

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, AUGUST 10, 2020  
6:00 P.M.**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:10 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

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, Community and Economic Development Director Alicia Velasco, and Interim Community and Economic Development Director Sheri Repp Loadsman.

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

**ABSENT:** COMMISSIONERS: None

**2. ORAL COMMUNICATIONS**

None.

**3. STAFF ITEMS – ANNOUNCEMENTS**

Community and Economic Development Director Velasco announced that she has taken a position with another city. She then introduced Interim Director Sheri Repp Loadsman.

Interim Director Repp Loadsman stated that she is looking forward to helping out and added that she is a South Bay native who still lives in the area.

Chair Cammarata welcomed Interim Director Repp Loadsman. He stated that he was sad to see Director Velasco leave the City and that her leadership would be missed.

**4. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** June 8, 2020

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Waite made a motion, seconded by Vice-Chair Graf, to approve the minutes of the June 8, 2020, Planning Commission meeting, noting a correction to be made to item 4 to indicate Chair Cammarata as recused.

**MOTION CARRIED** by the following vote:

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

**PUBLIC HEARINGS**

5. **SITE PLAN REVIEW NO. 1206**, a request for a modification from Section 11-1.30.02 of the Lomita Municipal Code (LMC) to permit a six foot rear yard setback instead of the Code required 20 feet, located at 2045 262<sup>nd</sup> Street in the Single-Family Residential (R-1) Zone.

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

In response to a question from Commissioner Waite, Planning Intern Dotson stated that no comments were received in opposition to the project.

Chair Cammarata opened the public hearing at 6:26 p.m.

Jure Sestich, the applicant, thanked Planning staff for their assistance and stated that it was a pleasure working with them.

Chair Cammarata closed the public hearing at 6:27 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.

**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

6. **SITE PLAN REVIEW NO. 1207**, a request for a modification from Section 11-1.68.02 of the Lomita Municipal Code (LMC) to permit a six-foot high wrought-iron fence within the front yard instead of the 42 inches height maximum located at 1962 Lomita Blvd in the M-C, Light Manufacturing and Commercial Zone.

Chair Cammarata and Commissioner Santos recused themselves and left the teleconference.

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

Commissioner Thompson disclosed that he had viewed the project site.

Vice-Chair Graf opened the public hearing at 6:37 p.m. As there were no requests from the public to speak on this item, Vice-Chair Graf closed the public hearing at 6:37 p.m.

Andrew Aparicio, the applicant, stated that he wanted the building to both look and function better.

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

**MOTION CARRIED** by the following vote:

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

Chair Cammarata and Commissioner Santos returned to the teleconference.

7. **ZONE VARIANCE NO. 244**, a request for a variance from Section 11-1.30.04 of the Lomita Municipal Code (LMC) to permit a 14-foot-by-20-foot patio cover to be attached to the single-family dwelling with a six-foot rear yard setback instead of the Code required 10 feet located at 2321 Robin Lane in the Single-Family Residential (R-1) Zone.

Commissioner Waite recused himself and left the teleconference.

Assistant Planner MacMorran presented the staff report as per the agenda material. The applicant's name was corrected as Daniel "Burris" rather than "Burns."

Chair Cammarata opened the public hearing at 6:46 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:46 p.m.

Daniel Burris, the applicant, thanked the Planning Commission for their consideration. He stated that he removed the previous structure due to termite damage but would like to again have a shaded area and an enclosed space for his children.

Vice-Chair Graf made a motion, seconded by Commissioner Dever, to adopt a resolution of approval (noting the applicant's correct last name as "Burris") subject to findings and conditions and confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

Commissioner Waite returned to the teleconference.

## **WRITTEN COMMUNICATIONS**

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

Director Velasco stated that Council approved a mixed-use project at 24516 Narbonne Avenue at their meeting on August 4, 2020. In addition, staff was directed to prepare a sidewalk vending ordinance pursuant to State law to bring back at a future meeting.

## **OTHER MATTERS**

### **9. STAFF ITEMS – ANNOUNCEMENTS**

Chair Cammarata stated that Director Velasco would be missed and he wished her good luck.

Commissioner Waite stated that it has been nice to see Director Velasco develop professionally and become a community leader. He added that Interim Director Repp Loadsman had been his boss over 20 years ago, and that she possesses encyclopedic knowledge.

Vice-Chair Graf stated that Director Velasco has grown so much in her position with the City and has done a tremendous job. He wished her luck and welcomed Interim Director Repp Loadsman to the City.

Commissioner Dever congratulated Director Velasco on her new position and thanked her for putting up with the Planning Commission for 13 years.

Chair Cammarata offered his congratulations to Director Velasco and wished her good luck.

Commissioner Thompson thanked Director Velasco for helping to keep Lomita a friendly city, and stated that residents certainly appreciate her efforts. He also thanked her for all her hard work and professionalism.

Commissioner Santos wished Director Velasco good luck.

Director Velasco stated that it had been a great 13 years with the City of Lomita, and thanked the Commissioners for their well wishes.

### **10. PLANNING COMMISSIONER ITEMS**

Commissioner Santos urged everyone to stay safe.

In response to a comment from Commissioner Waite, Director Velasco stated that future Planning Commission meetings would be held virtually via Zoom.

Chair Cammarata thanked City staff for having multiple potholes filled along Pacific Coast Highway and Narbonne Avenue. He also remarked on a pop-up taco stand in an auto parts store parking lot in the City; Director Velasco stated that such vendors would be addressed in the upcoming street vendors ordinance.

### **11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Commissioner Waite will attend the Council meeting on Tuesday, September 1, 2020. Commissioner Waite will also attend the Tuesday, September 15, 2020, meeting.

## 12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:07 p.m.

Attest:



---

Linda E. Abbott, Deputy City Clerk