

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

1. OPENING CEREMONIES

a. Call Meeting to Order

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

b. Flag Salute

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

c. Roll Call

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

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

ABSENT: COMMISSIONER: Thompson

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) APPROVAL OF MINUTES: March 11, 2019

Commissioner Graf made a motion, seconded by Commissioner Santos, to approve the minutes.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

RECUSE: COMMISSIONERS: None

SCHEDULED MATTERS

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

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

Upon the recommendation of Assistant City Attorney Langer, Commissioner Popelka recused himself from discussion of this item, due to his financial interest in a condominium project across the street. He left the dais and the room at 6:05 p.m.

Assistant Planner Laura MacMorran presented the staff report and responded to Commission questions.

Commissioner Graf suggested modifying condition number 6 to include the following wording: *all building code requirements shall be met by both residential units.*

Director Velasco responded to Commission questions.

Lomita resident George Kivett spoke in support of Commissioner Graf's requested modification to the conditions.

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to adopt the resolution of approval subject to findings and conditions, with an amendment to modify condition number 6, which shall now read: Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit, *and all building code requirements shall be met by both residential units and to fix a clerical typo in condition number 20.*

MOTION CARRIED by the following vote:

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

Commissioner Popelka returned to the meeting and the dais at 6:20 p.m.

PUBLIC HEARING

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

Director Velasco presented the staff report, which includes recommendations regarding permitted uses within the Downtown Commercial zone (a result of the October 16, 2018 Council approval of the Downtown Vision). She stated that two new categories have been identified: personal services and personal improvement services. New uses permitted by

right are permanent flower stands and newsstands, and new uses added (subject to conditional use permit) are outdoor vending in conjunction with sales from a retail store and a wine store with wine tasting and the offsite sale of alcohol. She added that some uses have been eliminated including indoor automobile and motorcycle sales, and hotels with more than 35 units, as well as package liquor stores in excess of 3,000 square feet. She also noted that home furnishings and specialty home improvement stores are being eliminated. She stated that the goal is a better balance of businesses downtown, with permitted offices and personal improvement services businesses allowed only on the second floor. She noted that existing businesses in the downtown are “grandfathered in” regarding current zoning requirements.

Director Velasco responded to Commission questions.

Chair Dever opened the public hearing at 6:36 p.m.

Lomita resident George Kivett stated that he supports the mix of businesses downtown in a walkable environment as it was in the past, but said the City might be getting too restrictive with regard to home improvement stores, for example. He added that he likes the idea of combining both onsite and offsite sales for certain businesses.

Chair Dever closed the public hearing at 6:38 p.m.

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to adopt the resolution to recommend Council approval.

MOTION CARRIED by the following vote:

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

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that Council set a special budget review meeting for Tuesday, May 14, 2019.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Velasco announced Code Enforcement Officer Donte Green’s resignation, effective May 1, 2019, as he accepted a position with El Camino College. She stated that the City is actively recruiting a replacement.

8. PLANNING COMMISSIONER ITEMS

Commissioner Graf reported on his attendance at the March 30, 2019 grand opening of Burnin Daylight Brewery. He also remarked on The \$.99 Store shopping center on Pacific Coast Highway, calling both the store and the parking lot filthy.

Vice-Chair Cammarata also remarked on the grand opening of Burnin Daylight Brewery. He noted the Popeye's restaurant is coming along and asked about the status of the vacant market on Pacific Coast Highway. Director Velasco said the only real interest in the property has been from gyms, which are not permitted.

Commissioner Santos remarked on The Nook, the City's new breakfast and lunch restaurant.

Chair Dever asked the status of another brewery opening in the City. Director Velasco said end of summer is the current target time period. Chair Dever also inquired about a bulldozer on Eshelman Avenue. Assistant Planner stated that an apartment rental development is in the works in that area.

Commissioner Graf inquired about a City project on Cypress near the water facility. Director Velasco said only grading has been done so far.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Graf will attend the City Council meeting on Tuesday, May 7, 2019, and Commissioner Santos will attend the City Council meeting on Tuesday, May 21, 2019.

Chair Dever confirmed that Commissioner Popelka will miss the next four Commission meetings, and will return September 9, 2019.

City Clerk Hill reported that one application has been received so far for the vacant Planning Commission opening.

10. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:49 p.m.

ATTEST:



Kathleen Hill, CMC
City Clerk