

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, MAY 10, 2021**

1. OPENING CEREMONIES

a. Chair Cammarata called the meeting to order at 6:02 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, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, Assistant Planner MacMorran, and Planner Repp Loadsman.

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

ABSENT: Santos

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** March 8, 2021

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Thompson, to approve the minutes of the March 8, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Dever, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Santos

PUBLIC HEARINGS

Director Kapovich requested that items 5 and 6 be discussed before item 4 so that the Planning Commission could vote to continue them to the June 14, 2021, meeting, due to a clerical error (on-site noticing, which is done as a courtesy and is not a legal requirement, for both properties showed the incorrect hearing date). The votes to continue appear under each item.

Commissioner Thompson made a motion, seconded by Vice-Chair Graf, to move items 5 and 6 ahead of item 4 on the agenda.

MOTION CARRIED by the following vote:

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

4. **SITE PLAN REVIEW NO. 1210**, a request to enclose an existing 400 square-foot open-air patio located at the rear of an existing 940 square-foot residence at 25356 Woodward Avenue. The subject site has a Single Family Residential (R-1) zoning designation but also contains a second residential unit, which was permitted prior to the incorporation of the City and the site is therefore considered a legal non-conforming multi-family use in a Single Family Residential (R-1) zone. Pursuant to the Municipal Code, proposed additions to non-conforming multi-family uses must be reviewed by the Planning Commission by way of a Site Plan Review. The project is categorically exempt from California Environmental Quality Act per Section 15301 (Existing Facilities).

APPLICANT: Alexander Petrakos, 100 W. Broadway, Suite 3000, Long Beach, CA 90802

PRESENTED BY: Community and Economic Development Director Kapovich

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

Commissioner Steinbach recused himself from discussion of this item due to the project's proximity to his residence, and left the Zoom meeting.

Commissioner Cammarata opened the public hearing at 6:36 p.m. As there were no requests to speak, he closed the public hearing at 6:36 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Dever made a motion, seconded by Commissioner Thompson, to adopt the 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, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Santos
RECUSED: COMMISSIONERS: Steinbach

Commissioner Steinbach returned to the Zoom meeting.

5. **SITE PLAN REVIEW NO. 1211 AND VESTING TENTATIVE PARCEL MAP NO. 83029**, a request for a Vesting Tentative Parcel Map to subdivide a 23,200 square-foot single family residential lot into three new lots at 26275 Appian Way. The project also includes a Site Plan Review to construct a single-family residence on Lot 1 only. At this time, no new homes are

proposed on Lots 2 or 3. The request includes a rear yard setback modification and a perimeter wall modification to utilize an alternative fencing material where a masonry block wall is typically required. The subject site is located in the Single-Family Residential (R-1) Zone. This project is categorically exempt from California Environmental Quality Act per Sections 15303(a) (New Construction) and 15315 (Minor Land Divisions).

APPLICANT: Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275

PRESENTED BY: Assistant Planner MacMorran

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

Kevin McMinn, the applicant, expressed opposition to continuing this item since the onsite posting is more of a courtesy and not a legal requirement. He stated that he was eager to get moving on the project.

Commissioner Thompson apologized to Mr. McMinn on behalf of the Commission.

Commissioner Thompson made a motion, seconded by Commissioner Dever, to continue this item to the June 14, 2021, Planning Commission meeting for purposes of re-posting a corrected onsite notice.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Santos

- 6. VESTING TENTATIVE TRACT MAP NO. 78233/SITE PLAN REVIEW NO. 1209/ZONE VARIANCE NO. 245/HEIGHT VARIATION PERMIT NO.105**, a request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development). Filed by Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Blvd., #B, Redondo Beach, CA 90278 (Developer).: A request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development).

APPLICANT: Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Boulevard, #B, Redondo Beach, CA 90278

PRESENTED BY: Assistant Planner MacMorran

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

Chair Cammarata recused himself from discussion of this item due to the project's proximity to properties his business manages, and left the Zoom meeting.

Commissioner Thompson made a motion, seconded by Commissioner Stephens, to continue this item to the June 14, 2021, Planning Commission meeting for purposes of re-posting a corrected onsite notice.

MOTION CARRIED by the following vote:

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

Chair Cammarata returned to the Zoom meeting.

WRITTEN COMMUNICATIONS

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that the City Council approved the Zone Text Amendment to allow a brewpub use in a Commercial Zone as recommended by the Planning Commission on March 8, 2021.

Planner Repp Loadsman stated that the Council is working on the coming fiscal year's budget process.

SCHEDULED MATTERS

8. HOUSING RELATED ISSUES UPDATE

Planner Repp Loadsman provided the update. A Community Survey, as well as information about the Housing Element, and mailing list signup, may be found on the City's website. A Community Workshop will take place April 29, 2021, with another workshop set for June 2021. She spoke of Lomita's Regional Housing Needs Assessment (RHNA) requirements as per the State, with 829 units planned, and 44% of the of those units dedicated to Very Low or Low-Income Households. The majority of housing units in Lomita are now rentals, and the most prevalent housing type is single-family detached units, including mobile homes. She outlined potential areas within Lomita and types of units that might be considered for meeting the RHNA requirements. Planning Commission public hearings will probably begin in July 2021 where recommendations will be made to Council, and rezoning will need to be considered. She outlined the Housing Element Timeline, Sacramento Policy Direction, and Pending Housing Legislation.

Vice-Chair Graf stated that this rather complex information should be shared with residents in a way that they can easily understand.

Chair Cammarata asked that the record reflect that Lou Robertson asked him directly (via Zoom chat) the status of item 6. The item was continued to the June 14, 2021, Planning Commission meeting as noted above.

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that Founders Day will be celebrated with a fireworks display Saturday, June 26, 2021, at 9 p.m. Residents are asked to watch from home rather than congregating at Lomita Park as in the past.

10. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf asked about the possibility of hybrid (in-person and virtual) Planning Commission meetings in the near-future. Director Kapovich stated that this can be discussed at the June 14, 2021, meeting.

Chair Cammarata asked that a project status report be provided at future meetings.

11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Vice-Chair Graf will attend the City Council meeting on Tuesday, June 1, 2021. Commissioner Thompson will attend the Tuesday, June 15, 2021, City Council meeting.

12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:18 p.m.

Attest:



Linda E. Abbott
Deputy City Clerk/Planning Secretary