map is consistent with the General Plan's land use designation as mixed-use. The 16 dwelling-unit improvement of the proposed subdivision is consistent with the General Plan.
- The site is physically suitable for the type of development. The project meets all the required development standards.
- The site is physically suitable for the density of development. The site has a density of 21.4 units per acre, meeting the maximum density of 22 units per acre permitted by the general plan.
- The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is located in an urbanized area and no fish, no wildlife or their habitats can be impacted by its development and is exempt from CEQA requirements.
- The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.

The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. All existing utility easements will remain intact and there is no foreseeable interference as the main rights-of-way (Narbonne Ave, 245th St., and Walnut Ave., remain intact. Therefore, pursuant to the Municipal Code and Government Code Sections 66473.5 and 66474 (A through G), the proposed tentative tract map qualifies for approval.

Environmental Determination

In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Planning Commission recommend confirmation of the CEQA exemption.

Community Meeting / Public Notice

The applicant held a community meeting to provide information and answer questions about the project on February 25, 2020. Notices of the community meeting were mailed to all the owners of properties within 300 feet of the subject property (58 notices). Four community members attended the meeting to learn more about the project and all the feedback received at that time was positive.

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

Recommended by:



Alicia Velasco
Community & Economic Development Director

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/TTM/Paseo Conceptual Renderings

RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF A MODIFICATION TO CONDITIONAL USE PERMIT NO. 294 AND VESTING TENTATIVE TRACT MAP NO. 74138 FOR PHASE 2 OF A 2-PHASE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 NEW RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES, LOCATED AT 24516 NARBONNE AVE. IN THE D-C, DOWNTOWN COMMERCIAL ZONE. PHASE 1 OF THE PROJECT INCLUDED 3,700 SQUARE FEET OF COMMERCIAL SPACE, FIVE RESIDENTIAL UNITS, AND ASSOCIATED PARKING. FILED BY LUIGI SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT, 2040 LOMITA BLVD., STE. 100, LOMITA CA 90717.

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

Section 1. Recitals

- A. The Planning Commission of the City of Lomita recommends City Council approval of a modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138 for Phase 2 of a 2-Phase mixed use project for the development of 16 new residential units with a total of 39 parking spaces, located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717.
- B. On June 8, 2020, the Planning Commission held a duly noticed public hearing and accepted testimony.
- C. On April 13, 2015, the Planning Commission adopted Resolution No. 2015-19 approving Conditional Use Permit No. 294 for Phase 1 of the project which included 3,700 square feet of commercial space, five residential units and associated parking.
- D. The subject site is zoned D-C (Downtown Commercial), lies within the Mixed-Use overlay zone, and is designated Mixed-Use by the City's General Plan. Pursuant to Section 11-1.58.04 of the Lomita Municipal Code, a conditional use permit is required for all new mixed-use projects.
- E. Said Tentative Map has been reviewed by the City's engineering division with recommended conditions of approval included in this resolution, as well as, Los Angeles County Fire, and City's engineering consultants with recommended conditions of approval included as Attachment A to this resolution.
- F. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Title 11 of the Lomita Municipal Code, which allows mixed use on this site and encourage residential development.

G. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission recommends compliance with the CEQA exemption.

H. 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. Pursuant to Section 11-1.70.09 (Conditional Use Permit) 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.*

The proposed 16 residential units are Phase 2 of a mixed-use project, which also includes 3,700 square feet of commercial space and an additional five residential units. Mixed-use development of this nature is permitted within the D-C/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code, except for the minimum percentage of commercial uses. Pursuant to LMC Section 11-1.58.06(I), deviations from the mixed-use requirements are permitted subject to review as part of the conditional use permit process. The purpose of this provision is to create flexible development standards to encourage the reuse of existing properties. As detailed above, it is noted that the reduction is warranted because the project includes commercial uses along the entire ground floor frontage on Narbonne Avenue. Commercial space in the Phase 2 portion of the project would not be feasible due to poor visibility. Additionally, the proposed residential units create an appropriate buffer between the commercial uses on Narbonne Ave. and the single-family uses on 245th St. and Woodward Ave.

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

The General Plan designates this site as Mixed-Use. Phase 2 of the project, in combination with Phase 1, comprises a mixed-use development with commercial and residential apartments and townhomes, and is consistent with the mixed-use general plan land use designation. The project also provides much needed housing to the city during a time of a housing shortage. Additionally, it meets the density and floor area ratio requirements for the Mixed-Use designation. It also

improves the pedestrian experience and aesthetic of the Downtown area. Nothing in this project prevents the City from meeting its General Plan goals and it supports multiple uses on this mixed-use site.

- 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 proposed Phase 2 consists of 16 residential townhomes. The proposed residential units are compatible with the existing surrounding uses in that they create an appropriate buffer between the commercial uses along Narbonne Ave. and the single-family residential uses to the north and east of the project. The addition of these 16 units will contribute to the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Downtown Commercial Zone. The project meets all applicable development standards, except where permitted to deviate to allow flexibility, and is consistent with the general plan. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

- 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 project site is adequate to accommodate the project as demonstrated by its compliance with applicable City codes.

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

The project site will be accessed from Narbonne Avenue via a driveway on 245th St. Narbonne Ave. is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and Lomita Blvd.) would continue to operate at LOS "D" after project build-out and no mitigation measures were required.

Review of Vesting Tentative Tract Map

Staff has been working in conjunction with City's engineering consultant, the Los Angeles County Fire Department, and the City's Public Works Department for review of the proposed map. All parties involved have reviewed and approved the map for accuracy and are recommending approval with the attached conditions which are attached to the resolution.

The proposed tentative parcel map is in conformance with Section 11-2.116 of the Lomita Municipal Code, the City's General Plan, and Sections 66473.5 and 66474 A through G of the Subdivision Map Act:

- The map is consistent with the General Plan's land use designation as mixed-use. The 16 dwelling-unit improvement of the proposed subdivision is consistent with the General Plan.
- The site is physically suitable for the type of development. The project meets all the required development standards.
- The site is physically suitable for the density of development. The site has a density of 21.4 units per acre, meeting the maximum density of 22 units per acre permitted by the general plan.
- The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is located in an urbanized area and no fish, no wildlife or their habitats can be impacted by its development and is exempt from CEQA requirements.
- The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.

The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. All existing utility easements will remain intact and there is no foreseeable interference as the main rights-of-way (Narbonne Ave, 245th St., and Walnut Ave., remain intact.

Therefore, pursuant to the Municipal Code and Government Code Sections 66473.5 and 66474 (A through G), the proposed tentative tract map qualifies for approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby recommends City Council approval of a modification to Conditional Use Permit No. 294 and Tentative Tract Map No. 74138 subject to 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 May 19, 2020 and the tentative map dated October 28, 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 & Economic Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls.
3. Pursuant to Lomita Municipal Code sections 11-2.357 and 11-2.251, 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. The Developer shall indemnify, protect, defend and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City"), from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings or procedures (collectively, "Actions") brought against the City that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City, for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, or any other statute, law, ordinance, rule or regulation. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Developer shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Developer of any Action brought and City shall cooperate with Developer in the defense of the Action.
5. 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 & Economic Development Director allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements.
6. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Division.
7. By commencing any activity related to the project or using any structure authorized by this permit or map, 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.
8. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Tentative Parcel Map and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail.
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code.
10. 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.
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property.
13. 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.

14. 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.
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property.
16. Prior to issuance of building permits, Developer shall sign a letter agreeing to the conditions of approval within this resolution.

LANDSCAPING STANDARD CONDITIONS

17. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans.
18. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems. The irrigation shall be weather based and of the smart irrigation type. It shall be a brand approved by the Irrigation Association of California State University Fresno. A list of systems may be obtained from the planning department.
19. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer.
20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
21. The project shall meet the maximum allowable water usage requirements as calculated by the AB 325 formula. The calculations shall be shown on the submitted landscape plans for verification.
22. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules.
23. Developer shall submit two sets of parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Public Works Director or designee.
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit.

25. Sprinkler heads must rotate and be designed with a 70% distribution uniformity in turf areas and 80% in non-turf areas.
26. Run off directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.
27. Turf and non-turf areas shall be installed on individual valves of the irrigation system.

FIRE DEPARTMENT STANDARD CONDITIONS

28. Developer shall construct all vehicle access driveways Los Angeles County Fire Department approval. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code.
29. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Los Angeles County Fire Department and in compliance with the City Code.
30. Before the City issues building permits, Developer shall obtain the Los Angeles County Fire Department approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Los Angeles County Fire Department shall determine whether or not the plan provides adequate fire protection.
31. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Los Angeles County Fire Department and the City Engineer.
32. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations.
33. At all times during construction, Developer shall maintain all-weather surfaces that provide access for fire-fighting apparatus to all parts of the project property.
34. Developer shall meet the County of Los Angeles's fire flow requirements. The developer is responsible for water system upgrades within the public right-of-way to ensure all hydrants meet the required fire flow requirements.
35. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Los Angeles County Fire Department.
36. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Los Angeles County Sheriff's Department and the Los Angeles County Fire Department.

37. Developer shall provide central station monitoring of the fire sprinkler system and all control valves.
38. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Los Angeles County Fire Department to ascertain the location of all connections.
39. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire.

PLANNING STANDARD CONDITIONS

40. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction.
41. 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.
42. 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.
43. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by the Community & Economic Development Director. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map.
44. Developer may not modify any use approved by this permit unless the Community & Economic Development Director determines that Developer has provided the parking required by the City Code for the modified use.
45. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community & Economic Development Director.
46. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway.

47. Developer shall provide utility meters, mail boxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. All designs must be approved by the Community & Economic Development Director, the appropriate utility service provider and the United States Postal Service, as applicable.
48. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.
49. 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.
50. Developer shall provide for dust control at all times during project property preparation and construction activities.
51. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of the private driveway and any other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance. The CC&R's shall be reviewed and approved by the Community & Economic Development Director prior to recordation.
52. Developer shall provide automatic garage door openers for all garages.
53. Each unit's private open space shall be equipped with a gas connection, water spigot, and an electrical outlet.
54. Developer shall depict the railings and enclosures on the construction documents for review and approval by the Community and Economic Development Director.
55. Developer shall construct each dwelling unit with separate utility systems and meters.
56. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles over 20 feet long in the project.
57. Developer shall provide storage areas for individual trash enclosures within garage, patio, yard, or storage areas subject to the review of the Community and Economic Development Director.
58. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations.

59. Developer shall pay Quimby Fees and Parkway Tree Fees before issuance of building permits.
60. Developer shall pay the Development Tax of \$1,000 per residential unit prior to issuance of building permits.
61. Developer shall pay the applicable Water Facilities fee, currently one and a half (1 1/2) percent of the valuation of the development.
62. Developer shall have a pre-construction meeting with the head of the Public Works Department to discuss and submit a construction schedule.
63. The Developer shall comply with the attached conditions of approval (Attachment A) developed by Quantum Quality Consulting and the County of Los Angeles Fire Department.
64. The Community & Economic Development Director may approve minor changes to the final approved plans. For numerical standards, the Community & Economic Development Director may approve deviations up to 10% provided that city code requirements are met.

PUBLIC WORKS CONDITIONS

65. All public improvements, including new water service lines, meters, and frontage improvements shall be constructed per the City's Standard Drawings and Standard Specifications. All new and modified utility lines shall be placed underground.
66. The developer shall submit calculations, prepared by a licensed civil engineer, determining the size of the water service laterals, water meters and backflow device. A separate fire service line shall be required.
67. The developer shall install separate water meters for each unit with the brand/type of meter subject to the Department of Public Works approval. Prior to receiving Certificate of Occupancy, developer shall repair in accordance with the standards and specifications of the Public Works Director, any damaged concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins the street, at no expense to the city.
68. All water meters shall be located outside of the driveway apron. The new location shall be to the satisfaction of the Public Works Director.
69. All unused approaches must be removed and replaced with sidewalk/parkway improvements to match existing and pursuant to American Disabilities Act requirements.
70. All project driveways, approaches, including alley, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements.
71. Civil engineering plans shall be submitted for all right-of-way improvement prior to plan submission to the Building and Safety Division.

72. The developer shall obtain an encroachment permit, and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.
73. Prior to issuing a grading permit or final Map approval the developer shall either construct or post security for all required public improvements.

PLANNING SPECIAL CONDITIONS

74. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
75. 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.
76. All construction traffic is prohibited to utilize Woodward Ave.
77. Signs labeled "Guest Parking" shall be posted at each of the four guest parking spaces. Guest parking spaces shall not be assigned to any one residential unit. These restrictions shall be included in the CC&Rs.
78. The developer shall submit a site plan, landscaping plan, and lighting plan for the design and improvement of the paseo to be reviewed and approved by the Community & Economic Development Director.
79. The paseo landscape plan shall include ground level planter areas and planter pots. The number of planter areas and number and type of planter pots shall be determined and approved by the Community & Economic Development Director. All landscaping within the paseo shall comply with the Landscaping Standard Conditions above.
80. The paseo lighting plan shall include pedestrian-scale lighting and string lighting. String lighting shall be Tivoli Litesphere (#LSL-B-24-S-30-C-12).
81. Developer shall install wood benches and waste receptacles within the paseo. The type and number of benches and receptacles shall be determined and approved by the Community & Economic Development Director. The location of the benches and receptacles shall be indicated on the paseo site plan to be reviewed and approved by the Community & Economic Development Director.
82. The developer shall be responsible for the ongoing maintenance of all aspects of the paseo. Failure of Developer to maintain the paseo in compliance with these conditions and should the paseo fall into a state of disrepair, such condition will result in the revocation of this conditional use permit through the procedures set out in the Lomita Municipal Code and/or all other legal remedies available to the City to ensure ongoing maintenance.
83. All improvements within the paseo shall be completed to the satisfaction of the Community & Economic Development Director prior to issuance of certificates of occupancy for the

residential units, and shall remain in place for the life of the project.

84. All conditions within Resolution No. PC 2015-19 shall remain in effect; these conditions govern Phase 2 of the project only.

85. The improvements to the paseo are part of the consideration selling the alley to the applicant, these conditions shall be recorded in a covenant against the commercial portion of the property: APNS: 7374005-060 and 7374-005-061, with the County recorder's office to ensure that the paseo improvements remain for the life of the project, in a form approved by the City Attorney, prior to certificate of occupancy.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8th day of June, 2020 by the following vote:

AYES: Commissioners:
NOES: Commissioners:

Steve Cammarata, Chairperson

ATTEST: _____
Alicia Velasco
Director of Community and Economic Development

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.



October 30, 2018

Subject: VESTING TENTATIVE TRACT MAP NO. 74138
PROPOSED DEVELOPMENT
ENGINEERING REVIEW COMMENTS

Alicia Velasco
Community and Economic
Development Director
City of Lomita
24300 Narbonne Ave
Lomita, CA 90717

Dear Ms. Velasco,

Quantum Consulting (QC) has completed the engineering review of the subject documents and therefore recommends that VTTM No. 74138 be approved subject to the following conditions.

**VESTING TENTATIVE PARCEL MAP NO. 74138
RECOMMENDED COMMENTS AND CONDITIONS**

Engineering Subdivision Comments

This Vesting Tentative Parcel Map 74138 includes the following engineering review comments:

1. Subdivision
2. Road
3. Sewer
4. Water
5. Grading
6. Storm drain and hydrology
7. Geotechnical

The following comments are NOT provided as part of the review of this VTTM 74138 and are required of the applicant to secure approvals/comments:

- City of Lomita Planning
- L.A. County Fire Department
- L.A. County Department of Parks and Recreation
- L.A. County Department of Public Health

The subdivision shall conform to the design standards and policies of the City of Lomita, in particular, but not limited to the following items:

COMMENTS & CONDITIONS

The subdivision shall conform to the design standards and policies of the City of Lomita, in particular, but not limited to the following items:

1. Subdivision

a) Applicant shall pay all development impact fees.

b) Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the city.

c) Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

d) Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar- Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, subordination must be executed by the easement holder prior to the filing of the final map.

e) The owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the City Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

f) All utility extensions within the site shall be placed underground.

g) All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the City for approval.

h) Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the City determined the application to be complete all to the satisfaction of Public Works.

i) Prior to expiration of the tentative map, a final parcel map including the vacation of the alley, must be processed through the Planning Division prior to being filed with the Registrar-Recorder/County Clerk's Office.

k) A final subdivision guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. A preliminary title report was not provided with this submittal.

l) Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with the City to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (California Fish and Wildlife, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

2. Road

a) Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of the City of Lomita.

b) Close any unused driveways with standard curb, gutter and sidewalk along the property frontage on streets within this subdivision to the satisfaction of City of Lomita.

c) Repair any damaged improvements during construction to the satisfaction of the City of Lomita.

3. Sewer

a) The subdivider shall serve each proposed unit with a separate lateral.

4. Water

a) The subdivider shall serve each proposed unit with a separate service and meter.

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

5. Grading (If grading plan is required)

a) Provide the following:

1). Benchmark information on grading plan/exhibit map.

2). The drainage shall conform to latest Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the City unless modification or waiver is approved by the City in accordance with the Code.

3). Grading plans shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Lomita.

4). Provide rough and precise grading combination plan for the entire site and submit for review and approval.

5). Where grading involves import or export, the project applicant shall obtain approval for the import/export location from the City.

6). If import/export involves the movement of more than 100 cubic yards of material using city streets, review and approval of a haul route by the City is required.

7). Grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns.

8). It shall be the sole responsibility of the project applicant to obtain any and all proposed required easements and/or permissions necessary to perform the grading.

9). Phase 1 Environmental Site Assessment for review by the City.

10). Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

a) Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

b) A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

6. Storm Drain and Hydrology

a) Applicant shall provide a copy of the drainage concept or hydrology study prior to issuance of building permit or grading plan approval.

7. Geotechnical

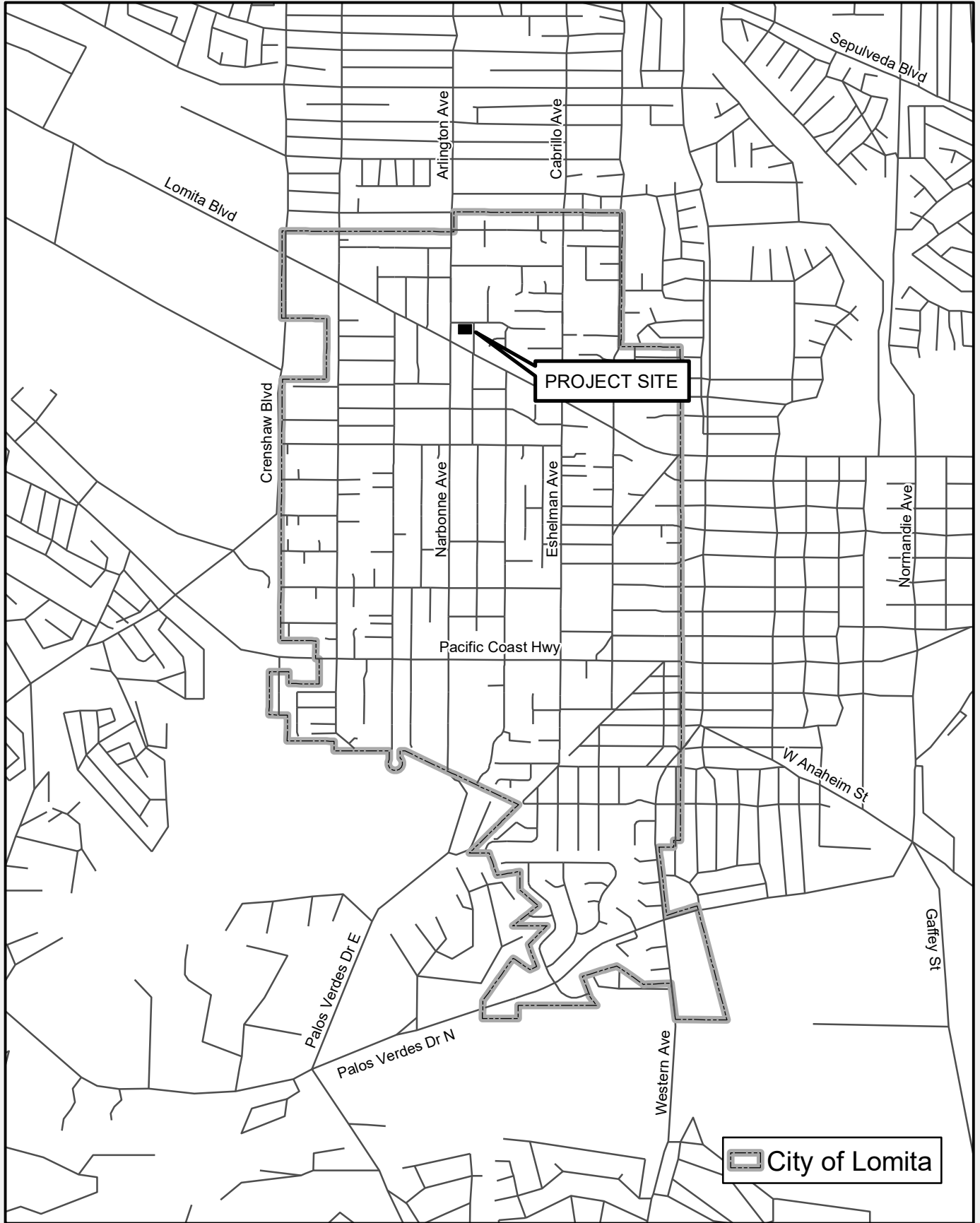
a) A preliminary geotechnical/soils investigation report shall be provided on this project.


If you should have any questions or comments regarding the engineering review of the subject document, please feel free to contact me.

Sincerely,



Douglas Preble, P.E.
Civil Engineer/Surveyor



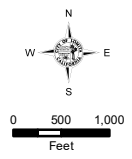
 City of Lomita

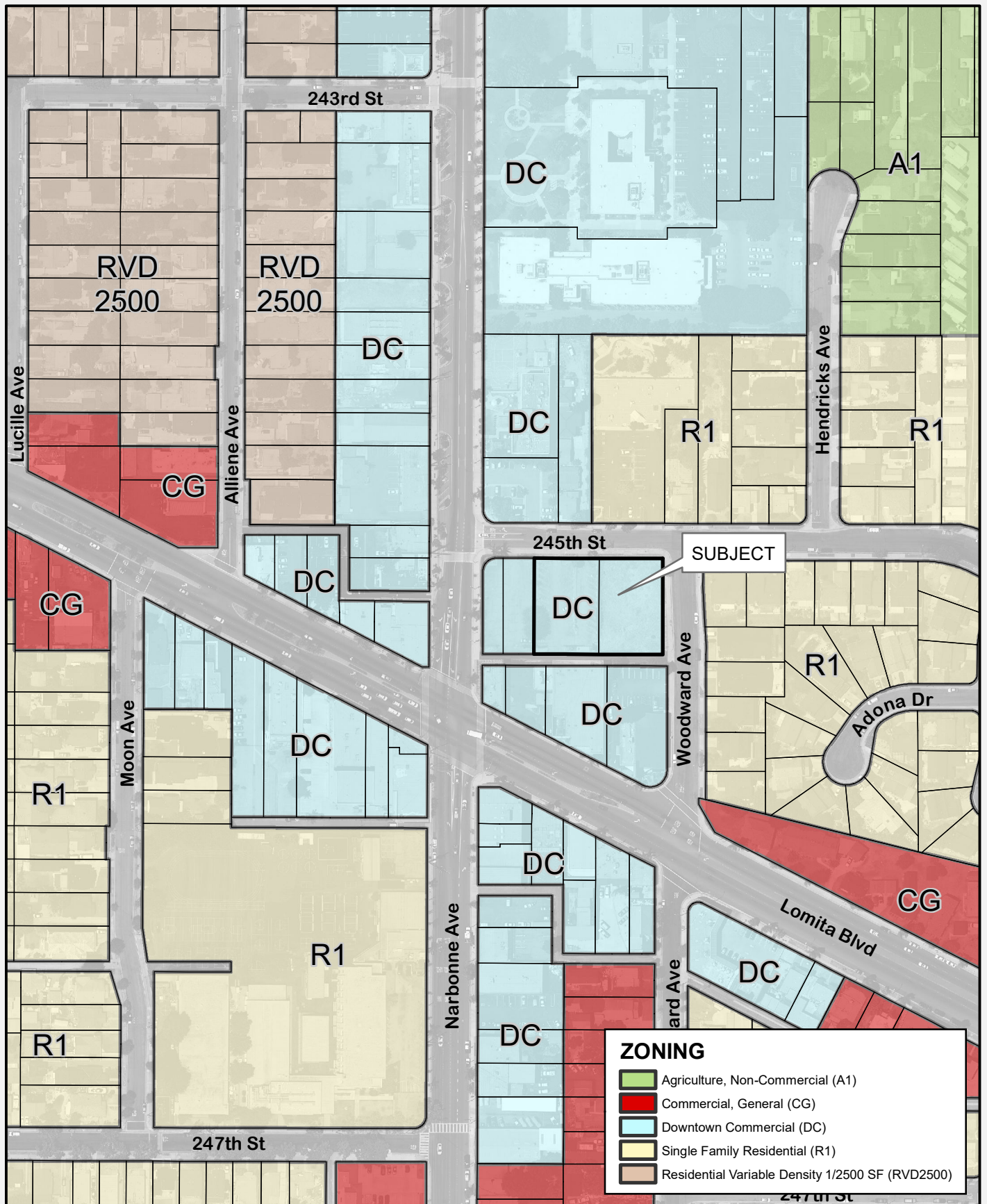


Conditional Use Permit No. 294 Phase II
Vesting Tentative Tract Map No. 74138
24516 Narbonne Avenue
Exhibit B

Community Development
 January 2019

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/24516Narbonne_3vty.mxd





ZONING

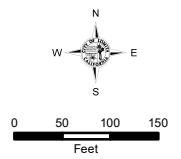
- Agriculture, Non-Commercial (A1)
- Commercial, General (CG)
- Downtown Commercial (DC)
- Single Family Residential (R1)
- Residential Variable Density 1/2500 SF (RVD2500)

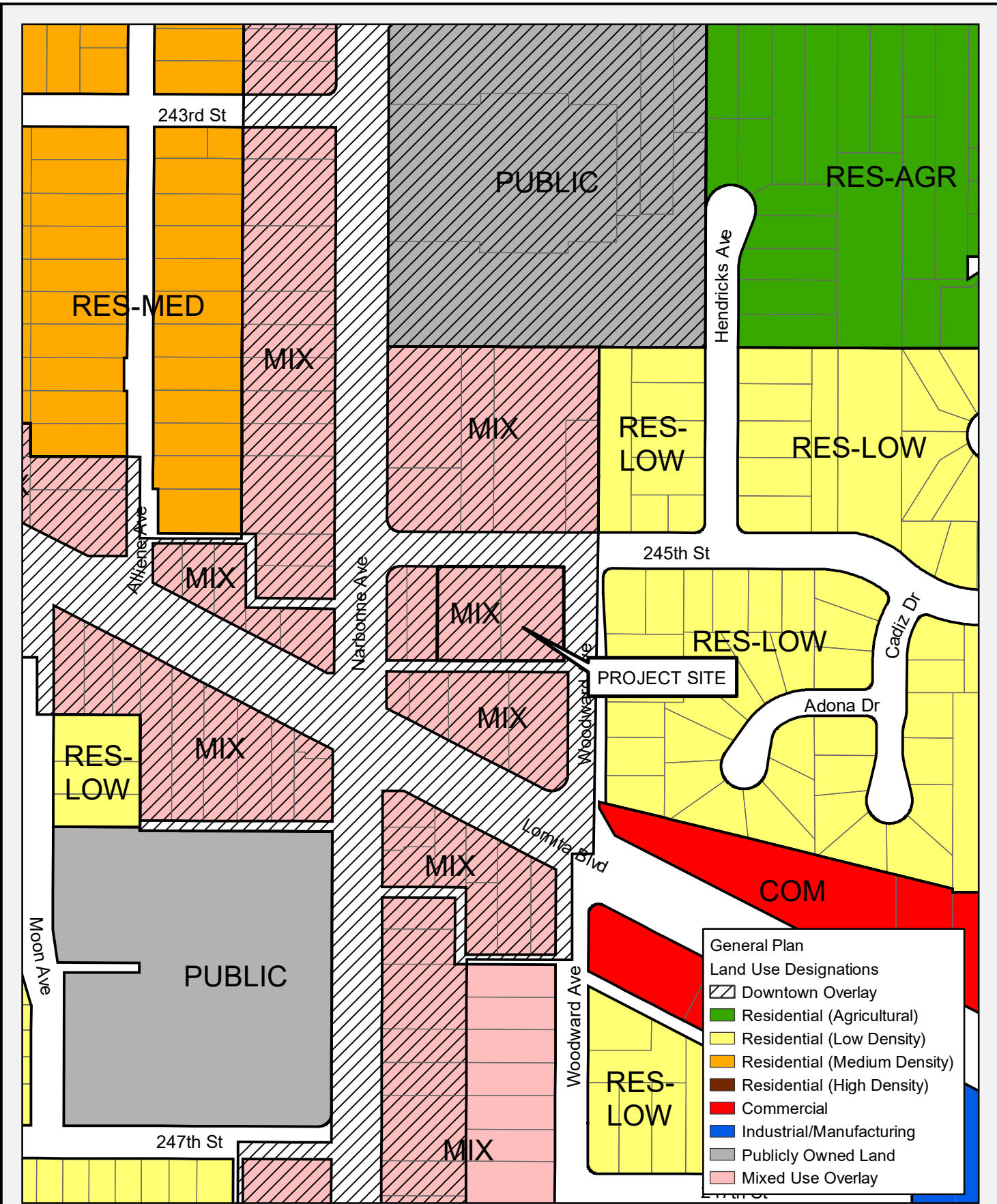


Conditional Use Permit No. 294 Phase II
Vesting Tentative Tract Map No. 74138
24516 Narbonne Avenue
Exhibit C

Community Development
 January 2019

Source: Lomita GIS Data Layers
 /Apps/24516Narbonne_3zon.mxd





General Plan
Land Use Designations

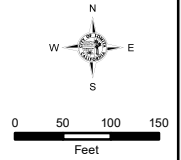
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



Conditional Use Permit No. 294 Phase II
Vesting Tentative Tract Map No. 74138
24516 Narbonne Avenue
Exhibit D

Community Development
 January 2019

Source: Lomita GIS Data Layers
 GIS/Apps/24516Narbonne_3gp.mxd

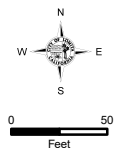


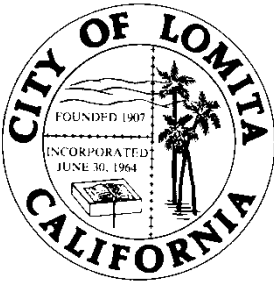


**Conditional Use Permit No. 294 Phase II
 Vesting Tentative Tract Map No. 74138
 24516 Narbonne Avenue
 Exhibit E**

Community Development
 January 2019

Source: Lomita GIS Data Layers
 /Apps/24516Narbonne_3aer.mxd





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

NOTICE OF EXEMPTION

Project Description:

Modification to Conditional Use Permit No. 394 and Vesting Tentative Tract Map No. 74138 – a request for a modification to a Conditional Use Permit and a new Tentative Tract Map for Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. The project also includes the sale of a portion of the public alley to the south of the property to be improved as a walkway connecting the Phase 1 and Phase 2 portions of the property. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, 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).

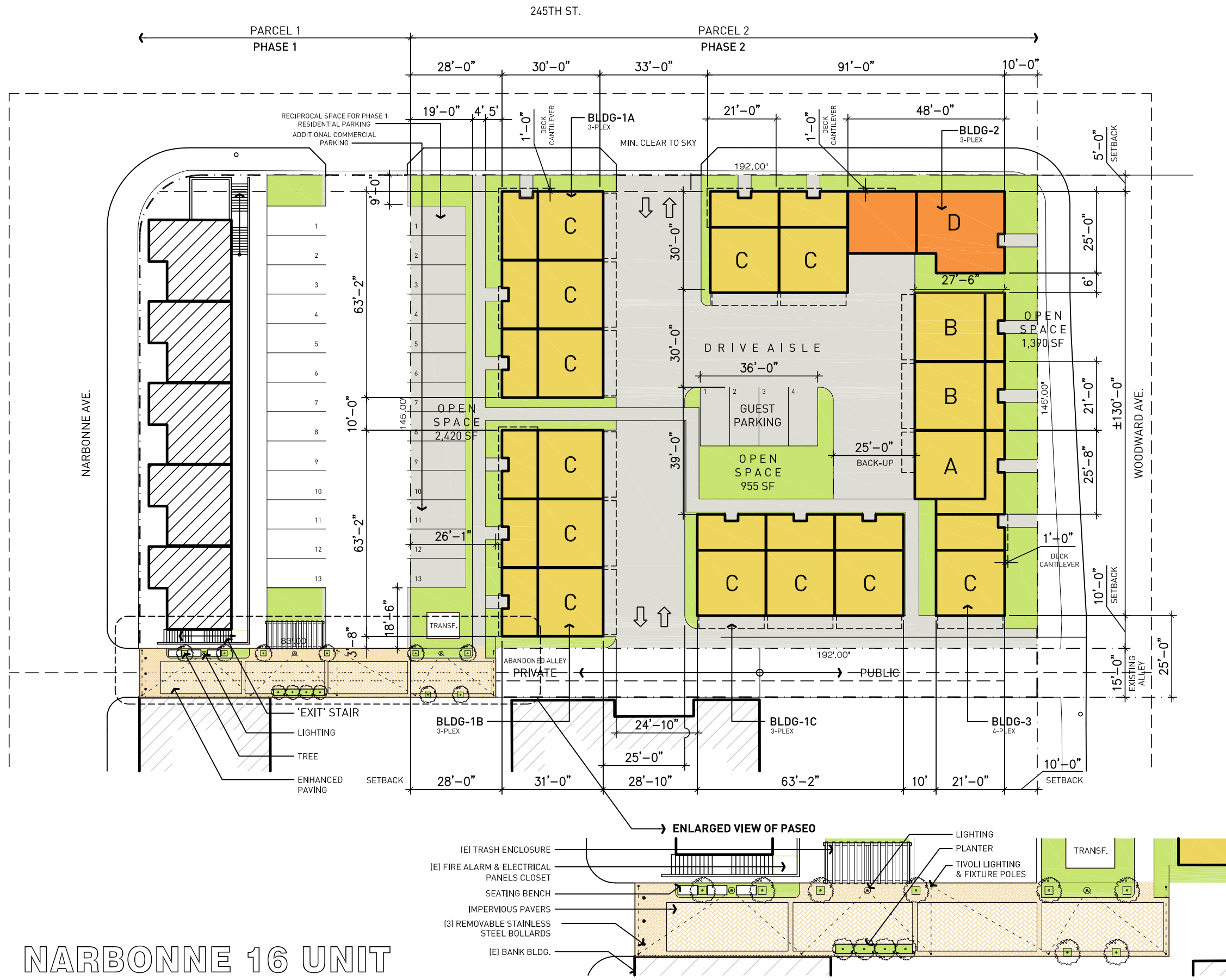
- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15332, In-fill Development Projects)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Alicia Velasco
Community & Economic Development Director



PROJECT INFORMATION: **PARCEL II**

LOT AREA: PHASE 1 = 11,958 S.F.
 PHASE 2 = 30,692 S.F. (INCLUDING ALLEY)
 TOTAL = ±42,650 SF = 0.979 AC

DENSITY ALLOWED: 22 DU/AC = 16 DU
DENSITY PROVIDED: PHASE 1 = 5 DU
 PHASE 2 = 16 DU
 TOTAL = 21 DU

BUILDING FOOTPRINT: 10,520 S.F.
 HARDSCAPE: 11,782 S.F.
 LANDSCAPE: 8,360 S.F.

CONSTRUCTION TYPE: TYPE VB (FULLY SPRINKLERED)
OCCUPANCY: R-3
COMMON OPEN SPACE: 4,765 S.F.

UNIT SUMMARY:	GROSS SF:	TOTAL	CUMULATIVE
A - 2 BR / 2-1/2 BA 1 UNIT	1,290 SF + 440 SF = 1,730 SF	1,730 SF	1,730 SF
B - 3 BR / 2-1/2 BA 2 UNITS	1,370 SF + 440 SF = 1,810 SF	3,620 SF	3,620 SF
C - 3 BR / 2-1/2 BA 12 UNITS	1,518 SF + 440 SF = 1,958 SF	23,496 SF	23,496 SF
D - 3 BR / 2-1/2 BA 1 UNIT	1,800 SF + 383 SF = 2,183 SF	2,183 SF	2,183 SF
TOTAL UNITS:		16 UNITS	31,029 SF

PARKING SUMMARY:	
RESIDENTIAL REQUIRED:	16 x 2 PER UNIT = 32 SPACES
TOTAL SPACES REQUIRED:	= 32 SPACES
RESIDENTIAL PARKING PROVIDED:	= 32 SPACES
GUEST PARKING PROVIDED:	= 4 SPACES

BUILDING AREA:		PLAN	(1ST) + (2ND) + (3RD)
BUILDING 1 (A/B/C):	C		(193+440) + (601) + (724) = 1,958 SF
	Cx9		= 17,622 SF
BUILDING 2:	C		(193+440) + (601) + (724) = 1,958 SF
	Cx2		= 3,916 SF
	D		(720+383) + (1080) + (0) = 2,183 SF
	Dx1		= 2,183 SF
			= 6,099 SF
BUILDING 3:	A		(137+440) + (521) + (632) = 1,730 SF
	Ax1		= 1,730 SF
	B		(137+440) + (561) + (672) = 1,810 SF
	Bx2		= 3,620 SF
	C		(153+440) + (601) + (724) = 1,958 SF
Cx1		= 1,958 SF	
			= 7,308 SF
TOTAL:			= 31,029 SF

BUILDING LEGEND

- 3-STORY RESIDENTIAL
- 2-STORY RESIDENTIAL
- EXISTING BUILDING

KEY PLAN

SITE PLAN

24516 NARBONNE AVENUE LOMITA, CA.

dTR Design Inc.
 2040 Lomita Blvd., Suite 104,
 Lomita, CA, 90717
 1.310.972.9050

NARBONNE 16 UNIT

APPLICANT / DEVELOPER
 LUIGI SCHIAPPA DEVELOPMENT, INC.
 2040 LOMITA BLVD., SUITE 100
 LOMITA, CA 90717
 310.373.8555
 luigi@elitehomesinc.com

Exhibit G



SCALE: 1/16" = 1'-0"
 0 16 32 48 64

D-1.1

DATE: May 19, 2020

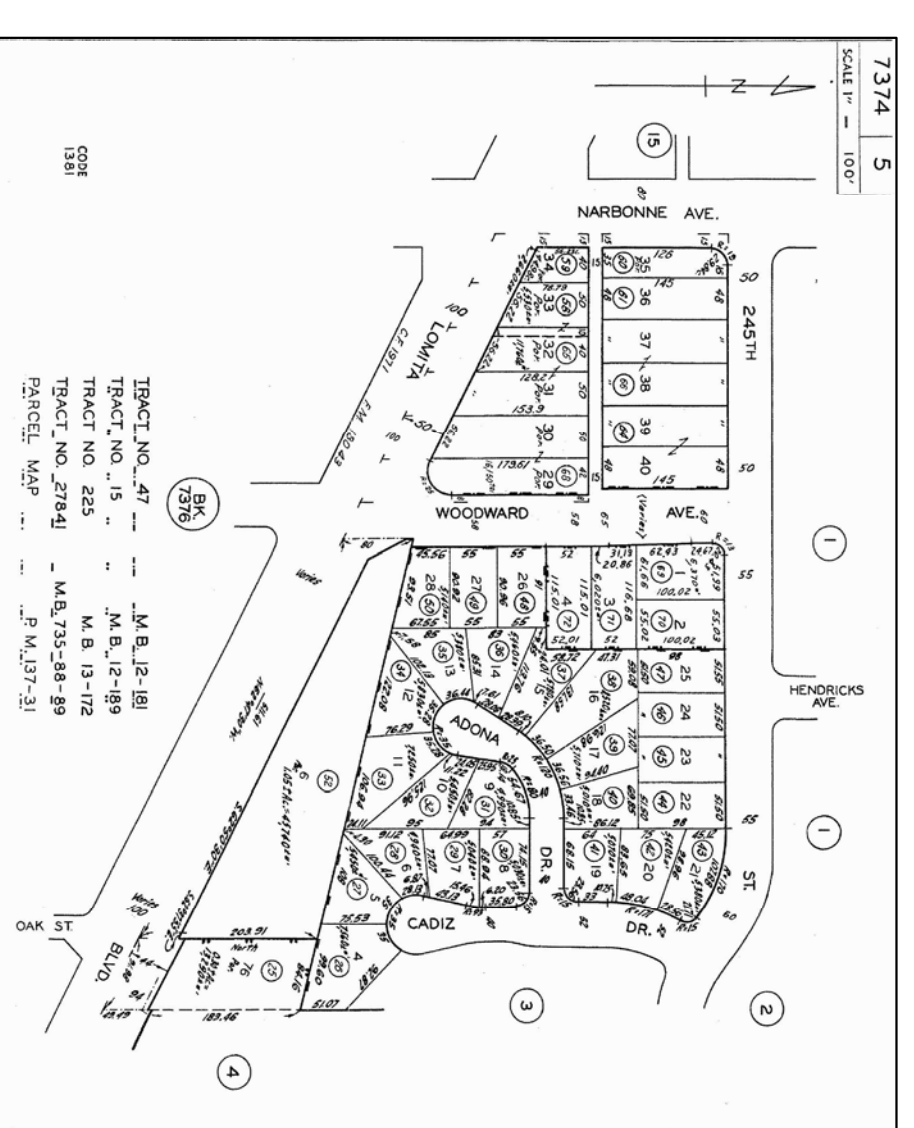
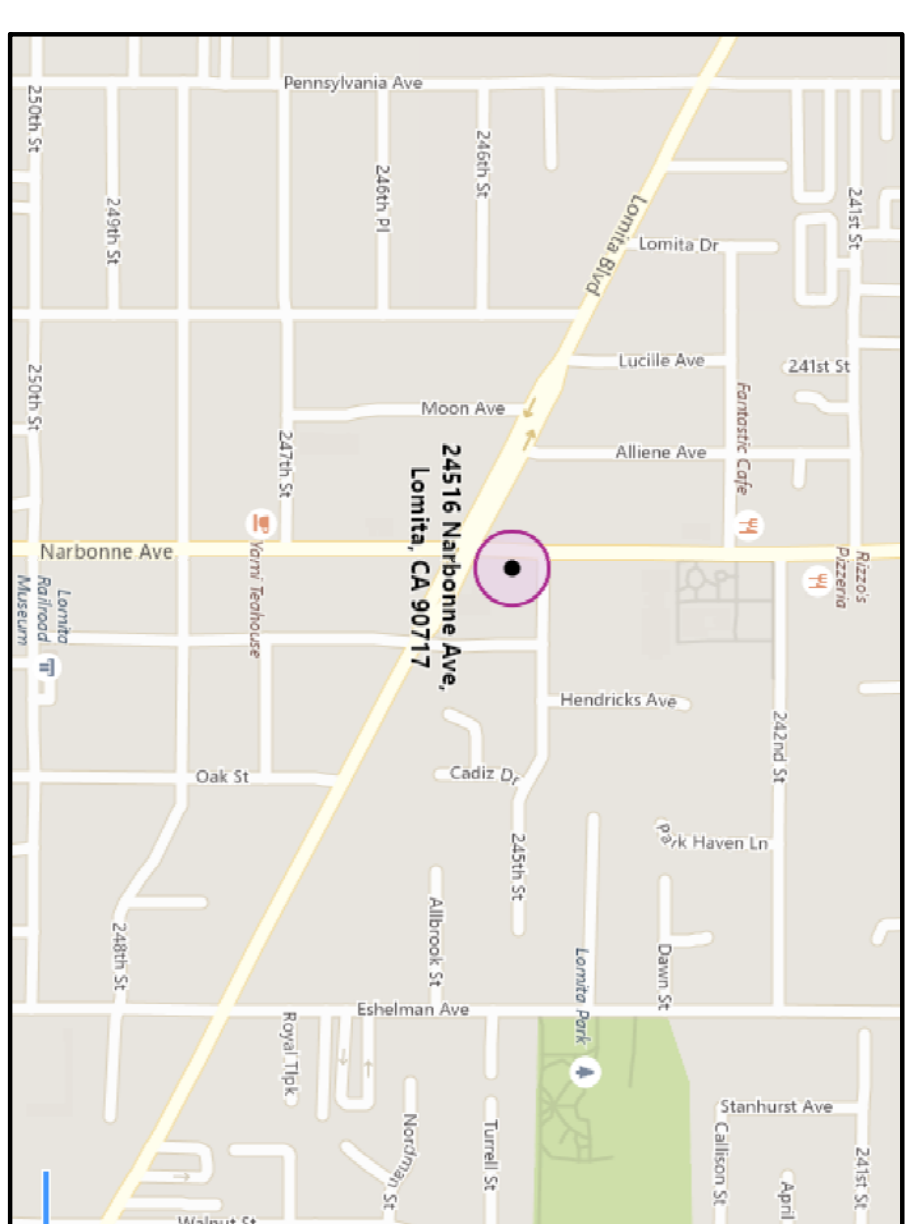
VESTING TENTATIVE

TRACT NO. 74138

IN THE CITY OF LOMITA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

SCALE: 1" = 20'



LEGEND	
	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	EXISTING DRIVEWAY
	EXISTING CORRIDOR
	BLOCK WALL
	EXISTING FENCE
	BEGINNING OF CURB RETURN
	ENDING OF CURB RETURN
	ELECTRIC METER
	ELECTRIC FLOOR
	FINISH FLOOR
	GARAGE FINISH FLOOR
	FIRE ALARM
	GAS WATER
	LEAD AND TAG
	LOT
	MANUAL
	NORTH ARROW
	PROPERTY CORNER
	POWER POLE
	SEWER AND WASHER
	SIGN
	SIDEWALK
	STREET LIGHT
	TOP OF CURB
	TOP OF DRIVEWAY APRON
	VARIABLE WIDTH
	WATER METER

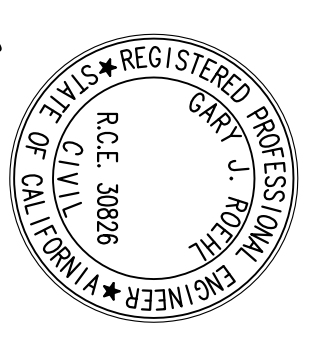
SUBDIVIDER
LUGI SCHIAPPA DEVELOPMENT, INC.
2040 LOMITA BLVD., STE 100
LOMITA, CA 90717
(310) 373-6555

NOTES
1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES AND SANITARY SEWERS ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A TWO (2) LOT TRACT.
LOT 1: NO PROPOSED CONSTRUCTION.
LOT 2: PROPOSED 17 UNIT RESIDENTIAL CONDOMINIUM PROJECT.

JOB ADDRESS
24515 NARBONNE AVENUE
LOMITA, CA 90717

LEGAL DESCRIPTION
EXISTING:
LOTS 35 THROUGH 40, INCLUSIVE,
TRACT NO. 47, M.B. 12-181,
APN 73744-005-060/061/064/066

PROPOSED:
LOTS 35, 36, 37, 38, 39 AND 40
TOGETHER WITH THE NORTHERLY
ADJACENT TO THE EAST AND
ADJACENT TO THE SOUTH, TRACT NO.
47, M.B. 12-181.



VESTING TENTATIVE TRACT NO. 74138

FOR
LUGI SCHIAPPA DEVELOPMENT, INC.
2040 LOMITA BOULEVARD, SUITE 100
LOMITA, CA 90717
(310) 373-6555

DATE: 12/28/2010
CHECKED BY: J.S.
DRAWN BY: K.W.

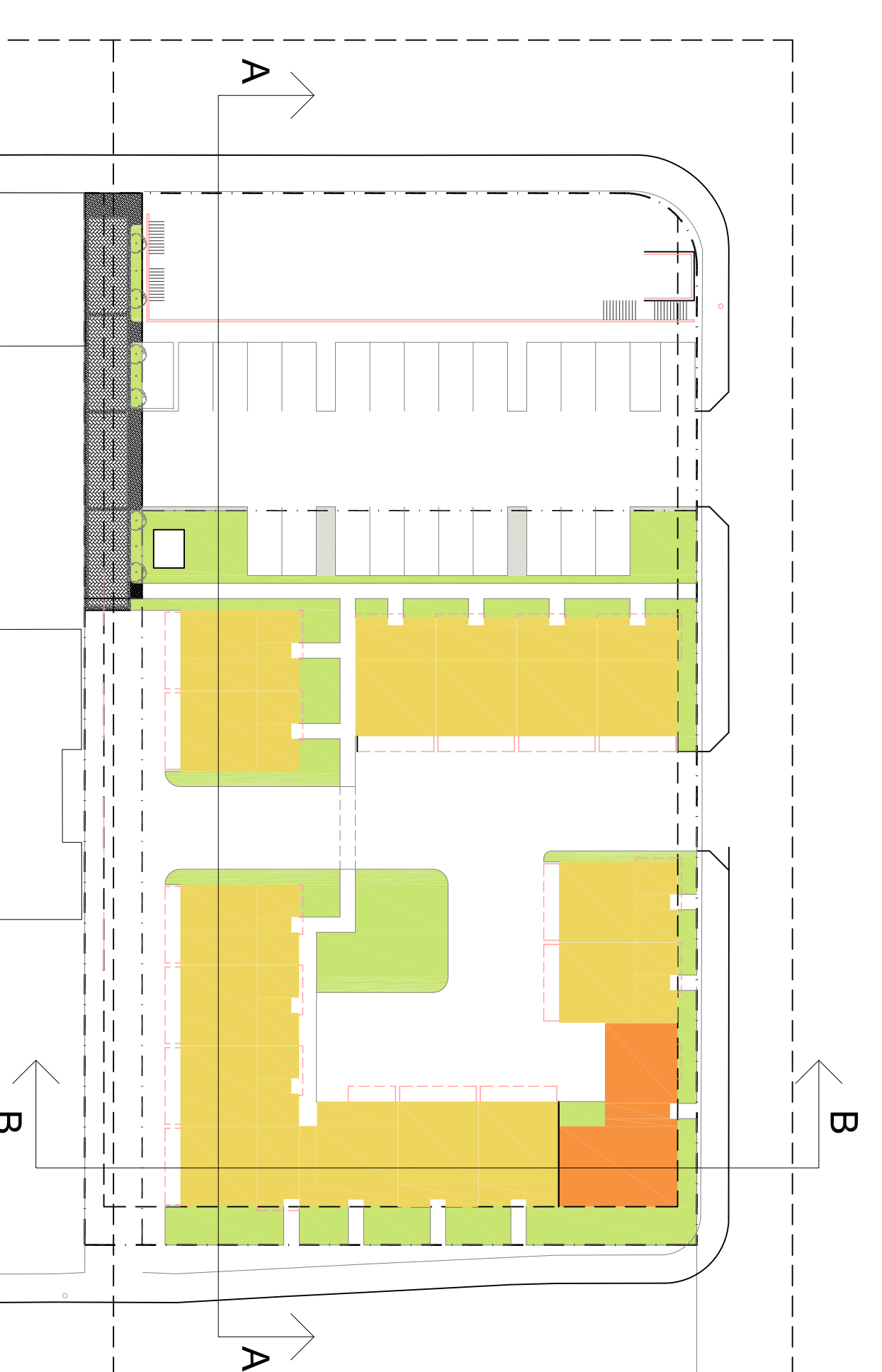
ENGINEER
GARY J. ROBERT
R.C.E. 30266

JOB NO. 15-007
SHEET 1 OF 1

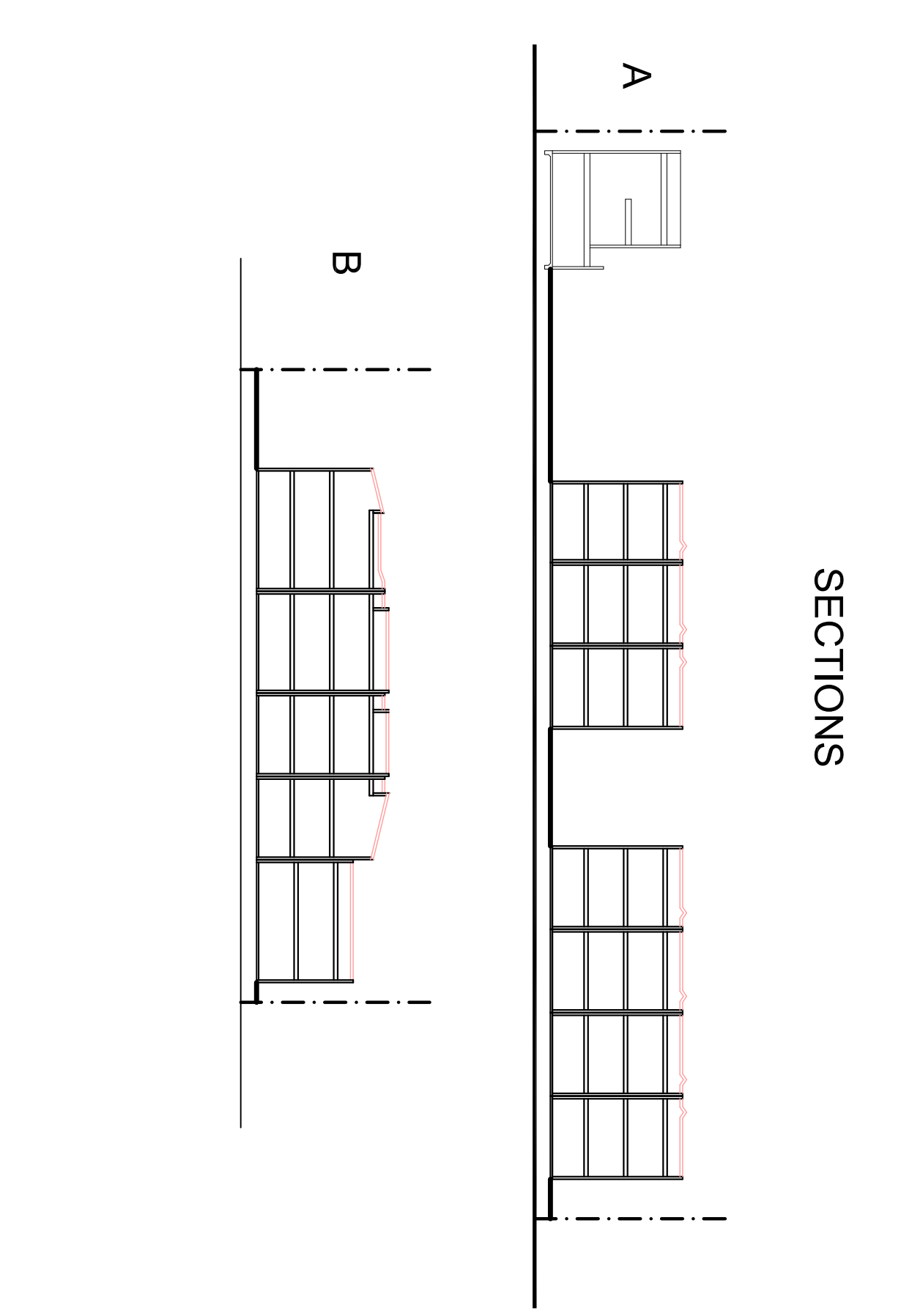
3914 DEL AMO BLVD. SUITE 021 TORRANCE, CA 90503 (310) 564343

AREA CALCULATIONS:
PROPOSED LOT 1 AREA = 13,205 S.F.
PROPOSED LOT 2 AREA = 29,445 S.F.
PROPOSED TOTAL AREA = 42,650 S.F.

PROPOSED PROJECT



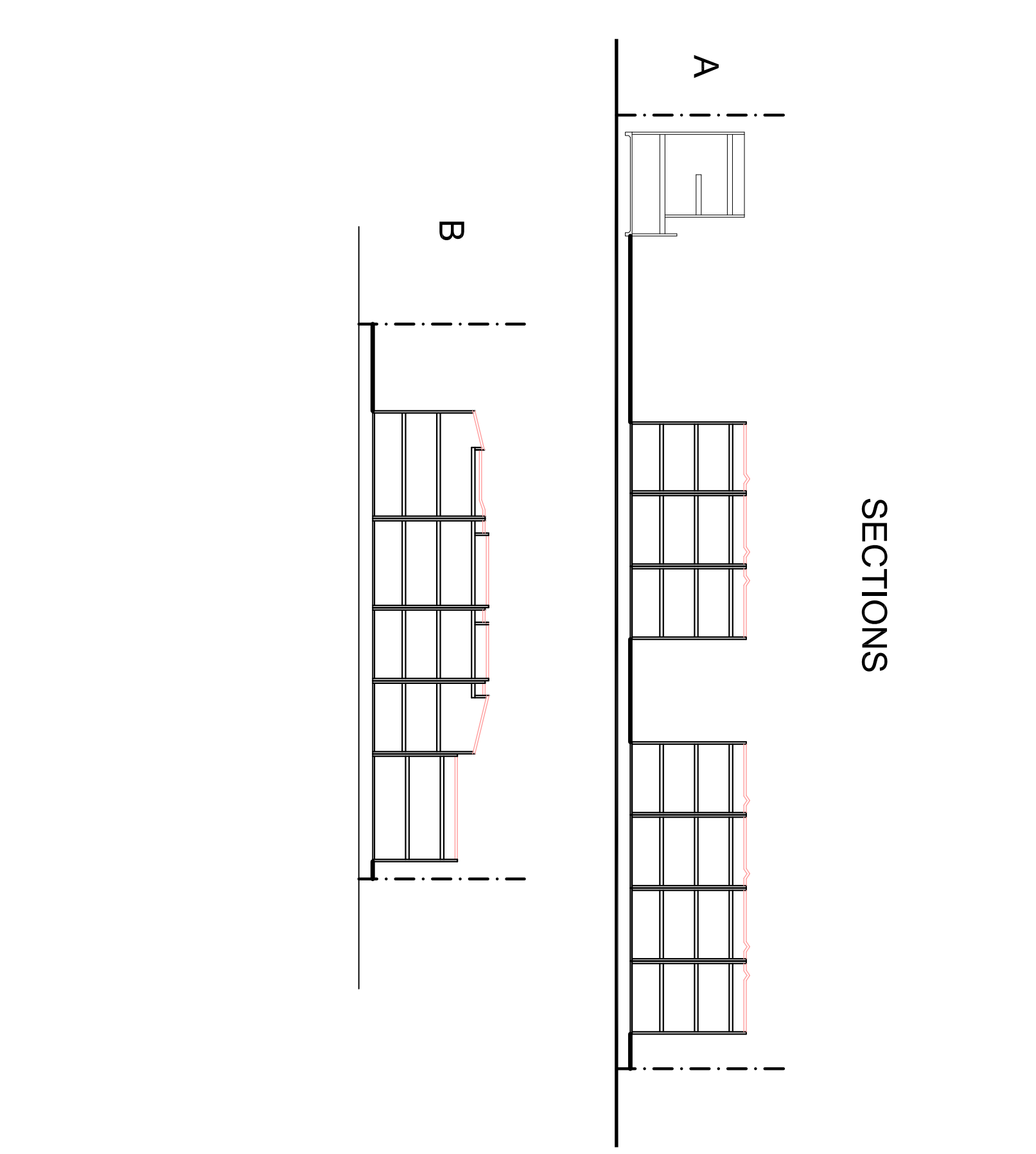
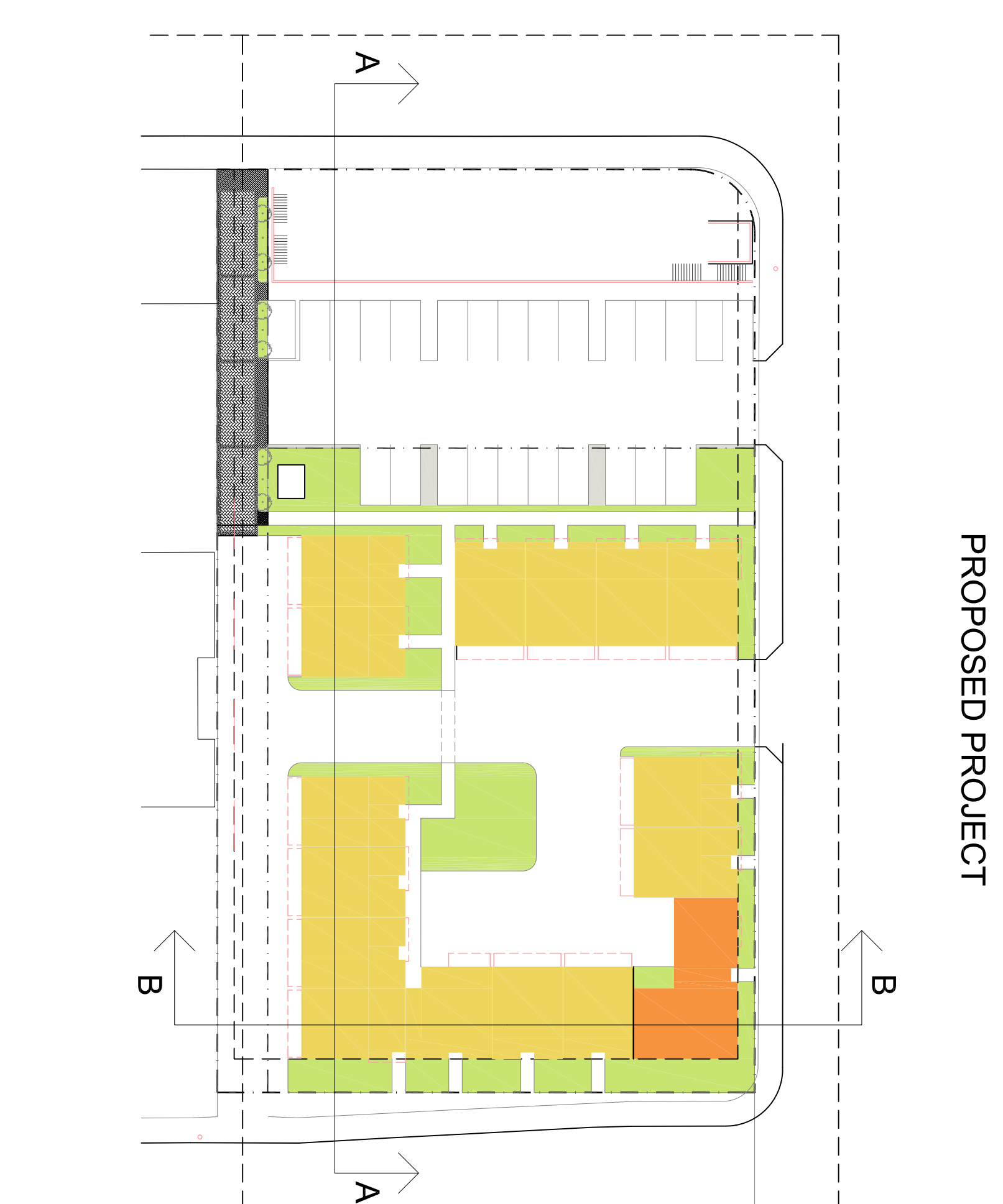
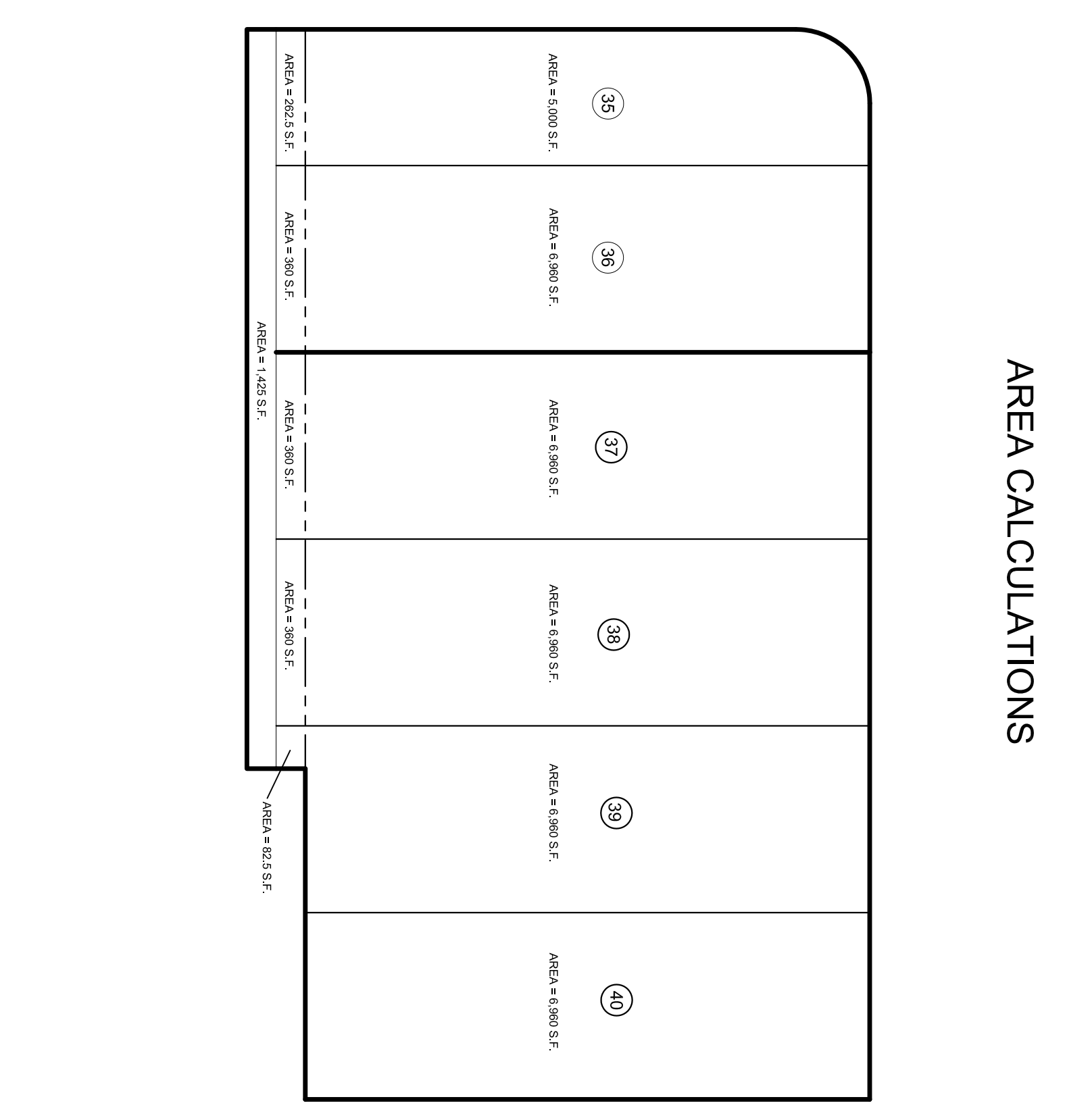
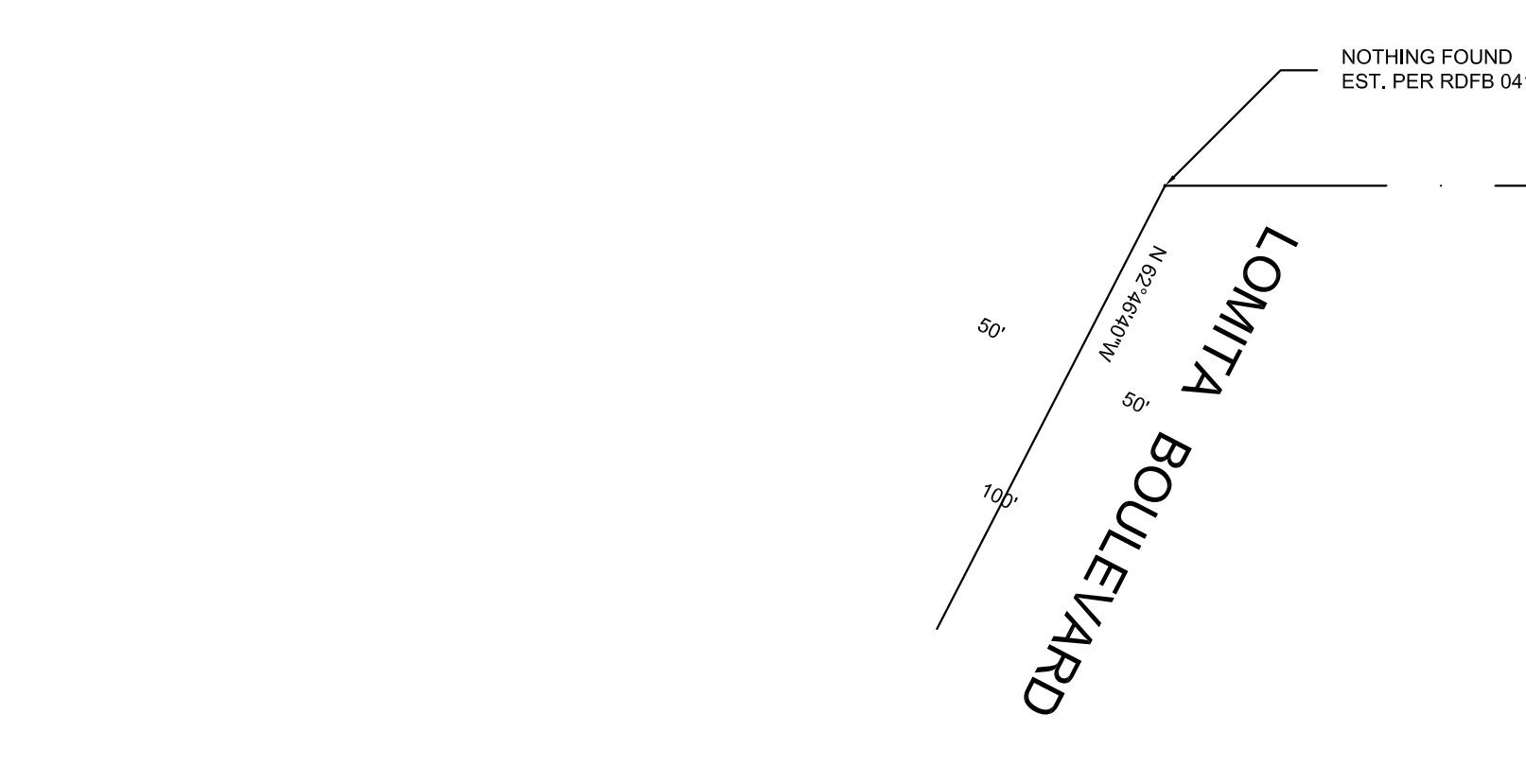
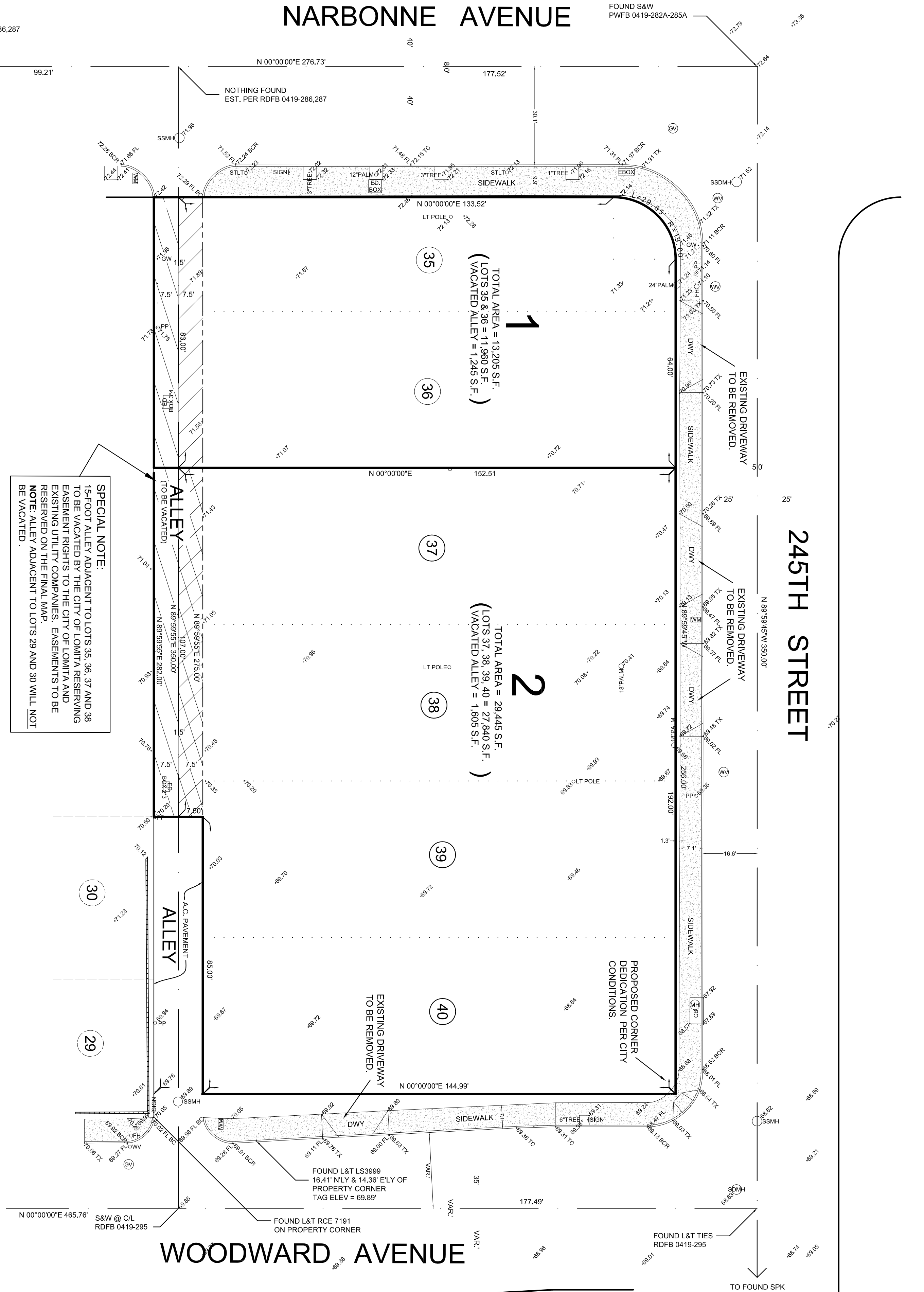
SECTIONS



AREA CALCULATIONS

Lot No.	Area (S.F.)
35	5,000
36	6,960
37	6,960
38	6,960
39	6,960
40	6,960
Total	42,650

SPECIAL NOTE:
15-FOOT ALLEY ADJACENT TO LOTS 36, 37 AND 38 TO BE VACATED BY THE CITY OF LOMITA RESERVING EASEMENT RIGHTS TO THE CITY OF LOMITA AND EXISTING UTILITY COMPANIES. EASEMENTS TO BE RESERVED ON THE FINAL MAP.
NOTE: ALLEY ADJACENT TO LOTS 29 AND 30 WILL NOT BE VACATED.





REQUIRED: 8' x 91' = 728 SF (FRONTAGE) + 8' x 31' = 248 SF (FRONTAGE) = (976 SF x REQUIRED 50%) = 488 SF
 PROVIDED: 386 SF (VISUAL INTEREST) + 82 SF (VISUAL INTEREST) = 468 SF PROVIDED



COLOR LEGEND

- 1 GAF TIMBERLINE CHARCOAL
- 2 IPE WOOD CLEAR STAIN
- 3 DEW386 PRECIOUS PEARL
- 4 MILGARD CLAY
- 5 DE6315 BLACK POOL

SITE KEY PLAN

NORTH & WEST - EXTERIOR ELEVATIONS

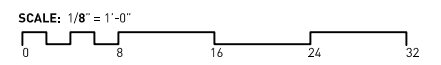
24516 NARBONNE AVENUE LOMITA, CA.

dTR Design Inc.
 2040 Lomita Blvd., Suite 104,
 Lomita, CA, 90717
 1.310.972.9050

CODE: "Ground floor building coverage. For visual interest at the pedestrian level, at least fifty (50) percent of the total ground floor building frontage of any new or reconstructed building facing the public street shall have the following: windows with clear glass, recessed entries, residential stoops, or recesses for outdoor dining areas. To calculate the total ground-floor frontage, use the length of the building frontage along the pedestrian realm times the first floor height from floor to ceiling."

NARBONNE 16 UNIT

APPLICANT / DEVELOPER
 LUIGI SCHIAPPA DEVELOPMENT, INC.
 2040 LOMITA BLVD., SUITE 100
 LOMITA, CA 90717
 310.373.8555
 luigi@elitehomesinc.com



D-2

DATE: May 19, 2020



SOUTH ELEVATION 3



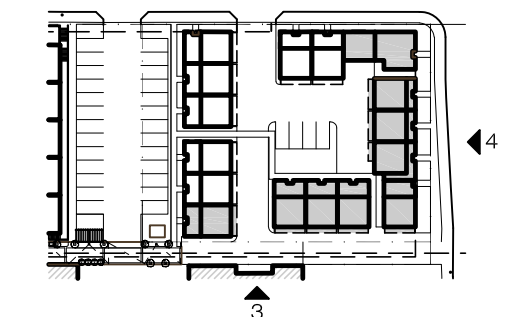
EAST ELEVATION 4

REQUIRED: 8' x 130' = 1,040 SF (FRONTAGE) = [1,040 SF x REQUIRED 50%] = 520 SF
 PROVIDED: 543 SF (VISUAL INTEREST) = 543 SF PROVIDED

COLOR LEGEND

- 1 GAF TIMBERLINE CHARCOAL
- 2 IPE WOOD CLEAR STAIN
- 3 DEW386 PRECIOUS PEARL
- 4 MILGARD CLAY
- 5 DE6315 BLACK POOL

SITE KEY PLAN



SOUTH & EAST - EXTERIOR ELEVATIONS

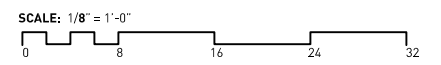
24516 NARBONNE AVENUE LOMITA, CA.

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 310.373.8555
 luigi@elitehomesinc.com



D-3

DATE: May 19, 2020



NORTH-EAST SIDE OF SITE - VIEW LOOKING SOUTH-WEST



NORTH SIDE OF SITE - VIEW LOOKING SOUTH-EAST



NORTH-WEST SIDE OF SITE - VIEW LOOKING SOUTH-EAST



SOUTH-WEST OFF-SITE - VIEW LOOKING EAST DOWN PASEO

3D RENDERINGS

24516 NARBONNE AVENUE LOMITA, CA.

dIR Design Inc.
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1.310.972.9050

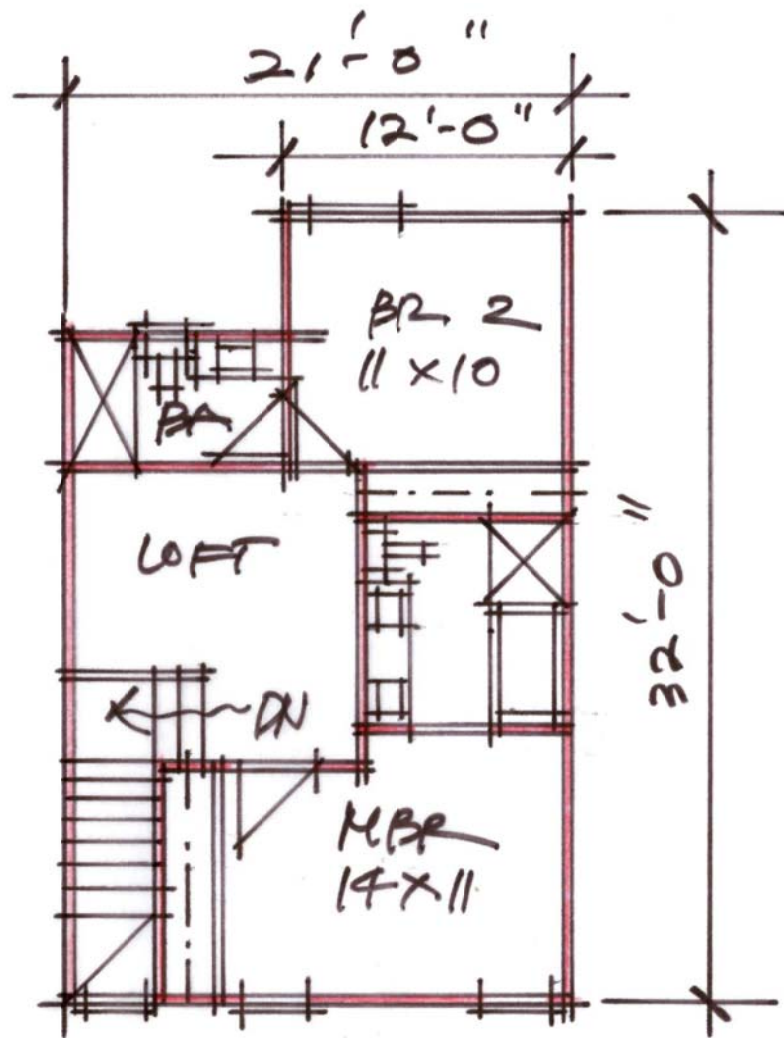
NARBONNE 16 UNIT

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LOMITA, CA 90717
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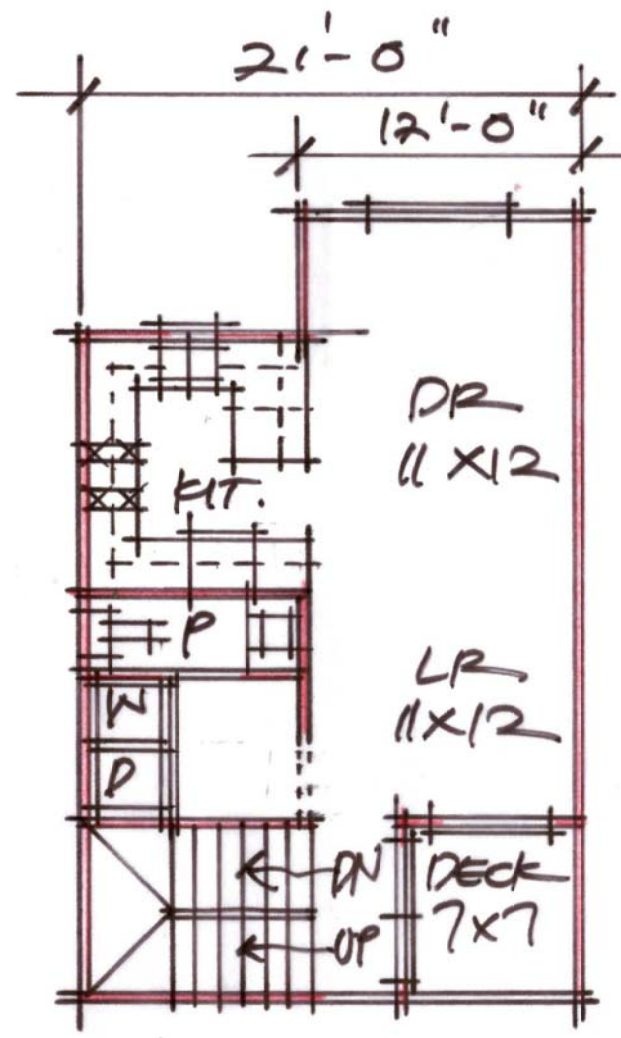




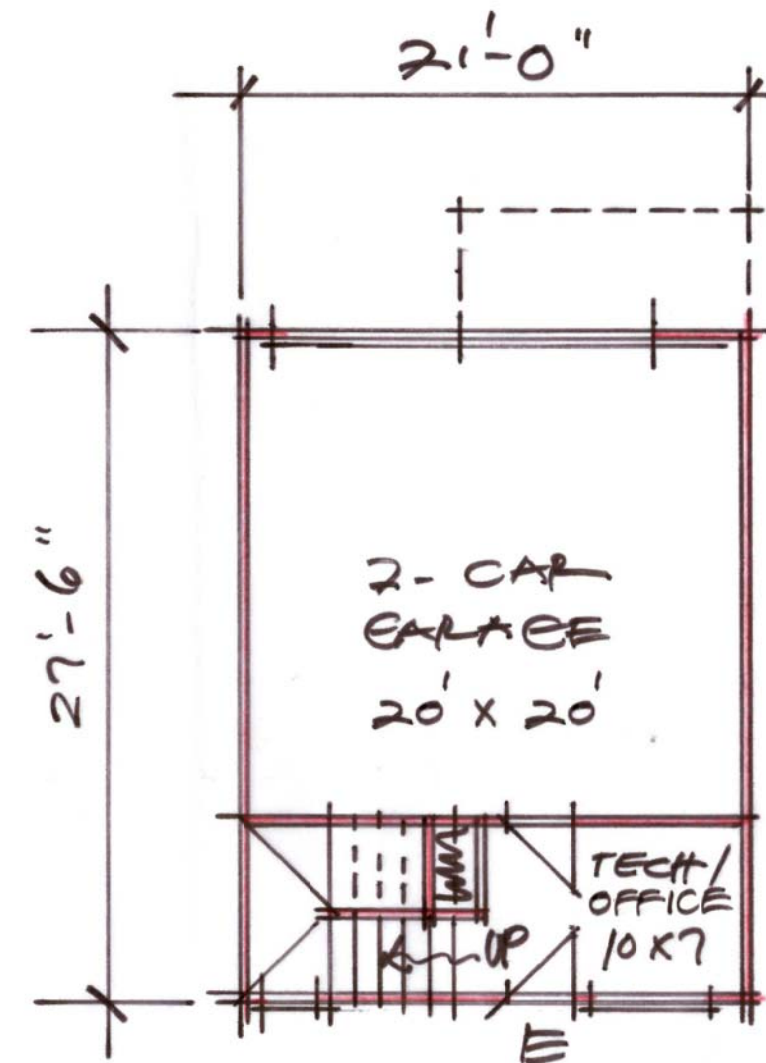




THIRD FLOOR
GROSS AREA: 632 S.F.



SECOND FLOOR
GROSS AREA: 521 S.F.



FIRST FLOOR
GROSS AREA: 137 S.F. + 440 S.F. (GAR)

UNIT A
2 BDRM / 2-1/2 BATH
GROSS AREA: 1,290 S.F. (LIVABLE) + 440 S.F. (GARAGE) = 1,730 S.F.

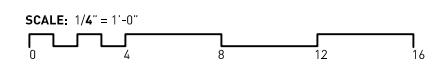
UNIT TYPE A - FLOOR PLANS

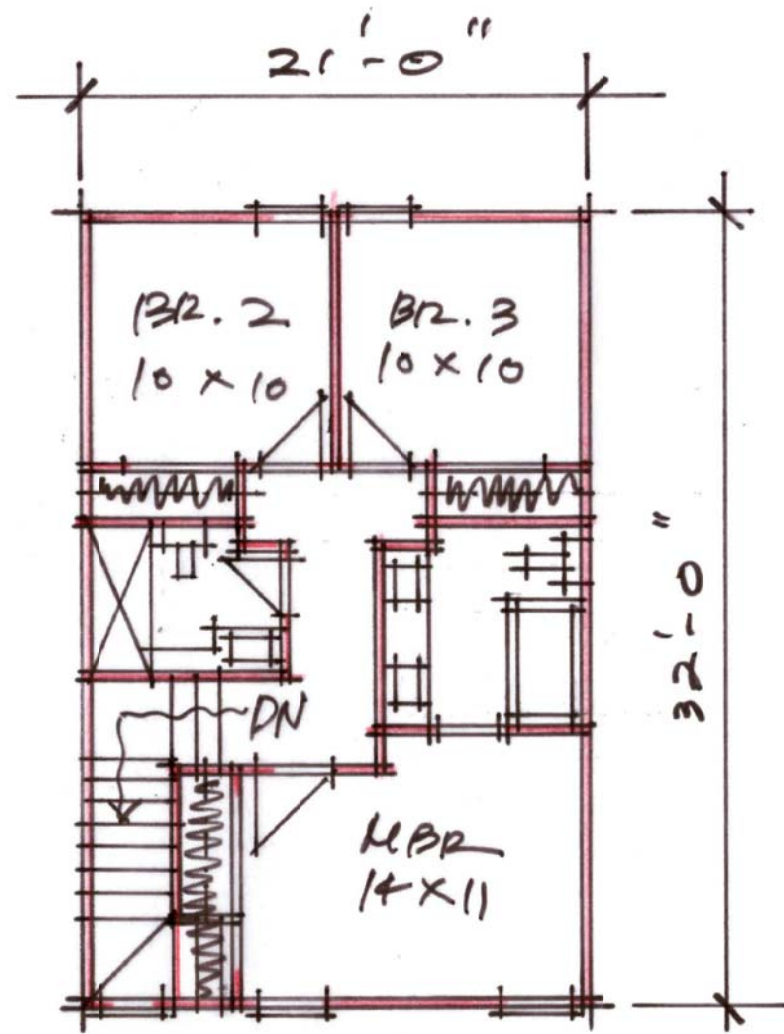
24516 NARBONNE AVENUE LOMITA, CA.

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1.310.972.9050

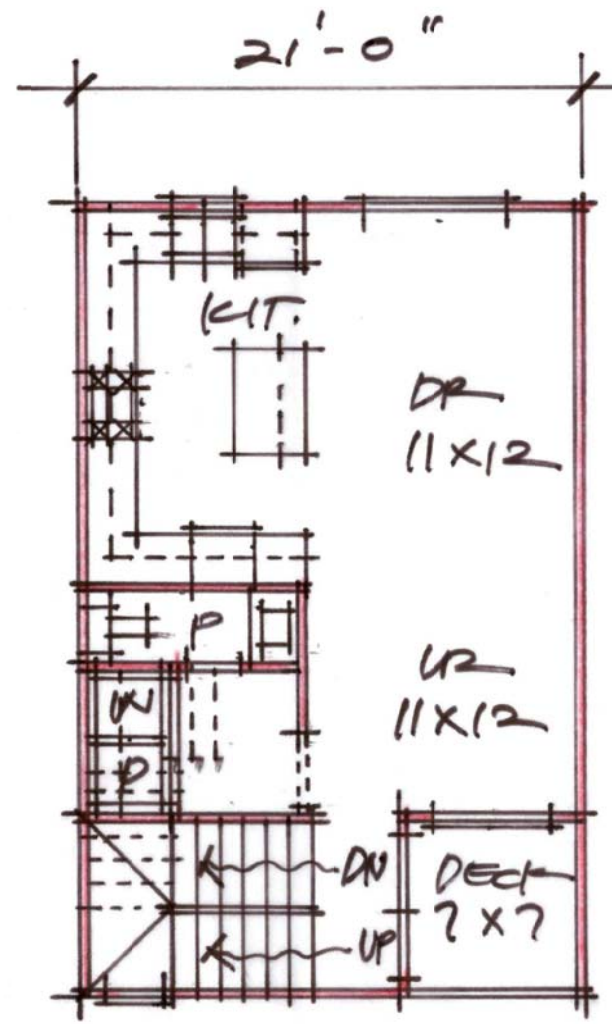
NARBONNE 16 UNIT

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2040 LOMITA BLVD., SUITE 100
LOMITA, CA 90717
310.373.8555
luigi@elitehomesinc.com

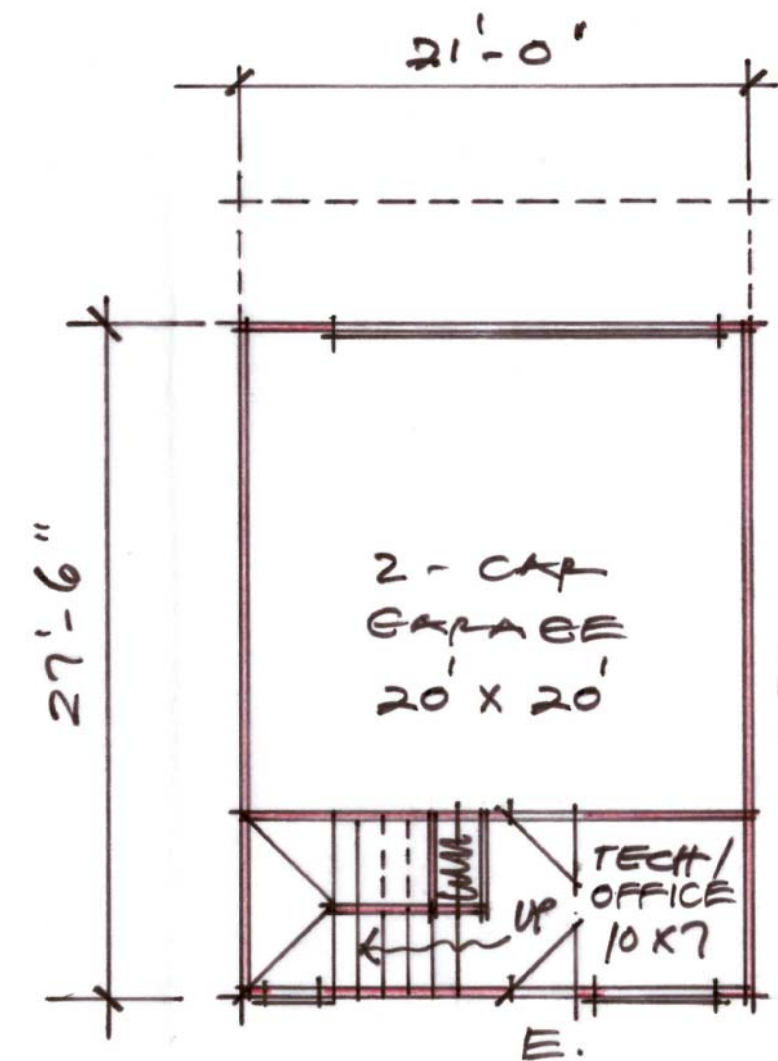




THIRD FLOOR
GROSS AREA: 672 S.F.



SECOND FLOOR
GROSS AREA: 561 S.F.



FIRST FLOOR
GROSS AREA: 137 S.F. + 440 S.F. (GAR)

UNIT B
3 BDRM / 2-1/2 BATH
GROSS AREA: 1,370 S.F. (LIVABLE) + 440 S.F. (GARAGE) = 1,810 S.F.

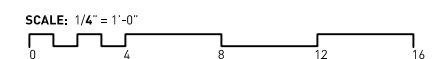
UNIT TYPE B - FLOOR PLANS

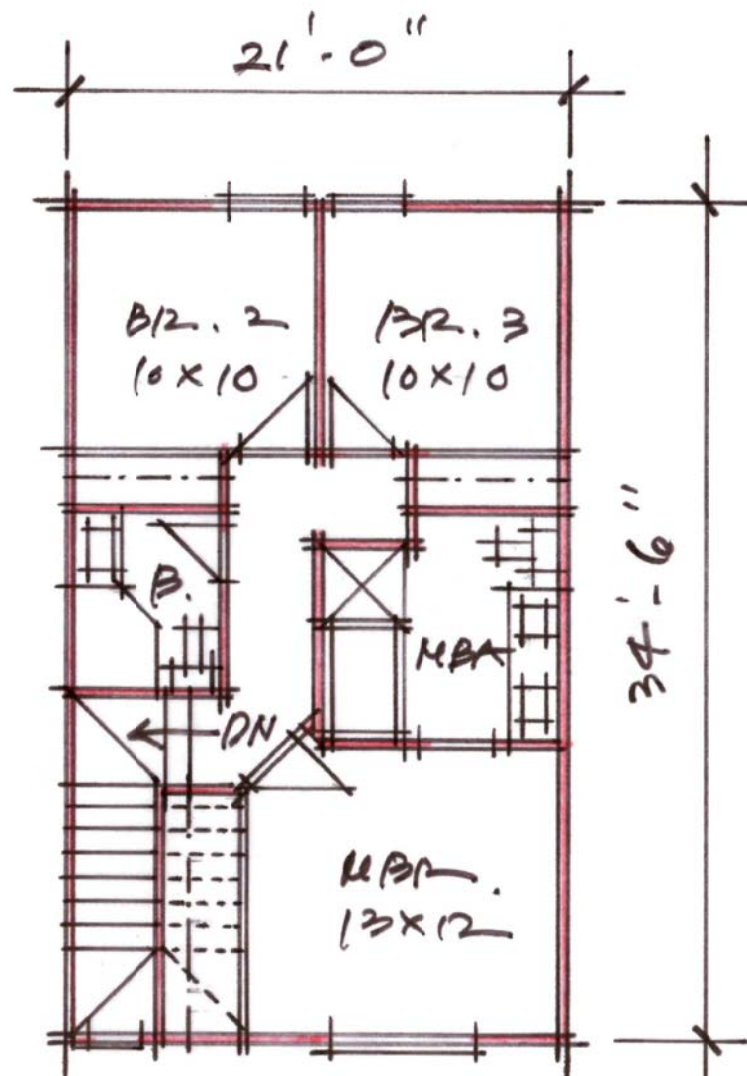
24516 NARBONNE AVENUE LOMITA, CA.

dIR Design Inc.
2040 Lomita Blvd., Suite 104,
Lomita, CA, 90717
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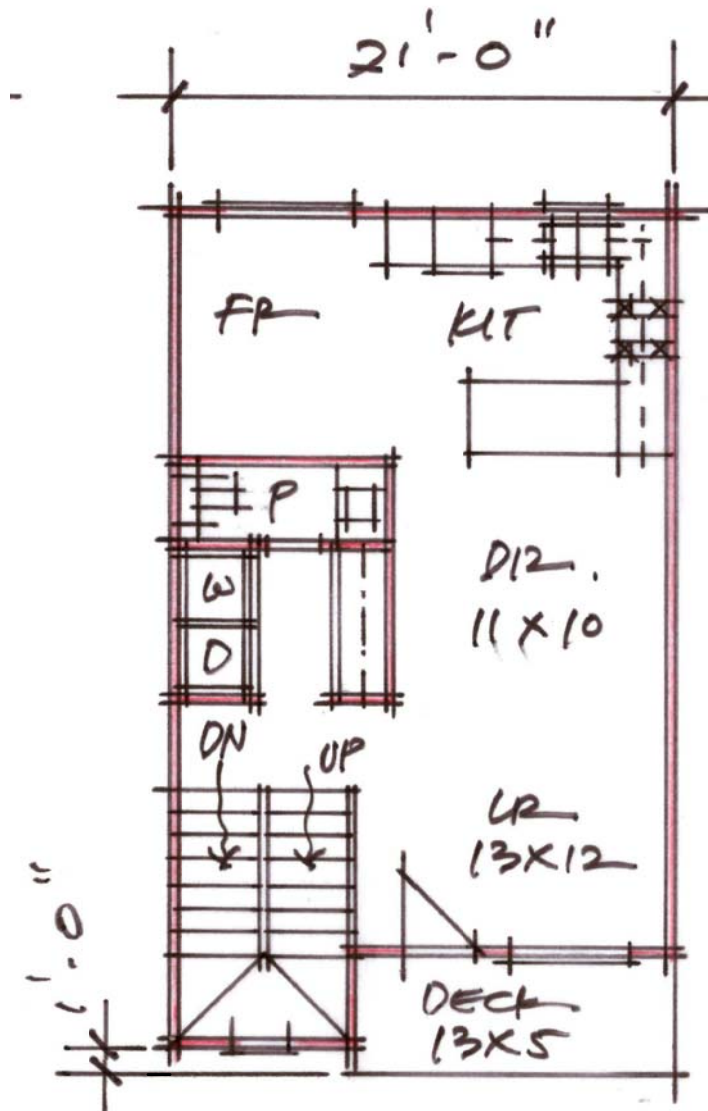
NARBONNE 16 UNIT

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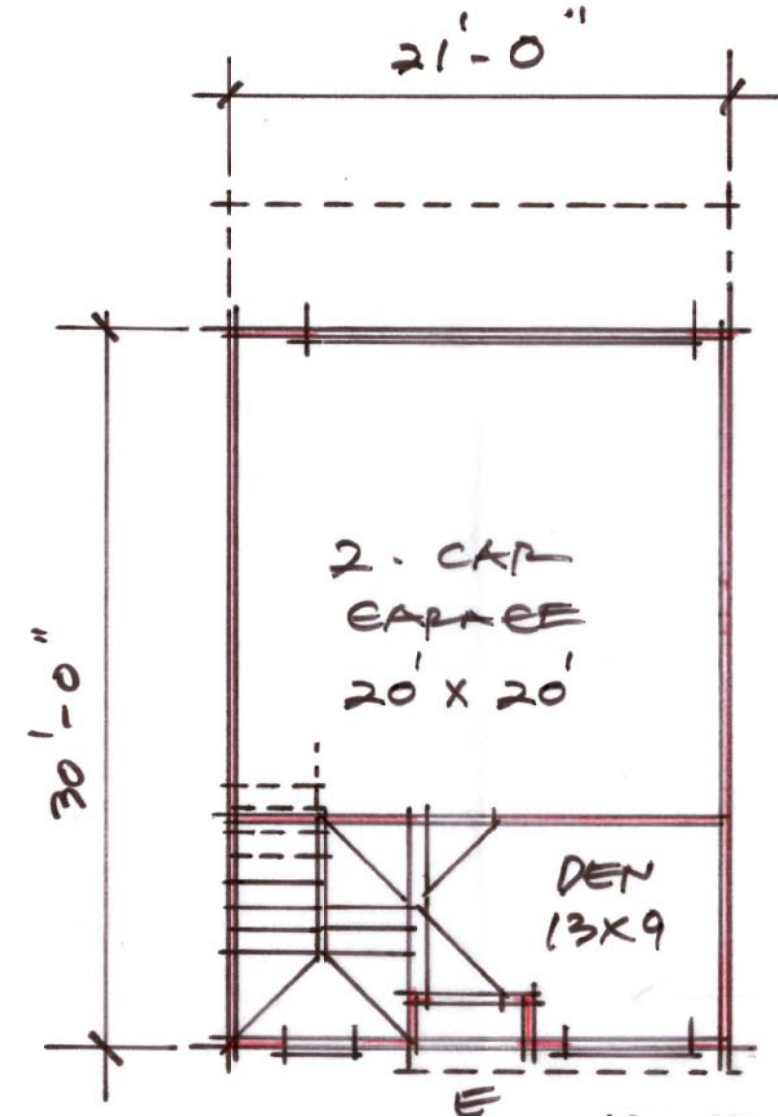




THIRD FLOOR
GROSS AREA: 724 S.F.



SECOND FLOOR
GROSS AREA: 601 S.F.



FIRST FLOOR
GROSS AREA: 193 S.F. + 440 S.F. (GAR)

UNIT C
3 BDRM / 2-1/2 BATH
GROSS AREA: 1,518 S.F. (LIVABLE) + 440 S.F. (GARAGE) = 1,958 S.F.

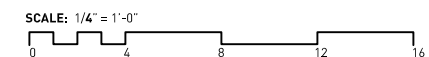
UNIT TYPE C - FLOOR PLANS

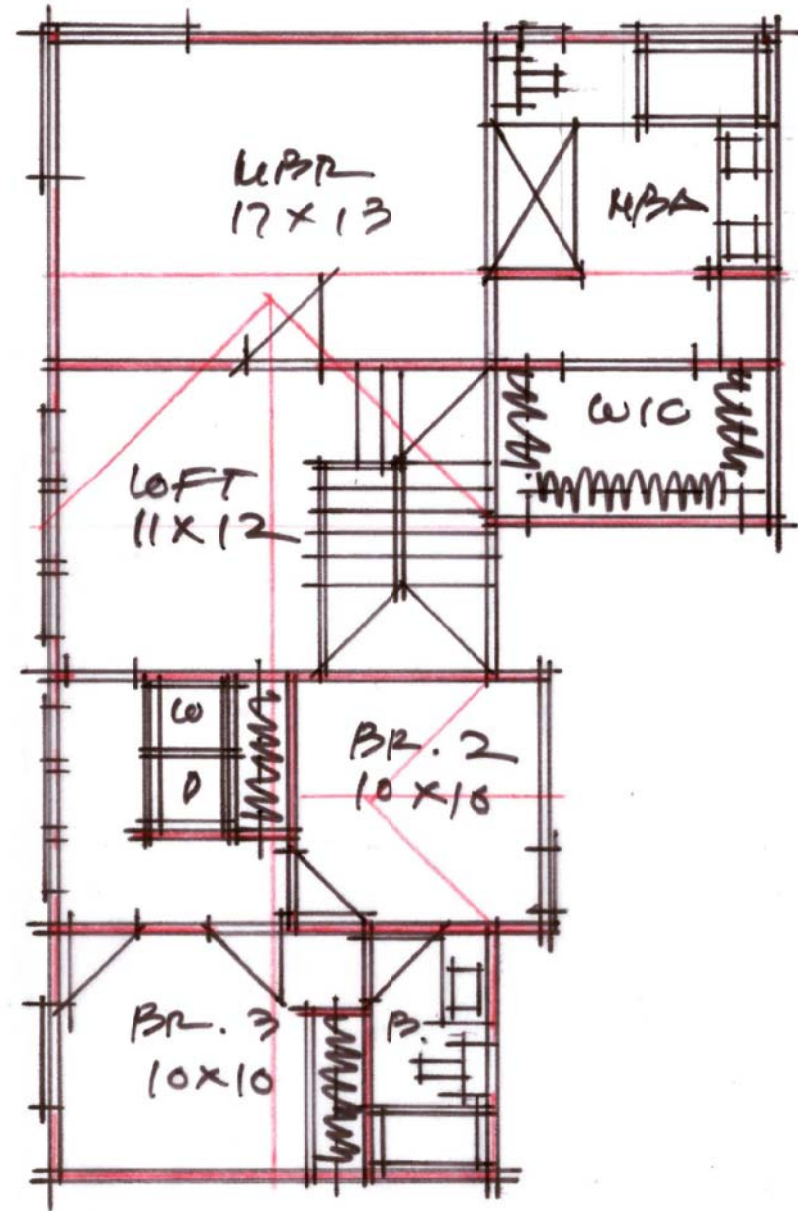
24516 NARBONNE AVENUE LOMITA, CA.

dIR Design Inc.
2040 Lomita Blvd., Suite 104,
Lomita, CA, 90717
1.310.972.9050

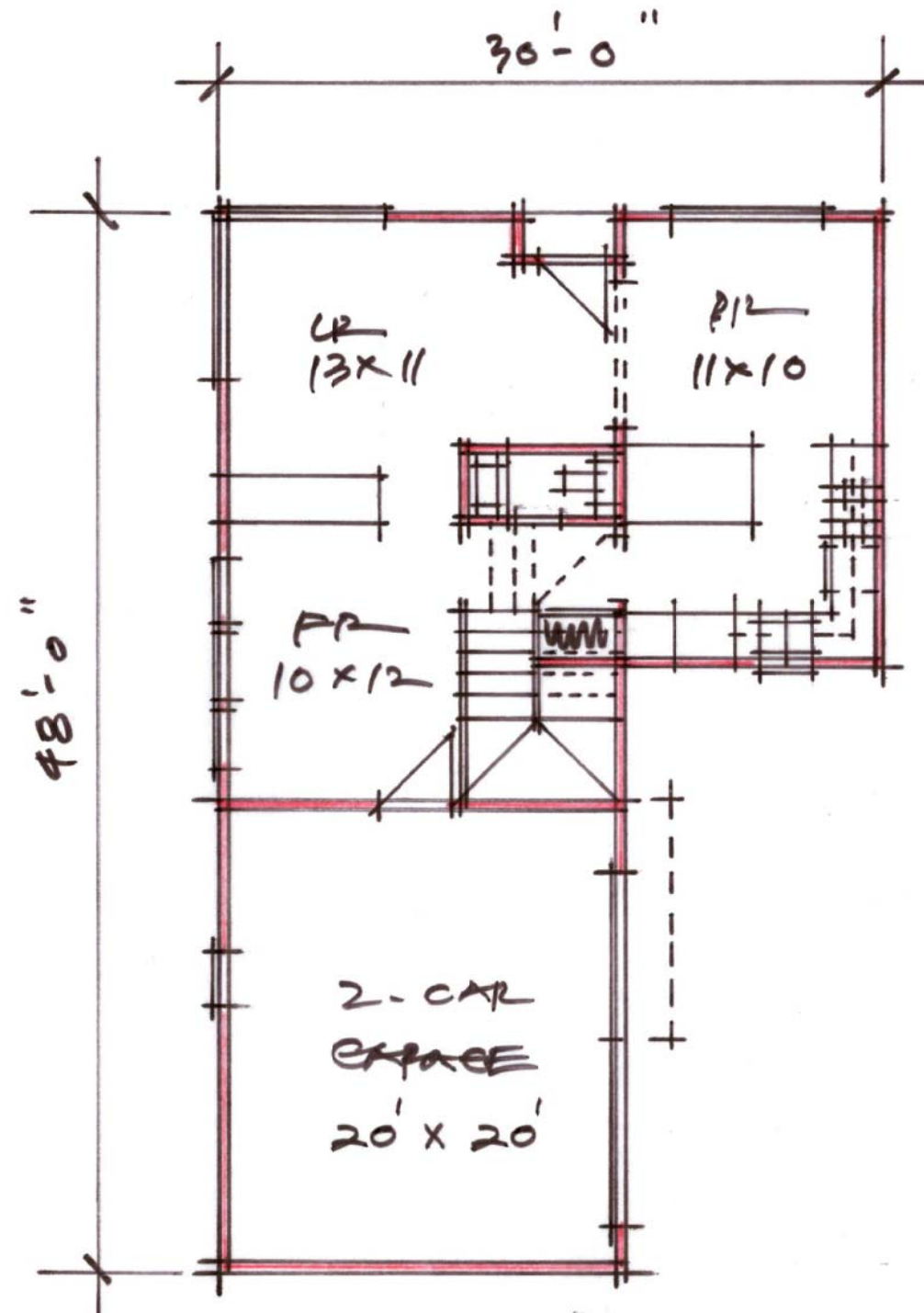
NARBONNE 16 UNIT

APPLICANT / DEVELOPER
LUIGI SCHIAPPA DEVELOPMENT, INC.
2040 LOMITA BLVD., SUITE 100
LOMITA, CA 90717
310.373.8555
luigi@elitehomesinc.com





SECOND FLOOR
GROSS AREA: 1,080 S.F.



FIRST FLOOR
GROSS AREA: 720 S.F. + 383 S.F (GAR)

UNIT D
3 BDRM / 2-1/2 BATH
GROSS AREA: 1,800 S.F. (LIVABLE) + 383 S.F. (GARAGE) = 2,183 S.F.

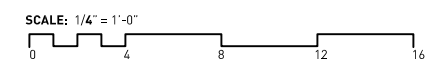
UNIT TYPE D - FLOOR PLANS

24516 NARBONNE AVENUE LOMITA, CA.

dIR Design Inc.
2040 Lomita Blvd., Suite 104,
Lomita, CA, 90717
1.310.972.9050

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D-7

DATE: May 18, 2020