

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, FEBRUARY 10, 2020
6:00 PM**

1. OPENING CEREMONIES

a. Call Meeting to Order

Chair Dever called the meeting to order at 6:01 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

b. Flag Salute

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

c. Roll Call

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

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

ABSENT: COMMISSIONERS: Thompson

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** December 9, 2019

RECOMMENDED ACTION: Approve minutes

It was noted that the minutes of the December 9, 2019 meeting did not include Commissioner Popelka's votes in error and it was requested that staff revise the minutes accordingly. The minutes have since been updated.

Vice-Chair Cammarata made a motion, seconded by Commissioner Graf, to approve the minutes, with the noted corrections, of the December 9, 2019, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

- b) CONDITIONAL USE PERMIT NO. 70 – One Year Extension of Time**, a request for a one-year time extension to permit a Modification for Conditional Use Permit No. 70 to allow the construction of a 1,621-square-foot, single-story building containing five services bays for an existing automobile body repair shop located at 24710-24720 Crenshaw Boulevard in the M-C (Light Manufacturing & Commercial) Zone.

This item was pulled by Vice-Chair Cammarata for discussion.

Vice-Chair Cammarata asked if the closing of Palos Verdes Bowl would in any way affect this project. Assistant Planner MacMorran stated that the bowling alley property was not a consideration in their parking requirements.

Commissioner Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings.

MOTION CARRIED by the following vote:

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

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

This item was pulled by Commissioner Waite for discussion.

Commissioner Waite asked for clarification regarding this request. Director Velasco stated that while the Municipal Code dictates that a year is standard, nine months was requested in this instance just to round out the year. She explained that the structural issues had been worked out but the applicant must resubmit for plan check.

Chair Dever invited the applicant, Giuseppe Finazzo, forward to address the Commission.

Mr Finazzo stated that almost everything has been approved, except for one part (structural) of the plans, which were resubmitted today. He added that he was waiting for a form from the City regarding water service.

Commissioner Waite made a motion, seconded by Commissioner Graf, to adopt a resolution of approval subject to findings.

MOTION CARRIED by the following vote:

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

PUBLIC HEARINGS

4. **SITE PLAN REVIEW NO. 1204**, a request to permit several small additions totaling 961 square feet, and the expansion of the parking lot in conjunction with the demolition of classrooms, office space, and nonconforming residential structures located at 24716 & 24730 Narbonne Avenue in the Commercial General (C-G) Zone.

At 6:18 p.m., Commissioner Popelka recused himself due to the proximity of the project to his home. He left the dais and the Council Chambers.

Vice-Chair Cammarata disclosed his professional relationship with the architect, but said he has no reason to recuse himself as he has no financial interest in the project.

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

Chair Dever opened the public hearing at 6:32 p.m. As there were no requests to speak, Chair Dever closed the public hearing at 6:32 p.m. The applicant was not present.

Commissioner Waite made a motion, seconded by Commissioner Graf, to adopt a resolution of approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

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

Commissioner Popelka returned to the Council Chambers and the dais at 6:34 p.m.

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that Council extended the moratorium on vaping-related shops in the City through the end of this year and adopted the 2020 Building Code at the February 4, 2020, Council meeting.

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

None.

7. PLANNING COMMISSIONER ITEMS

Commissioner Graf stated that it was nice to see so much progress on the Picerne Project.

Commissioner Popelka announced his Planning Commission resignation, effective this evening. He stated that he will continue to be a part of the CERT Program and will support the City Council.

Vice-Chair Cammarata and Commissioners Santos and Waite recognized Commissioner Popelka for his service.

Commissioner Waite commented on the number of new restaurants in the City. He also remarked upon his attendance at the recent Chamber of Commerce mixer at South Bay Credit Union, and mentioned the mural on the building's exterior.

Chair Dever also recognized Commissioner Popelka for his service.

Commissioner Graf inquired about the alleyway parking problems near Burnin' Daylight. Director Velasco stated that the situation was a recent Closed Session Council item that will come before the Planning Commission for a recommendation before it goes to City Council.

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Graf will attend the City Council meeting on Tuesday, March 3, 2020. Commissioner Waite will attend the March 17, 2020 meeting.

9. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:43 p.m.



Linda E. Abbott, Deputy City Clerk