

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, JUNE 10, 2019  
6:00 PM**

**1. OPENING CEREMONIES**

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:00 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

- b. Flag Salute

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

- c. Roll Call

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

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

**ABSENT:** COMMISSIONER: Popelka

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

**a) SITE PLAN REVIEW NO. 1182 – One Year Extension of Time**, a request of a one year extension of time for Site Plan Review No. 1182 establishing a new expiration date of August 14, 2020.

Commissioner Cammarata made a motion, seconded by Commissioner Graf, to approve the request.

**MOTION CARRIED** by the following vote:

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

**NOES:** COMMISSIONERS: None

**ABSENT:** COMMISSIONERS: Popelka

**RECUSE:** COMMISSIONERS: None

## **SCHEDULED MATTERS**

### **4. PRESENTATION OF THE DRAFT DOWNTOWN LOMITA DESIGN GUIDELINES**

Director Velasco introduced Tim Bevins, Urban Designer/Project Manager at Studio One-Eleven, who explained that various roundtables and stakeholder meetings were held to gather input, with the goal of providing unified direction to the City, as the 1999 guidelines were in need of updating and development standards required clarification. Mr. Bevins presented the restructured guidelines, including those for storefronts and signage. He then gave recommendations, such as identifying target sites for mixed use development.

There was brief discussion regarding design guidelines vs. requirements.

Lomita resident George Kivett stated that more crosswalks are needed downtown and crossing safety mechanisms are needed south of Lomita Boulevard. He added that awnings must account for the height of delivery vehicles, A-frame signs cannot impede pedestrians, and tattered awnings should be prohibited. He said overall the design guidelines are good.

There was brief discussion regarding more weather-worthy awning materials, as well as exclusion of ADA improvements from the \$30,000 figure that defines significant remodels.

Director Velasco said the revisions discussed this evening would be incorporated into the design guidelines and will be brought back to the Commission in the near future.

## **WRITTEN COMMUNICATIONS**

### **5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Velasco stated that the City Council approved the downtown commercial zone text amendments with no changes at the June 4, 2019, meeting, so in three weeks they will be in effect.

## **OTHER MATTERS**

### **6. STAFF ITEMS – ANNOUNCEMENTS**

Director Velasco stated that Hunter Edwards was hired as the City's new Code Enforcement Officer.

### **7. PLANNING COMMISSIONER ITEMS**

Vice-Chair Cammarata asked about the possibility of implementing residential parking permits along a portion of Eshelman Avenue. Director Velasco stated that such a program would be a Council decision. Vice-Chair Cammarata then welcomed new Planning Commissioner Barry Waite, and welcomed back Commissioner Thompson.

Commissioner Waite said it was an honor to be part of the commission, as he thinks highly of his fellow commissioners and staff, as well as engaged residents such as Mr. Kivett. He then stated that he would miss the August 12, 2019, meeting, as he will be at a conference.

Director Velasco introduced Linda Abbott, the City's new Deputy City Clerk. Assistant City Attorney Langer introduced her associate Kathy Shin of Best Best & Krieger.

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

Commissioner Thompson will attend the City Council meeting on Tuesday, July 2, 2019, and Commissioner Graf will attend the City Council meeting on Tuesday, July 16, 2019.

**9. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:25 p.m.

ATTEST:



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Linda E. Abbott, Deputy City Clerk