

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, Commissioner
Brenda Stephens, Commissioner



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. PC 2022-13

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, DECEMBER 12, 2022
6:00 P.M.
UPSTAIRS ASSEMBLY ROOM/HYBRID MEETING

PURSUANT TO AB361, THE PUBLIC AND COMMISSION MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us06web.zoom.us/j/88360249023> or by phone by calling 1 (669) 900 6833. Meeting ID: 883 6024 9023.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before **5:00 p.m. on Monday, December 12, 2022**, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please provide your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** October 10, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. CONDITIONAL USE PERMIT NO. 322, a request to allow a smog shop to operate in an existing 1,000-square-foot service bay at 1800 Lomita Boulevard in the M-C (Light Manufacturing-Commercial) Zone.

APPLICANT: Klaus Woelke, 25027 Oak Street, Lomita, Ca 90717

PRESENTED BY: Associate Planner MacMorran

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

SCHEDULED MATTERS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

6. PROJECT STATUS UPDATES

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

8. PLANNING COMMISSIONER ITEMS

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

(The Tuesday, January 3, 2023, City Council meeting has been cancelled due to the holiday closure.)

Tuesday, January 17, 2023, City Council meeting

10. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, January 9, 2023, at 6:00 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA),

if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at (310) 325-7110.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation (Lomita Park), and uploaded to the City of Lomita website at <https://lomitacity.com/agendas-minutes/>.

Dated Posted: December 8, 2022



Linda E. Abbott, CMC
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 10, 2022**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:00 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Responding to the roll call by City Clerk Abbott (via Zoom) were Commissioner Stephens, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioners Dever, Santos, and Steinbach (all participated via Zoom). Also present were Planner Repp Loadsman and Associate Planner MacMorran (both present in the Upstairs Assembly Room); and Assistant City Attorney Camarena (participated via Zoom).

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

ABSENT: Thompson

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on consent agenda items or subjects not on this agenda. There being no requests to speak, Chair Cammarata closed oral communications.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** July 11, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos (temporarily lost connection) and Thompson

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 320**, a request to allow an existing 2,000 square-foot restaurant located at 24218 Crenshaw Boulevard in the Light Manufacturing and Commercial (MC) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301

(Existing Facilities). Applicant: Steve Kim, 800 West First Street, Suite 1907, Los Angeles, CA 90012

As the applicant could not be present for this meeting, staff recommended that the item be continued to the November 14, 2022, Planning Commission meeting.

Chair Cammarata opened the public hearing at 6:04 p.m. As there were no requests from the public to speak on this item, Chair Cammarata brought the item back to the Commission for discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to continue the public hearing to the November 14, 2022, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos (temporarily lost connection) and Thompson

- 5. CONDITIONAL USE PERMIT NO. 321**, a request to allow an existing 6,214 square-foot restaurant located at 2065 Palos Verdes Drive North in the Commercial Planned Development (C-P-D) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). Applicant: Looma Space, Inc./Gloria Lee, 3414 West 228th Street, Torrance, CA 90505

Associate Planner MacMorran presented the staff report as per the agenda material.

Commissioner Santos returned to the Zoom meeting at 6:11 p.m.

Chair Cammarata invited questions and comments from the Commission.

Brief discussion was held relative to comparable restaurants' hours for beer and wine service and security measures to be put into place.

Chair Cammarata opened the public hearing at 6:18 p.m. He then invited the applicant, Gloria Lee, to speak.

Ms. Lee stated that some evenings will include adult activities such as "wine and paint" classes, during which beer and wine would be offered. There are 12 security cameras currently installed, but they plan to increase the number to 20. She added that Dave & Buster's and Round Table Pizza have similar business concepts in that they cater to both children and adults.

Additional discussion was held relative to monitoring the security cameras, the locations of the cameras, the possibility of requiring a security guard on the premises during certain business hours, and the potential need for a special event permit.

Ms. Lee outlined the special events (such as the "wine and paint" classes) planned, which will take place during regular business hours, in the evening.

Planner Repp Loadsman suggested offering some flexibility relative to the business hours, extending the sale of beer and wine to 9:00 p.m. daily to accommodate evening activities for adults, amending Condition 13.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:52 p.m. and brought the item back to the Commission for further discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions, with an amendment to Condition 13 to allow the sale of beer and wine until 9:00 p.m. daily; and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

6. REVIEW OF 2022 LEGISLATIVE CYCLE - SUMMARY PROVIDED BY LEAGUE OF CALIFORNIA CITIES (OCTOBER 5, 2022)

[Cities fare well in final days of the 2022 legislative cycle | Cal Cities](#)

[Cities fare well in final days of the 2022 legislative cycle](#)

AB 2440 (Irwin) Responsible Battery Recycling Act of 2022. Cal Cities Position: Requested Signature; Signed . SB 54 (Allen) Solid waste: reporting, packaging, and plastic food service ware. Cal Cities Position: Requested Signature; Signed . Public Safety . Cities notched several wins in the final days before the Governor's constitutionally mandated deadline to sign or veto hundreds of bills.

www.calcities.org

Planner Repp Loadsman stated there was no staff presentation for this item, but she wanted to make the Commission aware of the legislative updates.

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Staff had no comments regarding recent City Council actions.

8. PROJECT STATUS UPDATES

Planner Repp Loadsman stated that Cream Pan is well under construction, The Slip Bar is making progress, and there might be another restaurant in the works in the strip mall just north

of City Hall. She added that a downtown corner business is in the process of making structural repairs due to the damage caused by a car crashing into it some time ago.

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

Planner Repp Loadsman stated that the new Community & Economic Development Director will be starting in November. She added that the City's Assistant Planner and Planning Intern took positions elsewhere, and recruitments for their replacements will commence once the new director comes aboard.

10. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf asked if the Commission could still receive updates on certain items that no longer require Planning Commission approval as a result of recent legislative changes. Planner Repp Loadsman stated that staff will soon be implementing a tracking system and will share updates with the Commission at future meetings.

11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the Tuesday, November 1, 2022, City Council meeting; Commissioner Santos will attend the November 15, 2022, City Council meeting.

12. ADJOURNMENT

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

Linda E. Abbott, CMC
Deputy City Clerk



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission December 12, 2022

FROM: Laura MacMorran, Associate Planner

SUBJECT: Conditional Use Permit No. 322
1800 Lomita Blvd., in the M-C (Light Manufacturing-Commercial) Zone

APPLICANT'S REQUEST

Klaus Woelke (25027 Oak Street, Lomita, CA 90717) requests a Conditional Use Permit to allow a smog shop to operate at an existing 1,000 ft² service bay at 1800 Lomita Boulevard in the M-C (Light Manufacturing-Commercial) Zone.

RECOMMENDATION

Staff recommends that Planning Commission adopt a resolution approving Conditional Use Permit No. 322, subject to the findings and conditions and to confirm the categorical exemption.

BACKGROUND

Existing Conditions

The subject site is a 16,120 ft² flat parcel located at the southwest corner of Ebony Lane and Lomita Boulevard. It possesses an irregular shape due to the angles of Lomita Boulevard and Ebony Lane. In the early 1980s, right-of-way dedications further contributed to the irregular property lines.

Along Ebony Lane, there is approximately 80' of lineal frontage and one 38'-wide two-way driveway. Along Lomita Boulevard, there is approximately 120' of lineal frontage and two driveway aprons. The easterly driveway is close to the corner/cross street. Over time, part of this driveway aisle was striped for unrequired parking. Staff recommends that access to this driveway apron be blocked for traveler safety.

The City's business license records show a smog shop operating at this location from 2002 to October 14, 2019. Two other licensed, auto-related businesses operate on the site in two separate buildings: a coin-operated car wash and a detailer/upholster.

ANALYSIS

Project Description

The applicant proposes to use the site in the same manner it previously operated, within existing infrastructure only, from 8:30 a.m. to 6:00 p.m., Monday through Saturday.

Environmental Determination

The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. This category of exemptions consists of the operation, permitting, licensing, or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency's determination. The proposed one-bay smog shop's conditional use permit for an existing

development fits this categorical exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan Designation

The land use designation for the property is Industrial/Manufacturing with a Floor Area Ratio of 1.0 to 1.0. This designation applies to properties fronting Lomita Boulevard east of Oak St.

Zoning Review

The site is zoned Light Industrial-Manufacturing. An auto repair garage that conducts all operations within a building enclosed on three sides is allowed with a conditional use permit (LMC Sec. 11-1.51.05(6)). The previous smog shops were continuous operations of the former gas station service bay use and thus operated without a conditional use permit. When the previous business stopped its activity, the site had 180 days to recommence operation before losing legally nonconforming status (LMC Sec. 11-1.70.17(B)(3)). Because the previous operations have been stopped for longer than 180 days, a CUP is required to commence operations.

Adjacent Zoning and Land Uses

Direction	Zoning	Land Use
North	C-G (Commercial General)	retail and commercial
South	M-C (Light Manufacturing-Commercial)	multi-family residential
West	M-C (Light Manufacturing-Commercial)	commercial
East	C-G (Commercial General)	restaurant/fast food

Development Standards Review

In 1980, Site Plan No. 378 established the development standards for the property (see Exhibit H). This approved site plan would not materially change for this proposed use and the proposed smog shop would not be more intense than the use that originally occupied the space.

Operating Characteristics and Public Welfare

A smog shop provides a limited type of vehicle service. An emissions test occurs while the car is running and the entire process lasts less than 30 minutes. Once the test is over, the customer and the vehicle leave the property. Although the service is relatively quick, there may be a short wait, and the waiting vehicle needs to find a spot onsite until it can move into the bay. As evidenced by existing striping at the corner of Lomita Boulevard and Ebony Lane, additional parking is desired. Staff recommends that the applicant provide three 9' by 19' spaces at the northeast corner of the site (COA #16) to accommodate the use.

The testing activity does not generate any more noise than what is normally produced by a running vehicle. One could assert that the availability of a smog shop makes it easier to have a vehicle's emissions tested and indirectly benefits the public's health.

Conditional Use Permit Findings Summary

Staff reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Exhibit A).

COMMISSION ACTION REQUESTED

Staff recommends that Planning Commission adopt the attached Resolution (Exhibit A) to approve Conditional Use Permit No. 322 and allow a 1,000 ft² smog shop, subject to the conditions of approval provided therein.

PUBLIC NOTICE

On November 30, 2022, staff mailed notices of this hearing to property owners within 300' of the subject property and posted on the Lomita City web page, at Lomita City Hall, and at Lomita Park.

Recommended by:



Brianna Rindge, AICP
Community & Economic Development Director

Prepared by:



Laura MacMorran
Associate Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Applicant's Submittal
- h. Site Plan No. 378

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2022-XX
CONDITIONAL USE PERMIT NO. 322
1800 LOMITA BOULEVARD
APN: 7410-017-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 322 FOR A 20-FOOT BY 40-FOOT SMOG SHOP, AND TO CONFIRM THE CATEGORICAL EXEMPTION FOR PROPERTY LOCATED AT 1800 LOMITA BOULEVARD IN THE M-C (LIGHT MANUFACTURING-COMMERCIAL) ZONE. FILED BY KLAUS WOELKE, 25027 OAK STREET, LOMITA, CA 90717 (“APPLICANT”).

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. On December 12, 2022, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application to allow for a 1,000-square-foot smog shop for the property located at 1800 Lomita Boulevard in the M-C, Light Manufacturing-Commercial Zone. Filed by Klaus Woelke, 25027 Oak Street, Lomita, CA 90717 (the “Applicant”).
- B. The subject site is zoned M-C (Light Manufacturing-Commercial) and designated Industrial/Manufacturing by the City’s General Plan. The use is classified as automobile repair garage with all operations are conducted within a building enclosed on three (3) sides, which requires a conditional use permit in the M-C Zone.
- C. Community and Economic Development Department staff reviewed the application and found it to be in conformance with all conditional use permit submittal requirements. Staff deemed the application complete on October 20, 2022.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The Applicant proposes the smog shop use within existing infrastructure only.
- E. The Planning Commission finds that the Applicants agree with the necessity of and accept all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for and fostering, the health, safety, and welfare of citizens in general including those who access the site.

Section 2. Findings

The project is subject to the Conditional Use Permit findings contained in Lomita Municipal Code Section 11-1.70.09 (Conditional Use Permit). The required findings below are shown in **bold** type and the reason(s) the project is consistent is shown in regular type. Planning Commission finds, after due study and deliberation, that the following circumstances exist:

- 1) ***The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of the Article.***

Lomita Municipal Code Section 11-1.51.05(6) allows an auto repair shop that is enclosed on three sides with a conditional use permit. A smog shop is a subset of an auto repair shop use and will operate in an existing three-sided building. Site Plan No. 378 established the development standards for this site with minor changes discussed further in Finding Nos. 3 and 4.

- 2) ***The proposed use is consistent with the General Plan.***

The General Plan land use designation for this area is Industrial/Manufacturing and has a floor area ratio (F.A.R.) of 1.0 to 1.0. An auto repair business is consistent with activities associated with industrial uses because it involves machinery and typically generates more noise than a commercial use. The site has a lot area of 16,120 square feet and the combined building square footage is approximately 2,947 square feet, yielding a F.A.R. of 0.18, consistent with the General Plan.

- 3) ***The design, location, size and operating characteristics are compatible with existing and future land uses, buildings and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity.***

The smog shop will occupy an existing service bay. In the past, a smog shop has operated at this location without reported issue. A smog shop only performs emissions tests on running vehicles. Specifically, the service bay faces north (onto Lomita Boulevard); therefore, the southern neighboring residential use (Kiwaniis Gardens) should not be affected by its operations. As a smog test takes less than 30 minutes, onsite vehicle storage is not likely. In contrast, a full-scale auto repair use involves vehicles parked onsite for numerous days and can generate appreciable noise. For these reasons, the conditional use permit is restricted to a smog shop only.

Each frontage has a 38-foot-wide driveway apron and there is a third, smaller driveway apron on Lomita Boulevard near the corner. This apron is close to the intersection and is not necessary for ingress or egress. Condition number 18 intends to prevent the use of this driveway apron.

Condition number 15 requires the relocation of the northwesterly parking stall shown on Site Plan No. 378. It is generally accepted that a five-foot separation between the sidewalk and a vehicle parking stall is necessary to protect a pedestrian from a car's door swing. In addition, a vehicle's backup area should be at least ten feet away from the start of a driveway aisle.

- 4) ***The site is adequate in size and shape to accommodate the yards, walls, fences parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.***

The smog shop will occupy an existing enclosed 1,000-square-foot service bay which

is attached to a three-bay car wash. The use has been integrated into the neighborhood for many years. The size and shape of the subject site has remained similar since Site Plan No. 378 was approved in 1980. While the proposed smog shop is not a more intense use than the original gas station, and the former smog shops, which had occupied subsequently the service bay, additional parking stalls appear at the corner to accommodate a need for more parking than Site Plan No. 378 required. Conditional of Approval No. 16 brings into compliance with the Lomita Municipal Code the size of the additional spaces.

5) ***The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.***

The subject site is located at the southwest corner of Lomita Boulevard and Ebony Lane. Lomita Boulevard is designated a major highway in the city, adequate for the traffic the proposed use will generate.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 322 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. The use shall be operated in substantial compliance with the business synopsis submitted September 21, 2022 (“Attachment G”) and Site Plan No. 378 on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community and Economic Development Director or a major modification to the plans is approved by the Planning Commission.
2. This permit is granted for the Applicant’s application received on September 21, 2022 on file with the Planning Division, and may not be transferred from one property to another.
3. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit, and waives any challenge to the validity of the conditions and obligations stated therein.
4. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.
5. This permit shall automatically be null and void one year from the date of issuance, unless a business license has been issued by the City of Lomita. A request for a one-year extension may be considered by the Planning Commission. No extension shall be considered unless requested prior to the expiration date.
6. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

7. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.
9. A building permit shall be obtained for any interior modifications that have been authorized by this conditional use permit.
10. A separate sign permit shall be obtained for any new signs on the project property.

SPECIFIC PROJECT CONDITIONS

11. The smog shop shall be restricted to the existing 1,000-square-foot structure to the east of the three coin-operated car wash bays as shown on Site Plan No. 378.
12. Only emission testing shall be performed within the service bay.
13. The smog shop must be authorized by the State of California Department of Motor Vehicles.
14. Applicant shall only have smog check inspectors licensed by State of California Bureau of Automotive Repair or appropriate agency prior conducting any emissions testing.
15. The parking lot shall be striped to conform to Site Plan No. 378; except the northwesterly parking stall shall be relocated away from the sidewalk to a location approved by the Community and Economic Development Director.
16. Stripe three additional 9-foot by 19-foot parking spaces with wheel stops in the northeast corner of the site. Precise location shall be subject to the Community and Economic Development Director's approval.
17. Install bollards, landscaping, or another improvement to prevent vehicles from accessing the 18-foot-wide easterly driveway on Lomita Boulevard. The final design shall be subject to the Community and Economic Development Director's approval.
18. All crimes occurring inside or outside the project property shall be reported to the Lomita Station of the Los Angeles County Sheriff's Department at the time of the occurrence.

INDEMNIFICATION

19. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

COMPLIANCE

20. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.
21. If any of the conditions of the Conditional Use Permit are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a subsequent public hearing.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of December 2022 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Steven Cammarata, Chairperson

ATTEST: _____
Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

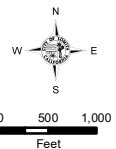
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

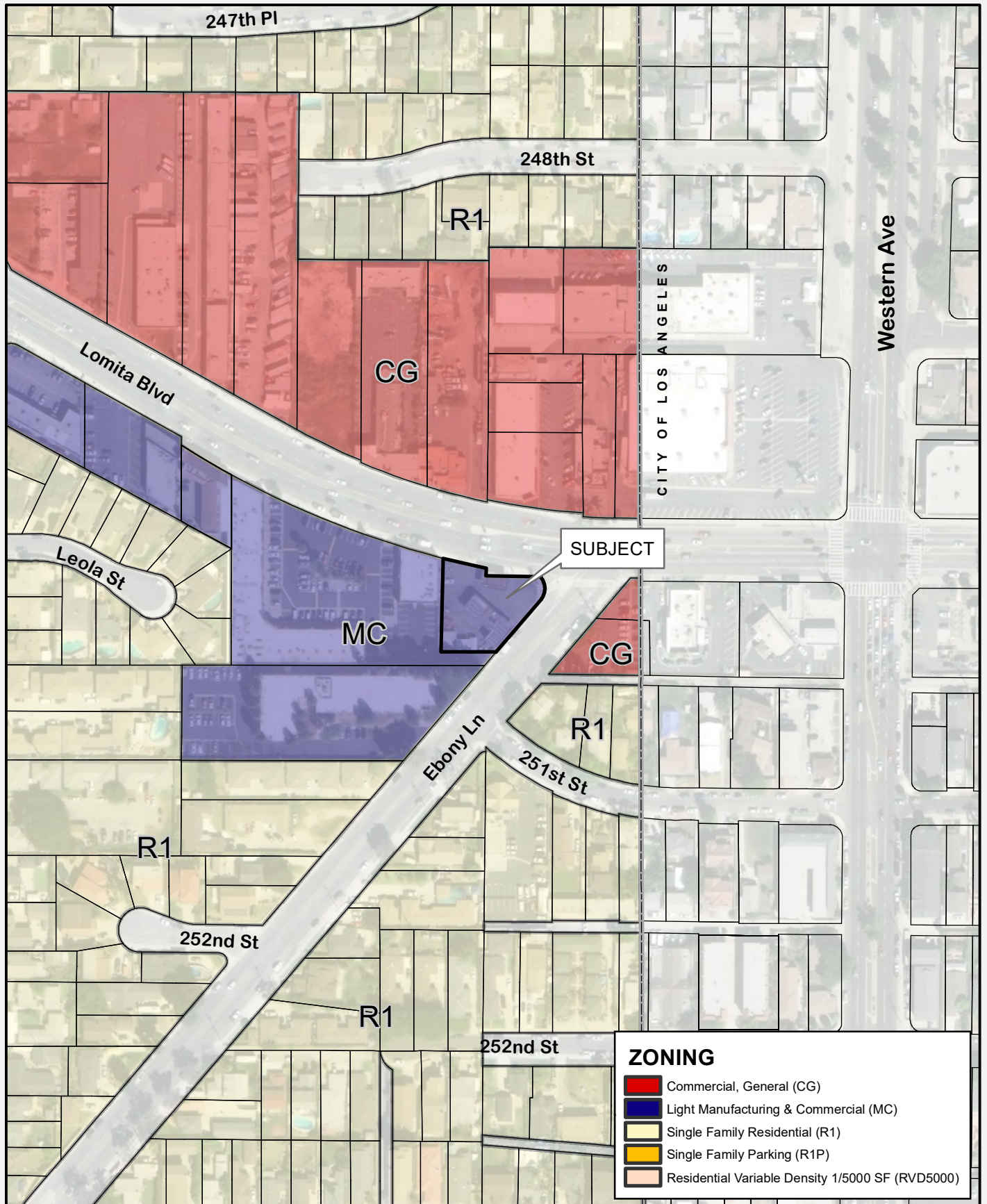


Conditional Use Permit No. 322
1800 Lomita Boulevard
Exhibit B

Community Development
 December 2022

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/1800Lom_vty.mxd





ZONING

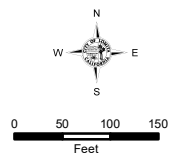
■	Commercial, General (CG)
■	Light Manufacturing & Commercial (MC)
■	Single Family Residential (R1)
■	Single Family Parking (R1P)
■	Residential Variable Density 1/5000 SF (RVD5000)

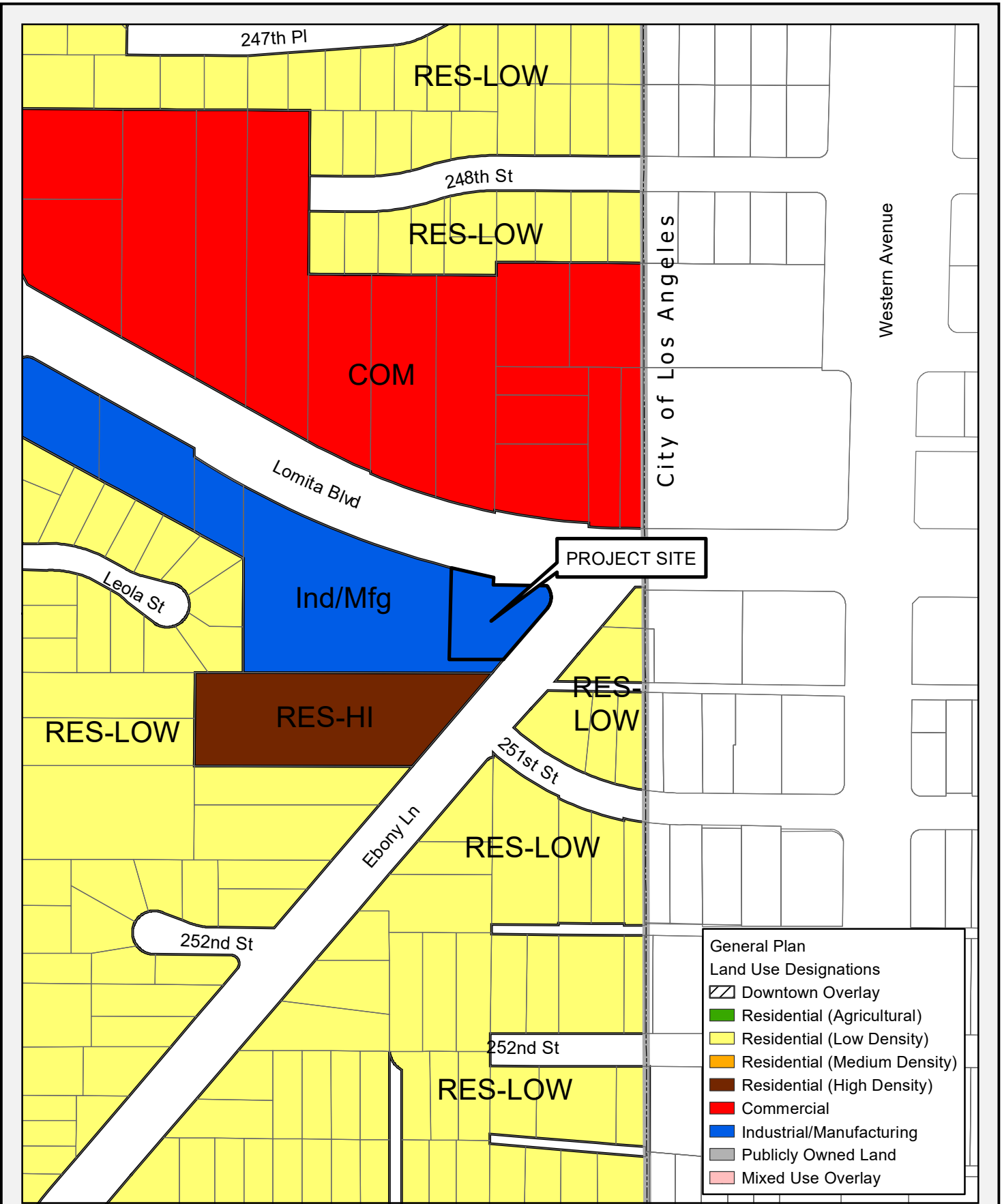


Conditional Use Permit No. 322
1800 Lomita Boulevard
Exhibit C

Community Development
 November 2022

Source: Lomita GIS Data Layers
 /Apps/1800Lomita_zon.mxd

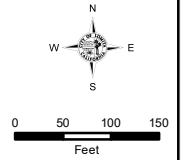




Conditional Use Permit No. 322
1800 Lomita Boulevard
Exhibit D

Community Development
 November 2022

Source: Lomita GIS Data Layers
 GIS/Apps/1800Lomita_gp.mxd

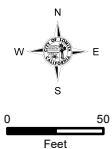




Conditional Use Permit No. 322
1800 Lomita Boulevard
Exhibit E

Community Development
 November 2022

Source: Lomita GIS Data Layers
 /Apps/1800Lomita_aer.mxd





Community Development Department
 Planning Division
 24300 Narbonne Avenue
 Lomita, CA 90717
 310/325-7110
 FAX 310/325-4024

NOTICE OF EXEMPTION

Project Title: Conditional Use Permit No. 322

Project Description: A request for a conditional use permit to allow a one-bay smog shop located at 1800 Lomita Blvd. in the M-C (Light Manufacturing and Commercial) Zone. Filed by Klaus Woelke 25027 Oak Street, Lomita, CA 90717 (“Applicant”).

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301 (Existing Facilities))
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The project is allowing the licensing of a smog shop at a smog shop location, which was once a more intense auto service bay use, that had discontinued operating for more than 180 days. The building will not be altered or expanded.

Therefore, the Planning Commission determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Laura MacMorran
 Associate Planner

SMOG TEST SHOP CONSIDERATIONS
FOR WAIVER AND APPROVAL OF
ZONING VARIANCE

“A Public Service to Reduce Pollution in the City”

Klaus Woelke
1800 Lomita Blvd.
Lomita, CA 90717
310.626.7210

A.) Who We Are

I am Klaus Woelke, a lifetime resident of Lomita. My father had a business here for more than 40 years. I want to follow in his footsteps and establish businesses that provide economic value and are of service to the community of Lomita, *“The Friendly City.”* The hope of my family and I is that you, the City of Lomita, will waive and approve-- once again ---the conditional use permit that has existed at this site for about twenty (20) years, providing a valuable service to our community.

B.) What We are Applying for and Why

- 1.) I am applying to renew/waive a *“conditional use permit”* that has existed at 1800 Lomita Blvd. for about twenty (20) years. The last owner/tenant of the smog test station was closed in November of 2021 by the California State Bureau of Automotive Repair (CABR) pending the completion of an investigation. The extended process of the investigation during the time of the COVID Pandemic, unfortunately, caused the *“conditional use permit”* to expire since the business was closed awaiting the outcome of the investigation--also delayed by the pandemic.. The lessor, KW Partners, agreed to allow the lessee, A1-Comp Smog, to continue to remain at 1800 Lomita Blvd. We have suffered a loss of significant revenue due to the close of the smog test station for investigation and concomitantly the pandemic has contributed to the delays in the investigation, and for the non-renewal of the City of Lomita business license by A-1 Comp. The delay caused by the investigation of A-1Comp is the reason for my delay in applying for a new license by myself. I would have applied for the City of Lomita business license in a timely manner had A-1 Comp, the lessee, and the pandemic not caused this late application. The denial of a business license because of the need for a renewal--due to extenuating circumstances described herewith--- of the conditional zoning permit that has existed for over a decade at this location has also caused us to lose substantial revenue which impacts this family owned business, the City of Lomita and the community.
- 2.) The outcome of the investigation is pending; however , the lessee no longer leases the space for the smog test station. I, Klaus Woelke and my family, have decided we want to continue to operate and invest in the smog test shop at this location since it has been a viable business at 1800 Lomita for over a decade plus that provides a convenient service to the residents of Lomita and surrounding communities. In addition, the smog test shop business has provided revenue to the City of Lomita, employment and goodwill.

In summary :

I believe the circumstances described above in B.1 thru B.4 are exceptional and extenuating circumstances that provide the City of Lomita ---"The Friendly City"--- all the context to seriously and graciously consider waiving the need for a new application for a "conditional use permit." In addition, the fact that the smog test station business, herewith, has been on this exact same corner in the same building for over a decade, providing a public service to the residents of Lomita , income for the City and employment may warrant consideration of a waiver. Also, the process and the cost of a new application for an existing business would create an undue hardship and an unnecessary financial burden considering the facts in B.1-B.4 above..

I would like to thank you, personally, for your kind consideration of the circumstances and reasons above for approving a waiver and to not have to apply once again for a conditional use permit for an existing long time business in Lomita owned and operated by a lifetime resident and business owner of the "Friendly City" to business and families. Our desire is to provide sooner than later without delay a valuable service to the community, income to the City and additional employment which this smog test station has been doing for over a decade.

Klaus Woelke, Applicant
Alicia Woelke, Owner and Trustee KW Partners

**SMOG TEST STATION
INFORMATION**

Hours of Operation:

Monday: 9:30AM - 6:00PM
Tuesday: 9:30AM - 6:00PM
Wednesday: 9:30AM - 6:00PM
Thursday: 9:30AM - 6:00PM
Friday: 9:30AM - 6:00PM
Saturday: 9:30AM - 6:00PM
Sunday: Closed

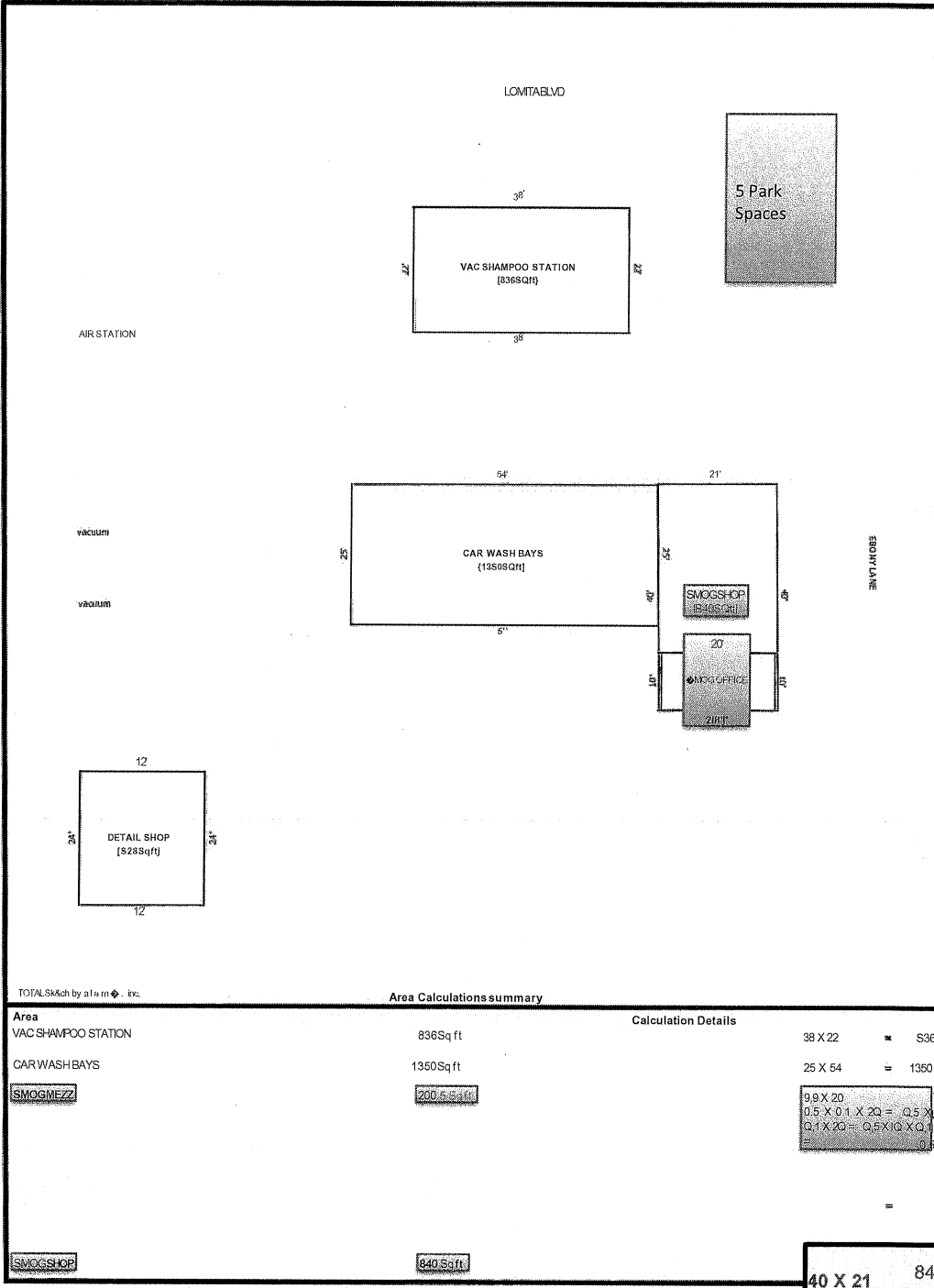
Number of Employees:

Two (2) to three (3).

Building Sketch

OWNER: The Bypass Trust CU, The Kaempf Family Trust dba KW Partners LLC
 1800 Lomita Blvd
 Lomita, CA 90717
 TRUSTEE: Alicia Woelke Mobile: 310.9934164

Applicant: Klaus Woelke
 1800 Lomita Blvd, Lomita CA 90717
 Mobile: 310.626.7210



Address 1800 Lomita Blvd
 CBSA Los Angeles-Long Beach-Glendale, CA
 Subdivision Name Pecks Subdivision Of Lot J
 APN/Parcel ID 7410-017-022
 Legal Description LOT COM AT INTERSECTION OF NW LINE OF EBONY LANE WITH A LINE PARALLEL WITH AND DIST N AT R/A 20 FT FROM E PROLONGATION OF S LINE OF LOT A TR NO 1361 TH W ON SD PARALLEL LINE TO A LINE PARALLEL WITH PARTITION OF RO LOS PALOS VERDES

SCALE 1/16" = 1'

IN+OUT CAR WASH
1800 W - LOMITA BLVD
LOMITA CA 90717 TEL 539 1682
MAP BOOK # 7410 PAGE # 017 PARCEL # 022

OWNER: WERNER KREMPF
HUENCANTO DR. R.H.EST.
TEL: 534-0973

PROPOSED DETAIL SHEET
SIZE 19' X 12'
MATERIALS: BRICK FIRE WALL
ROOF: 3/4" PLY WOOD + ROOF PAPER
FRAME - 12 - 4" X 4"

CITY OF LOMITA
SITE PLAN
No. 378

APPROVED
BY
LOMITA PLANNING COMMISSION
DATE: 12-9-80 INITIALS: *FJS*

