

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



Lomita City Hall  
Council Chambers  
24300 Narbonne Avenue  
Lomita, CA 90717  
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Next Resolution No. PC 2023-07

**AGENDA  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, APRIL 10, 2023  
6:00 P.M.**

**THE PLANNING COMMISSION HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. PARTICIPATION BY MEMBERS OF THE PUBLIC IS ONLY GUARANTEED VIA IN-PERSON ATTENDANCE.**

**AS A COURTESY, THE CITY WILL ATTEMPT TO ALSO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK:**

<https://us06web.zoom.us/j/89888499117>

Telephone Option: (669) 900-6833 Meeting ID: 898 8849 9117

Please note that the City cannot, and does not, guarantee that the above Zoom link or dial-in feature will work, that any individual commenter's computer or smart device will operate without issue, or that the City's hosting of the Zoom meeting will work without issue. Members of the public acknowledge this and are on notice that public participation is only guaranteed via attendance in Council Chambers and that the Zoom option is provided as a courtesy only. Technological issues or failure of the Zoom link to be operational for any reason will not result in any pause, recess, or cancellation of the meeting.

If you wish to provide public comment during Oral Communications or for a particular agenda item, you may either contact the Deputy City Clerk before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the Deputy City Clerk before or during the meeting, or if participating via Zoom, utilize the "raise hand" function to join the queue to speak when the Chair calls the item for discussion. Your name and city of residency is requested, but not required.

**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 3-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:** March 13, 2023

**RECOMMENDED ACTION:** Approve minutes.

**4. PUBLIC HEARINGS**

- a. **AMENDMENT OF CONDITIONAL USE PERMIT NO. 224 FOR 1935 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**APPLICANT:** Toji Okura on behalf of Tamaen Japanese BBQ, 1935 Pacific Coast Highway, Lomita, CA 90717

**PRESENTED BY:** Assistant Planner Barbero

**RECOMMENDED ACTION:** Adopt a resolution approving an amendment to Conditional Use Permit No. 224 to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

- b. **MINOR CONDITIONAL USE PERMIT NO. 4 FOR AN OFF-SITE PARKING AGREEMENT BETWEEN 24805 NARBONNE AVENUE & 24716-24730 NARBONNE AVENUE IN THE C-G (COMMERCIAL-GENERAL) ZONE WITH A MUO (MIXED USE OVERLAY DISTRICT) AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**APPLICANT:** Farana, LLC, 23910 Narbonne Avenue, #101, Lomita, CA 90717

**PRESENTED BY:** Associate Planner MacMorran

**RECOMMENDED ACTION:** Adopt a resolution approving Minor Conditional Use Permit No. 4 subject to the findings and conditions, and to confirm the categorical exemption.

- c. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-03, AN ORDINANCE LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 68 (SPECIAL DEVELOPMENT STANDARDS), SECTION 11-1.68.06 (OUTDOOR DINING) TO UPDATE OUTDOOR DINING REGULATIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**APPLICANT:** City of Lomita

**PRESENTED BY:** Community & Economic Director Rindge

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2023-03 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

- d. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-04, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) TO UPDATE REGULATIONS REGARDING THE KEEPING OF HEN CHICKENS WITHIN THE A-1 (AGRICULTURE, NONCOMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**APPLICANT:** City of Lomita

**PRESENTED BY:** Community & Economic Director Rindge

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2023-04 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

- e. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-05, AN ORDINANCE AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO SPECIFY REGULATIONS IN COMPATIBILITY WITH ADOPTED ORDINANCE NO. 839 REGULATING PLANNED RESIDENTIAL DEVELOPMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**APPLICANT:** City of Lomita

**PRESENTED BY:** Community & Economic Director Rindge

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2025-05 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

## 5. SCHEDULED MATTERS

- a. **2022 ANNUAL PROGRESS REPORT FOR THE GENERAL PLAN AND HOUSING ELEMENT**

**RECOMMENDATION:** Receive and file the City's 2022 Annual Progress Report (APR) on the General Plan and Housing Element. Review and submittal of the report is not a project requiring review under the California Environmental Quality Act (CEQA).

- b. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

## 6. OTHER MATTERS

- a. **STAFF ANNOUNCEMENTS**

**b. PLANNING COMMISSIONER ITEMS**

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

Tuesday, May 2, 2023, City Council meeting

Tuesday, May 16, 2023, City Council meeting`

**8. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, May 8, 2023, at 6:00 p.m.

*Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.*

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.*

*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, Lomita Park, and uploaded to the City of Lomita website [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Dated Posted: April 5, 2023



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Linda E. Abbott, CMC  
Deputy City Clerk

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 13, 2023**

**1. OPENING CEREMONIES**

**a. Call to Order**

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:00 p.m. on Monday, March 13, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Flag Salute**

Commissioner Steinbach led the salute to the flag.

**c. Roll Call**

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

**ABSENT:** None

**STAFF PRESENT:** Community and Economic Director Rindge, Associate Planner MacMorran, Assistant Planner Barbero, Assistant City Attorney King, and Deputy City Clerk Abbott

Chair Cammarata welcomed newly appointed Planning Commissioner Henry Sanchez Jr.

**2. SELECTION OF CHAIR AND VICE-CHAIR FOR 2023 – 2024**

Chair Cammarata opened the floor for nominations.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to nominate Chair Cammarata for Chair.

**MOTION CARRIED** by the following vote:

**AYES:** Commissioners Dever, Sanchez, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

**NOES:** None

**ABSENT:** None

Commissioner Santos made a motion, seconded by Commissioner Sanchez, to nominate Vice-Chair Graf for Vice-Chair.

**MOTION CARRIED** by the following vote:

**AYES:** Commissioners Dever, Sanchez, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None  
ABSENT: None

### 3. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on Consent Agenda items or subjects other than those scheduled. There being no requests to speak, Chair Cammarata closed oral communications.

### 4. CONSENT AGENDA

#### a. APPROVAL OF MINUTES: February 13, 2023

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

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

### 5. PUBLIC HEARINGS

#### a. MINOR CONDITIONAL USE PERMIT NO. 3 FOR SHARED PARKING AT 2408-2418 LOMITA BOULEVARD AND AMENDMENT TO CONDITIONAL USE PERMIT NO. 230 AT 2408 LOMITA BOULEVARD IN THE COMMERCIAL GENERAL (C-G), WITHIN THE MIXED-USE OVERLAY (MUO) DISTRICT (Applicant: Kotosh Restaurant, 2408 Lomita Boulevard, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt resolutions approving Minor Conditional Use Permit No. 3 and approve an amendment to Conditional Use Permit No. 230 to allow for the expansion of Kotosh, an existing restaurant, which serves beer and wine into Unit B.

Assistant Planner Barbero presented the staff report per the agenda material. The request is not for serving hard liquor, but for permission to serve beer and wine in the expanded site.

Director Rindge added that the expansion was begun without Planning approval, but the conditions of approval will require permits for all work to be done. The applicant cannot operate until the certificate of occupancy is issued.

There was brief discussion as to whether to require signage stating that there is additional parking in the back of the property in order to minimize street parking as a condition of approval; or to require such signage as a condition of approval at staff's discretion; or as to whether there is already such signage on the property.

Chair Cammarata invited the applicant forward to address the Commission. As the applicant was not in attendance, Chair Cammarata brought the item back for further discussion.

There was brief discussion relative to the potential opening of an urgent care facility in that plaza in the future and how that would affect parking onsite. Parking is sufficient now but that could change depending upon what type of new business opens there.

Chair Cammarata opened and closed the public hearing at 6:28 p.m. as no members of the public wished to speak on this item. He brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt resolutions approving Minor Conditional Use Permit No. 3 and approving an amendment to Conditional Use Permit No. 230 to allow for the expansion of Kotosh, an existing restaurant, which serves beer and wine, into Unit B.

**MOTION CARRIED** by the following vote:

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

- b. DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-02, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO MODIFY OFF-STREET PARKING RESTRICTIONS AND PERMIT ADDITIONAL TYPES OF PARKING LOT SIGNS, TO ADD DEFINITIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: BRFI Lomita II, LLC, 2130 Pacific Coast Highway, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt resolution recommending approval of Zone Text Amendment 2023-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. This amendment would apply to all commercial zones in the City. The applicant is the property owner at 2130 Pacific Coast Highway, BRFI Lomita II, LLC. Lomita's Municipal Code is unique in that it has a strict prohibition on designating parking spaces on commercial property. Target Stores, like many retail stores today, provides designated parking spaces for picking up orders placed online.

There was brief discussion relative to the two types of additional parking: designated and shared short-term. For certain retailers there is the need for both types, and this ordinance would allow for that.

Associate Planner MacMorran noted an edit to be made to the draft ordinance in Section 4, D: the qualifier "with at least 30 parking spaces" will be struck so that it now reads: "Commercial developments may designate up to five (5) percent of the available parking spaces for short-term parking but no more than 8 spaces. Short-term parking shall not exceed thirty (30) minutes. The property owner may limit the timeframe that the parking spaces are available only for short-term parking."

Chair Cammarata invited the applicant to speak to his request. Adam Miller, representative of the applicant, BRFI Lomita II, LLC, stated that the drive aisle is designed for short-term parking and the service doors for those spaces would be directly across from them, on the southwest corner of the building. There are no dedicated or short-term spaces anticipated at the front, where the majority of the ADA-compliant spaces will be. Target has seen a significant increase in this component of their business, and this amendment will make Lomita more attractive to other retail establishments.

Chair Cammarata opened and closed the public hearing at 7:02 p.m., as no members of the public wished to speak on this item. He 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 resolution recommending approval of Zone Text Amendment 2023-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA), with an edit to the draft ordinance in Section 4, D: the qualifier “with at least 30 parking spaces” will be struck so that it now reads: “Commercial developments may designate up to five (5) percent of the available parking spaces for short-term parking but no more than 8 spaces. Short-term parking shall not exceed thirty (30) minutes. The property owner may limit the timeframe that the parking spaces are available only for short-term parking.”

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

## **SCHEDULED MATTERS**

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

Director Rindge commented on the following:

- The first reading of tonight’s Zone Text Amendment Ordinance will take place at the April 4 City Council meeting, with the second reading and anticipated adoption slated for the April 18 City Council meeting
- A housing-related ordinance was adopted at the March 7 City Council meeting
- The annual progress report for the Housing Element will be on the April Planning Commission agenda for discussion and recommendation to Council
- At the April 21 City Council meeting, discussion will take place on whether to allow murals on private property. If Council desires to amend the Code, the item will come back to the Planning Commission for discussion and recommendation to Council
- The Request for Proposals for the City’s General Plan and Zoning Code updates was released February 23 and is due March 27. The City has received interest from a few firms already, and the pre-bid meeting is March 15
- On February 22 the Economic Development Subcommittee discussed outdoor dining. That item will be placed on the April Planning Commission agenda for discussion and recommendation to Council

## **OTHER MATTERS**



**7. STAFF ANNOUNCEMENTS**

Director Rindge welcomed Commissioner Sanchez and noted that tonight was Assistant Planner Barbero's first presentation to the Commission.

**8. PLANNING COMMISSIONER ITEMS**

The Commission thanked staff for doing a great job, and welcomed Commissioner Sanchez.

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

Commissioners Santos and Stephens will attend the Tuesday, April 4, 2023, City Council meeting; Commissioner Sanchez will attend the Tuesday, April 18, 2023, City Council meeting.

**10. ADJOURNMENT**

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:10 p.m.

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Linda E. Abbott, CMC  
Deputy City Clerk



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission **Item No. 4a**

**FROM:** Erika Barbero, Assistant Planner

**MEETING DATE:** April 10, 2023

**SUBJECT:** Amendment of Conditional Use Permit No. 224 for 1935 Pacific Coast Highway in the Commercial Retail (C-R) Zone and Finding the Action to be Exempt from the California Environmental Quality Act

### **RECOMMENDATION**

Adopt a resolution approving an amendment to Conditional Use Permit No. 224 to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

### **BACKGROUND**

Toji Okura, on behalf of Tamaen Japanese BBQ, requests an amendment to Conditional Use Permit No. 224 to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway in the Commercial Retail (C-R) Zone. In June 2003, the Planning Commission approved a beer and wine license for a former restaurant tenant located at 1935 Pacific Coast Highway with hours of operation of 11 a.m. to 10 p.m. daily, and 11 p.m. Friday and Saturday. In May 2016, Tamaen Japanese BBQ began operations at this location. This sit-down restaurant has a Type 41 ABC license to serve beer and wine for on-site consumption as a bona fide eating establishment. The adjacent unit, at 1937 Pacific Coast Highway, recently became vacant so the applicant wishes to expand into this adjacent unit. The restaurant can expand by right; however, the City requires an amendment to the existing conditional use permit to expand the service area of beer and wine on-site consumption.

### **Existing Conditions**

The subject site is located on the corner of Eshelman Avenue and Pacific Coast Highway and the establishment, Tamaen Japanese BBQ, is located on the northeast corner of the shopping center. The total area of the irregularly shaped property is 90,924 ft<sup>2</sup> and consists of three multi-tenant buildings and a free-standing Bank of America ATM machine. The uses on the subject property vary between service, medical office, and restaurant. Both 1935 and 1937 Pacific Coast Highway face Pacific Coast Highway and are contiguous to the main parking lot and the rear parking lot. Two shared trash enclosures exist in the northeast corner of the property.

The restaurant is open for dinner service from 5:30 p.m. to 9:30 p.m., Monday, Tuesday, and Thursday through Sunday. The restaurant is closed every Wednesday.

## **ANALYSIS**

### **General Plan**

The land use designation for the property is Commercial and allows for a floor area ratio of 1.0 to 1.0. The combined 30,272 ft<sup>2</sup> building area is on a 90,920 ft<sup>2</sup> lot and has a F.A.R. of less than 1.0. The proposed commercial project is consistent with the designation.

### **Zoning Review**

The site is zoned C-R (Commercial Retail) which is established to provide for regional retail sale needs. This zone provides for retail activities and limited-service establishments.

### **Adjacent Zoning and Land Uses**

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential	Single Family Residential (R-1)
South	Commercial	Commercial Retail (C-R)
West	Commercial	Commercial Retail (C-R)
East	Commercial	Commercial Retail (C-R)

### **Environmental Determination**

The Planning Division reviewed the proposal and finds it to be exempt from the provisions of the California Environmental Quality Act (CEQA). This project is designated as the expansion of existing use and meets categorical exemptions under Section 15301(a), Existing Facilities, and Section 15332, In-Fill Development.

### **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). The City has not received any complaints in recent years and the business has remained compliant with the existing conditions of approval. The total floor area of both suites will be approximately 3,171 ft<sup>2</sup> and the applicant is required to obtain building permits for all improvements as a condition of approval (see Exhibit A, COA no. 11). Therefore, Planning staff recommends approval for an amendment to Conditional Use Permit No. 224.

## **PUBLIC NOTICE**

On March 29, 2023, 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.

## **OPTIONS**

1. Approve the attached resolution as recommended.
2. Approve the attached resolution with amended conditions.
3. Deny the application.
4. Provide staff with further direction.

**ATTACHMENTS**


1. Draft Resolution Amending CUP No. 224
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Floor Plan and Site Plan

Recommended by:



Brianna Rindge, AICP  
Community & Economic Development Director

Prepared by:



Erika Barbero  
Assistant Planner

PLANNING COMMISSION  
RESOLUTION NO. PC 2023-XX  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 224  
1935 PACIFIC COAST HIGHWAY & 1937 PACIFIC COAST HIGHWAY  
APN: 7375-021-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 224 TO ALLOW THE EXISTING RESTAURANT AT 1935 PACIFIC COAST HIGHWAY TO OFFER BEER AND WINE FOR ON-SITE CONSUMPTION AT 1937 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE. FILED BY TOJI OKURA ON BEHALF OF TAMAEN JAPANESE BBQ AT 1935 PACIFIC COAST HIGHWAY, LOMITA, CA 90717 (APPLICANT).

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

Section 1. Recitals

- A. The City of Lomita received an application to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway. Filed by Toji Okura on behalf of Tamaen Japanese BBQ at 1935 Pacific Coast Highway, Lomita, CA 90717 (Applicant).
- B. On April 10, 2023, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The project permits a license to sell beer and wine for on-site consumption in an adjoining commercial unit, which is a negligible expansion of the on-site activities.
- D. 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. Conditional Use Permit Findings

The amendment to the existing Conditional Use Permit 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 italicized 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 the approval of a CUP and complies with all other applicable requirements of this article;*

A restaurant is a permitted use in the Commercial Retail (C-R) Zone. Authorization to sell beer and wine for on-site consumption at a restaurant was granted in 2003. The request to expand the said service to the adjacent unit at 1937 Pacific Coast Highway is allowed with a conditional use permit.

*(2) The proposed use is consistent with the general plan*

A restaurant serving beer and wine for on-site consumption is consistent with the General Plan's commercial designation.

*(3) The design, location, size and operating characteristics are compatible with existing and future land uses, building 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 expansion does not add new square footage to the existing building and the use is compatible as the proposal is the same a use that has existed in the location for 19 years. The restaurant is located within a commercial corridor along Pacific Coast Highway and the location within the shopping center provides sufficient circulation and parking for patrons.

*(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; and*

The total area of the irregularly shaped property located along Pacific Coast Highway is 90,924 ft<sup>2</sup> and consists of three multi-tenant buildings and a free-standing Bank of America ATM machine. Major entry points are located on Pacific Coast Highway and Eshelman Avenue. The site provides multiple parking areas for patrons and sufficient circulation. There exist three dumpsters on the site away from the public right of way: two to the rear of the Tamaen Japanese BBQ and one to the western part of the property. A six-foot block wall separates the commercial shopping center and the rear parking lot from the residential uses to the north.

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

The site is located along a commercial corridor that runs along Pacific Coast Highway and Eshelman Avenue. These streets are major arteries into the City of Lomita and will be able to sustain increased traffic into the shopping center.

Section 3: Proximity to Sensitive Use Findings.

Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas, and any other use determined to be a sensitive use by the Community Development Director.

Two types of sensitive uses exist within 300 feet of the subject property:

<b>Sensitive Land Use</b>	<b>Address</b>
Veteran's Park	Southwest corner of 257 <sup>th</sup> Street and Walnut Avenue
25 Residential Dwellings	257 <sup>th</sup> Street
3 Residential Dwellings	Northwest corner of Eshelman Avenue and 257 <sup>th</sup> Street

Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of new alcohol use or modification on existing sensitive uses.

- 1) *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff's Department's crime statistics for the underlying and surrounding properties, and the types of crime within those same areas.*

On-site consumption of beer and wine at a restaurant will not impact safety of the sensitive uses because service is solely dine-in and neither beer nor wine will be sold in containers for off-site consumption. Therefore, the restaurant's sale of beer and wine will not impact the use and enjoyment of Veteran's Park.

- 2) *The business will provide beneficial commercial vitality to the area.*

Lomita Village Shopping Center has seen its share of retail establishments close for a variety of reasons. Expanding the use of the existing restaurant in the shopping center along with economic opportunities by providing residents and their families with more local dining options. Currently, there are only two other restaurants on the site that offer an elevated dining experience and service a higher number of patrons. The remaining establishments on the site are casual dining options with smaller service capacities.

- 3) *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

A restaurant operated at this location for many year, and serving beer and wine should not cause any objectionable effects on the surrounding properties. Currently, there is a 6-foot block wall that separates the building from the residential units behind the site and the restaurant only offers dinner service until 9:30 p.m.

Section 4. Based on the above findings, the Planning Commission of the City of Lomita hereby approves the Amendment to Conditional Use Permit No. 224 subject to the following conditions:

#### **GENERAL PROJECT CONDITIONS**

1. 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. A building permit shall be obtained for any tenant improvements and new signage related to the expansion of the existing restaurant at 1935 Pacific Coast Highway to 1937 Pacific Coast Highway.
3. This permit is granted for the Applicant's application received on March 3, 2023 on file with the Planning Division, and may not be transferred from one property to another.
4. 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.
5. 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.
6. This permit shall automatically be null and void two years 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.
7. 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.
8. 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.

9. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.

## **PLANNING CONDITIONS**

10. 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.
11. Prior to the use of the 1937 Pacific Coast Highway, the business shall obtain all required building permits, a certificate of occupancy, and a city business license.
12. A floor plan and seating plan shall be submitted to the Community and Economic Development Director for approval. The floor plan and seating plan shall be typical of a sit-down restaurant.
13. The business shall close to customers by 10:00 p.m. Sunday through Thursday and 11 p.m. on Friday and Saturday.

## **INDEMNIFICATION**

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**

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.

If any of the conditions of the Minor 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 10th day of April 2023 by the following vote:

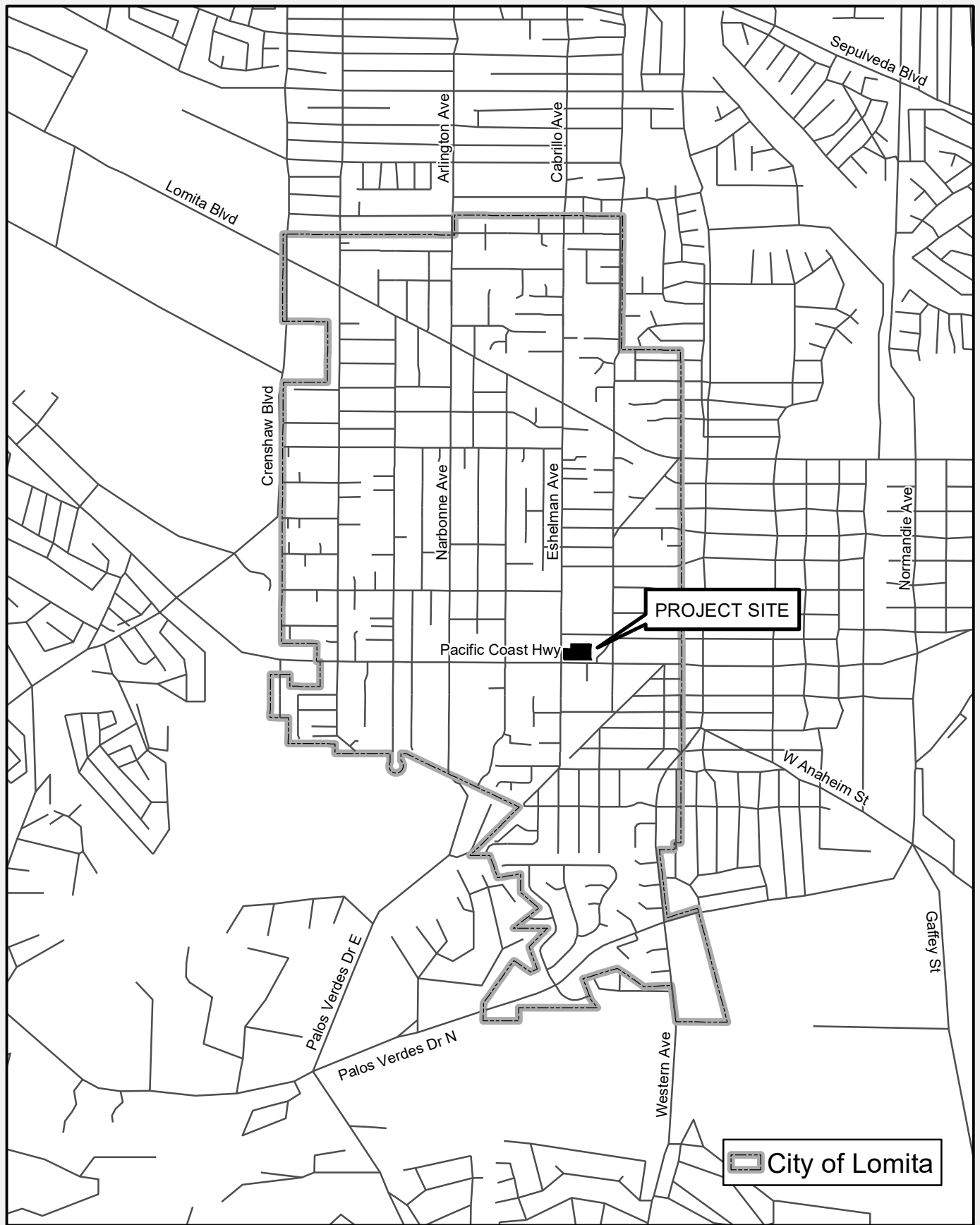
AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
RECUSE: Commissioners:

\_\_\_\_\_  
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.



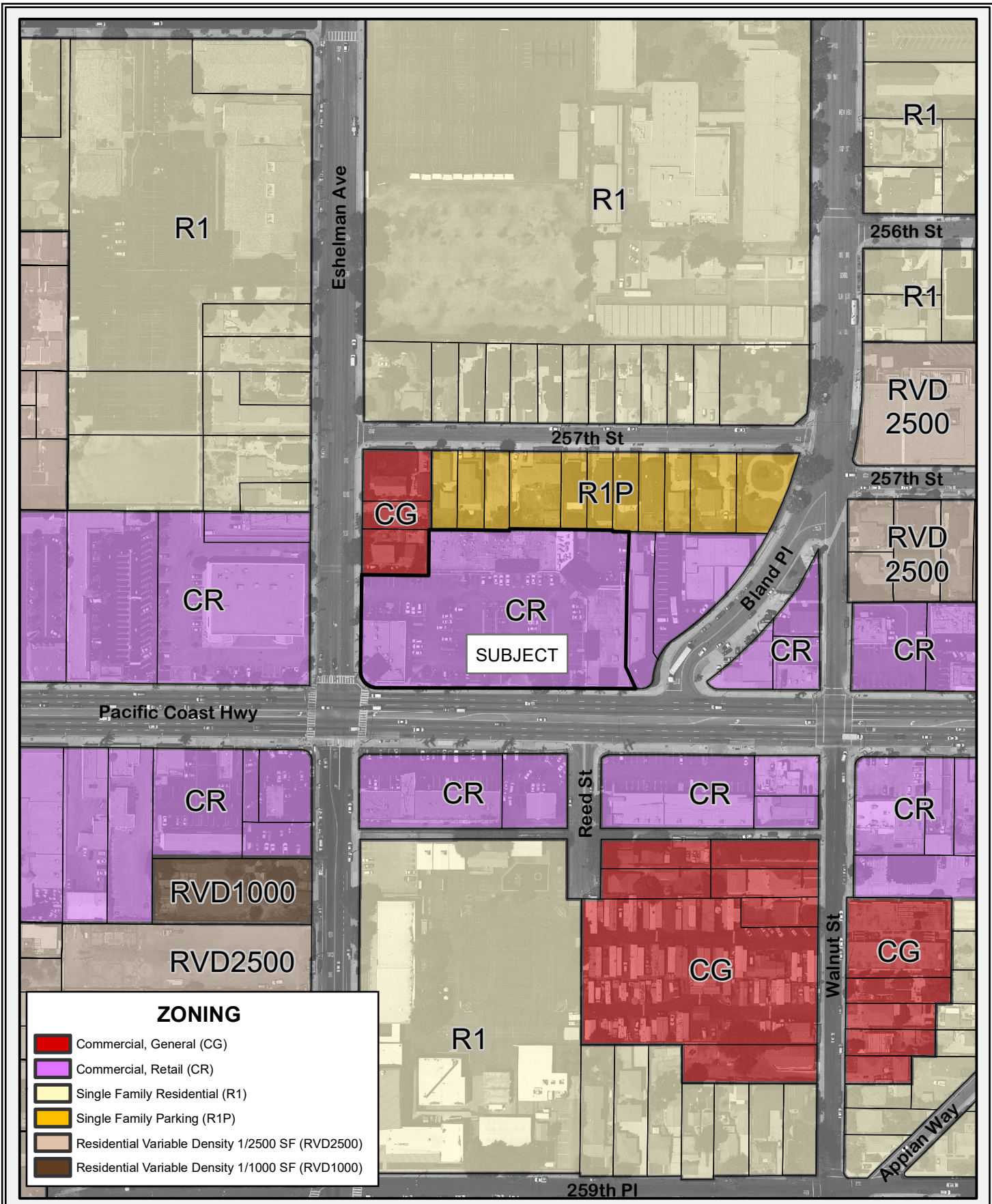
**Modification to CUP No. 224  
1935 Pacific Coast Highway  
Exhibit B**

Community Development  
March 2023

Source: Lomita GIS Data Layers, TIGER Files  
GIS/Apps/1929PCH\_6vty.mxd



0 500 1,000  
Feet



**ZONING**

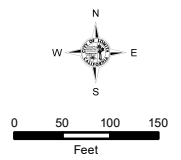
- Commercial, General (CG)
- Commercial, Retail (CR)
- Single Family Residential (R1)
- Single Family Parking (R1P)
- Residential Variable Density 1/2500 SF (RVD2500)
- Residential Variable Density 1/1000 SF (RVD1000)

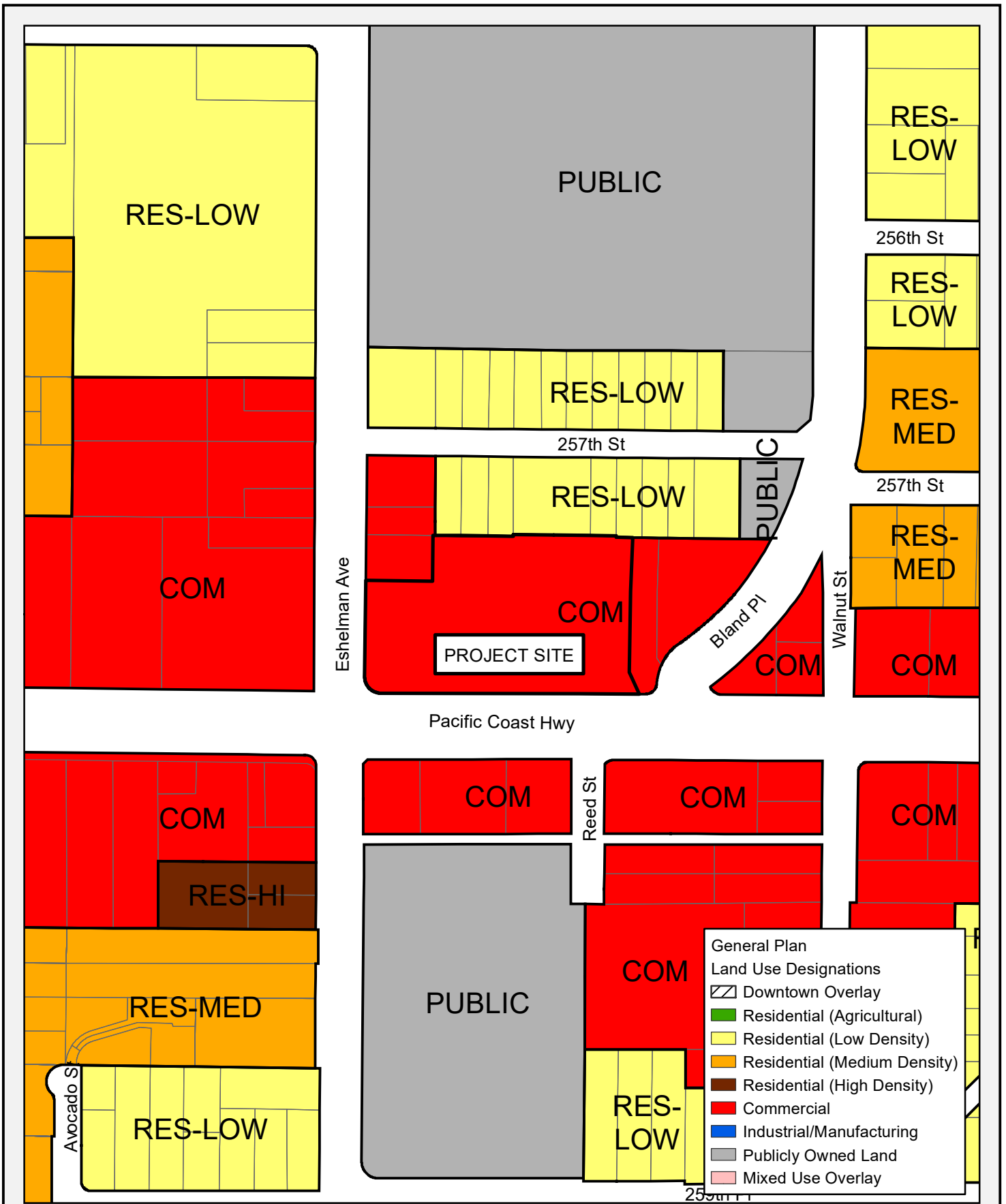


**Modification to CUP No. 224  
1935 Pacific Coast Highway  
Exhibit C**

Community Development  
March 2023

Source: Lomita GIS Data Layers  
GIS/Apps/1929PCH\_6zon.mxd

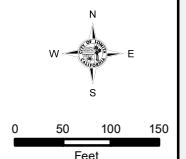


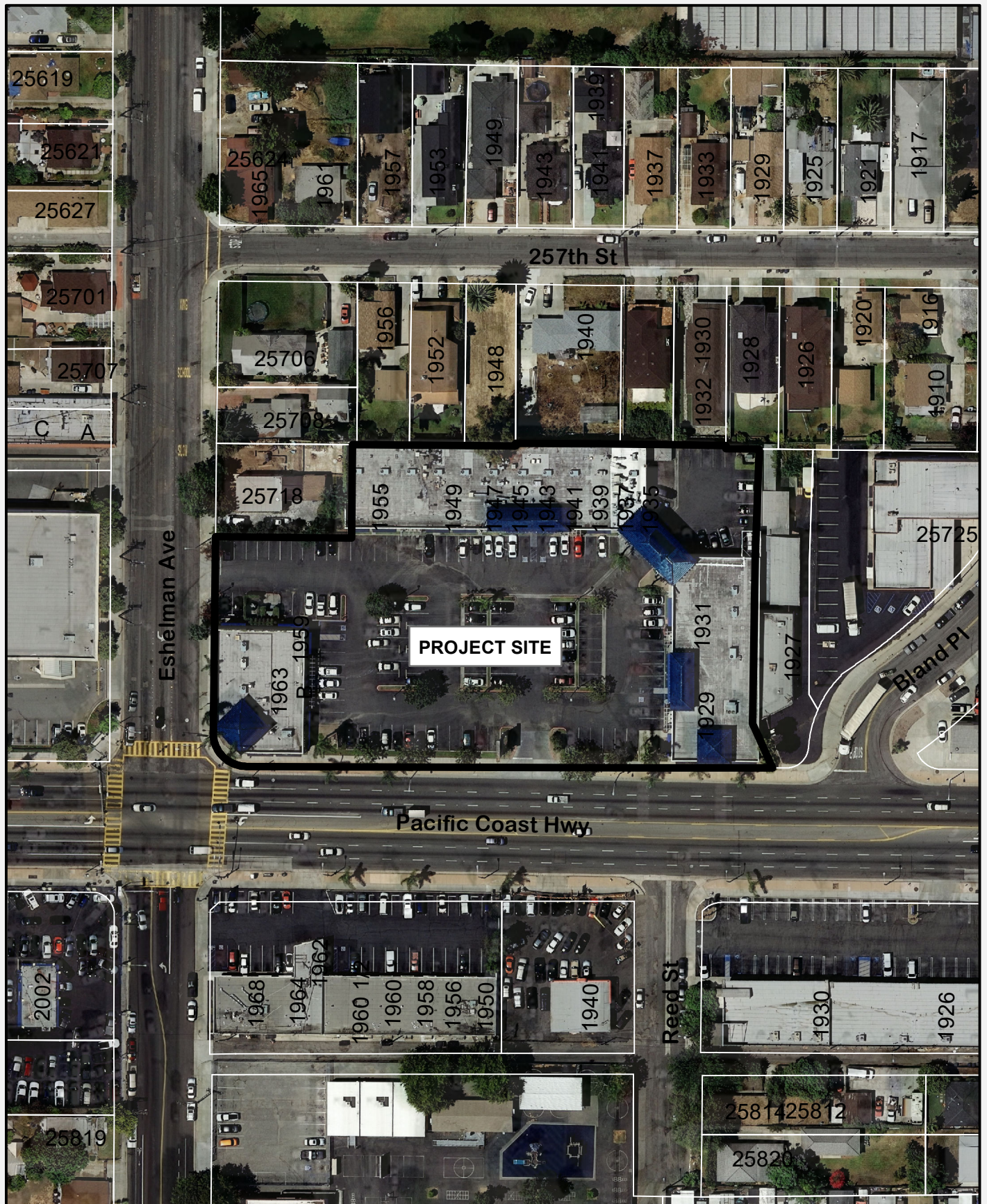


**Modification to CUP No. 224  
1935 Pacific Coast Highway  
Exhibit D**

Community Development  
March 2023

Source: Lomita GIS Data Layers  
GIS/Apps/1929PCH\_egp.mxd

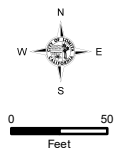


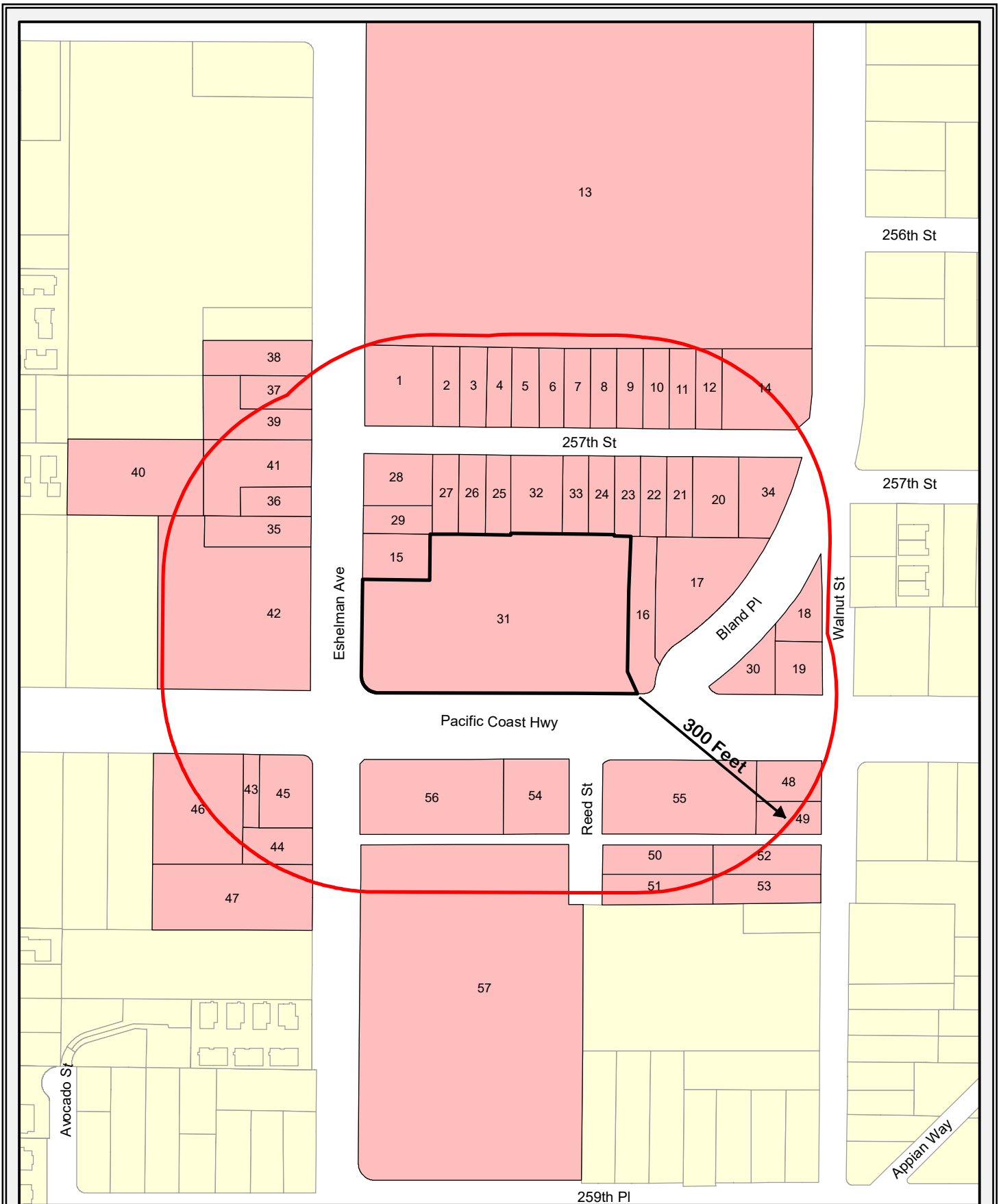


**Modification to CUP No. 224  
1935 Pacific Coast Highway  
Exhibit E**

Community Development  
March 2023

Source: Lomita GIS Data Layers  
/Apps/1929PCH\_Baer.mxd

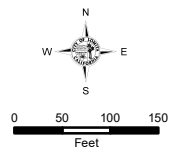




### Modification to CUP No. 224 1935 Pacific Coast Highway 300-Foot Notice Properties

Community Development  
March 2023

Source: Lomita GIS Data Layers  
GIS/Apps/1929PC/Grad.mxd





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

## NOTICE OF EXEMPTION

**Project Title:** Amendment to Conditional Use Permit 224

**Project Description:** A request for an amendment Conditional Use Permit No. 224 at 1935 Pacific Coast Highway in the Commercial Retail (C-R) Zone

**Finding:**

The Planning Division of the Community Development Department of the City of Lomita has reviewed the 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(a) (Existing Facilities) & Section 15332 (In-Fill Development))
- 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 expansion of use may be found to be exempt from the requirements of CEQA. In addition, Section 15332 (In-Fill Development) exempts a project that is consistent with the general plan and zoning designation, is on an urban site less than five acres, is not a special habitat, does not create significant traffic, noise, air quality or water quality issues, and is adequately served by all utilities and public services. The proposed minor conditional use permit for shared parking is a permitting activity and intensification of an existing restaurant use meets the criteria for an infill development. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

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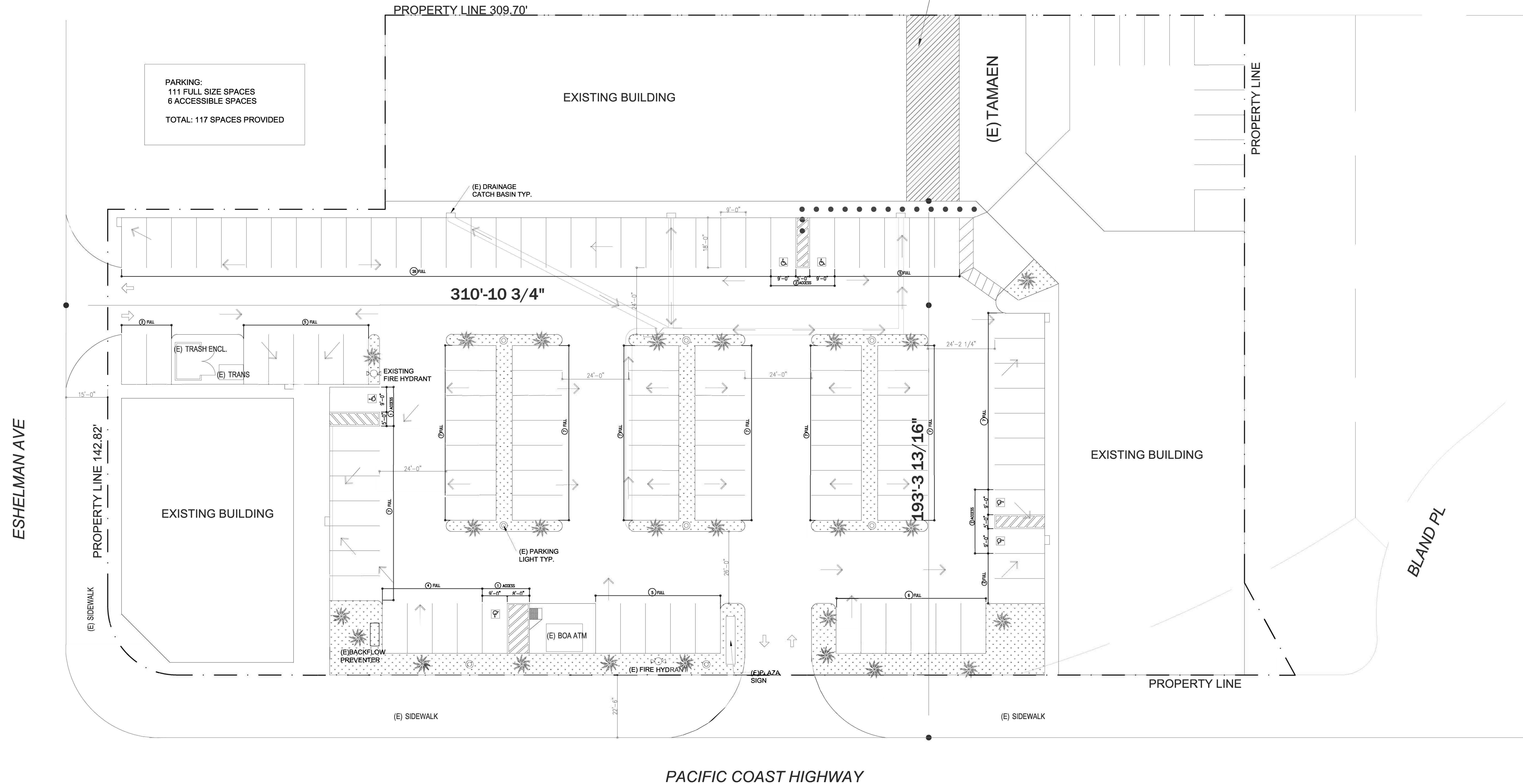
Date

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Erika Barbero  
 Assistant Planner



NEW PROPOSED EXPANSION SPACE (1,260 SF)  
1937 PACIFIC COAST HWY LOMITA CA 90717



1	SITE PLAN	SCALE: 1/16" = 1'-0"	N
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### PROJECT SITE: 1937 PACIFIC COAST HWY, LOMITA CA 90717

LEGAL DESCRIPTION:  
TR=120 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 12

AIN:  
7375-021-021

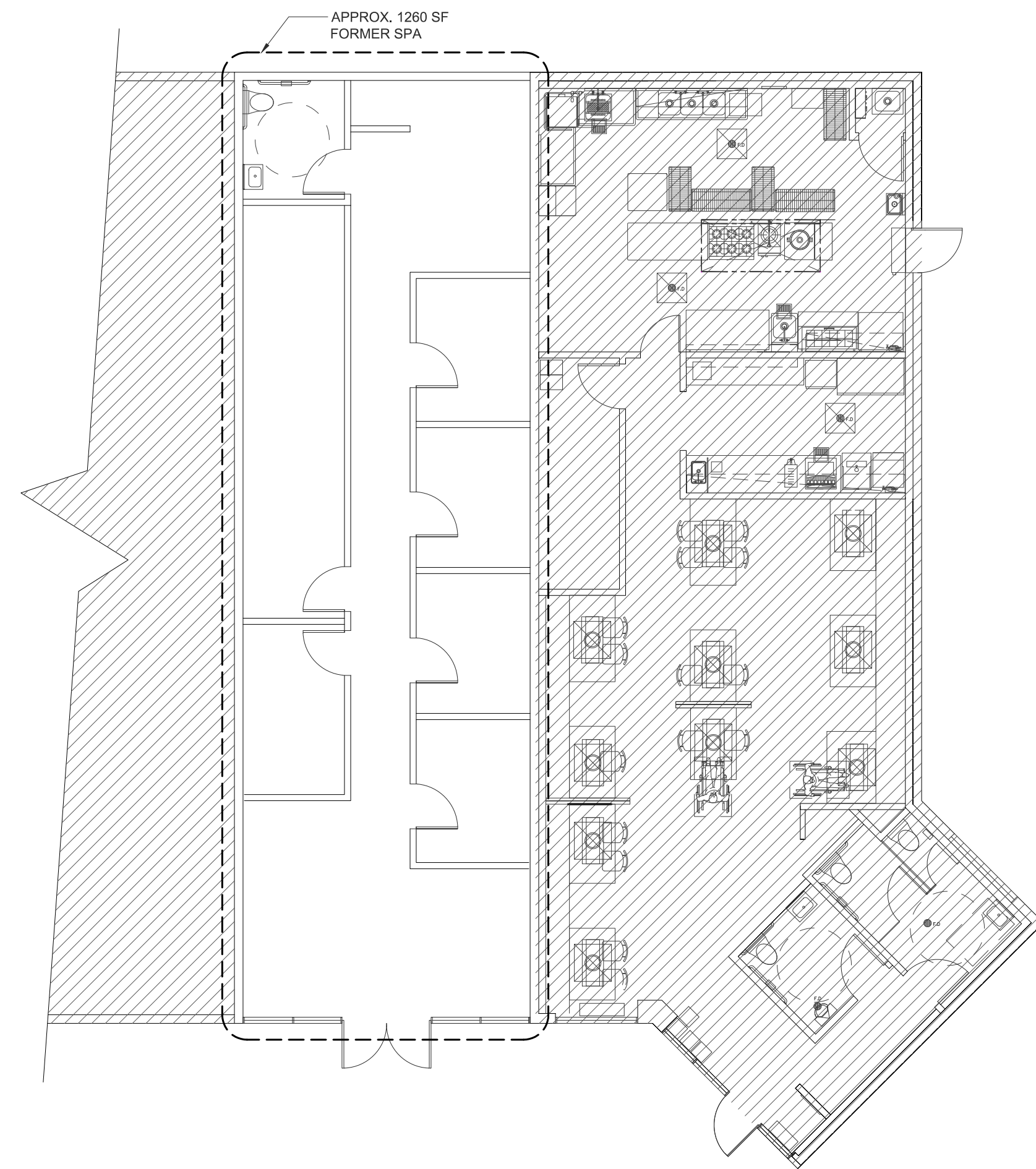
PROJECT DESCRIPTION:  
APPLYING FOR MINOR CUP TO THE EXISTING RESTAURANT "TAMAEN BBQ RESTAURANT".  
PROPOSING TO EXPAND TO THE NEXT UNIT 1937 (APPX. 1260 SF.FT) AND  
AMENDMENT TO B/W LICENSE TO ABC.

APPLICANT:  
TOJI OKURA (CONTRACTOR)  
1419 W. 179TH ST. #10 GARDENA CA 90248  
310-755-1430

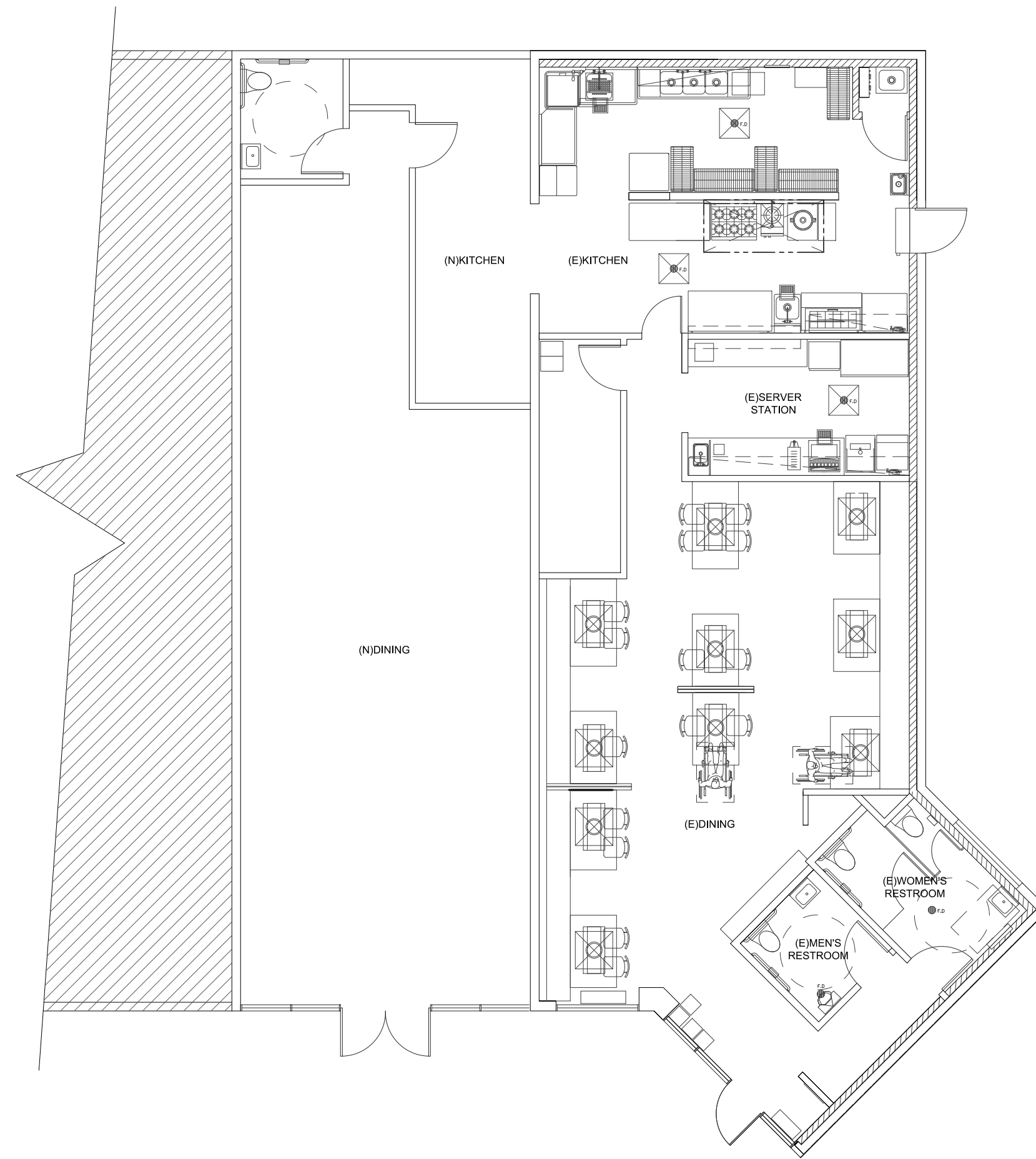
CO-APPLICANT:  
K PLUS UNITED INC. (OWNER OF THE BUSINESS)  
21151 S WESTERN AVE. #100 TORRANCE CA 90501  
310-326-0829

PROPERTY OWNER:  
PACIFIC ALLIED ASSET MANAGEMENT LLC  
3435 WILSHIRE BLVD. #2820 LOS ANGELES CA 90020  
213-383-7464 EXT. 107

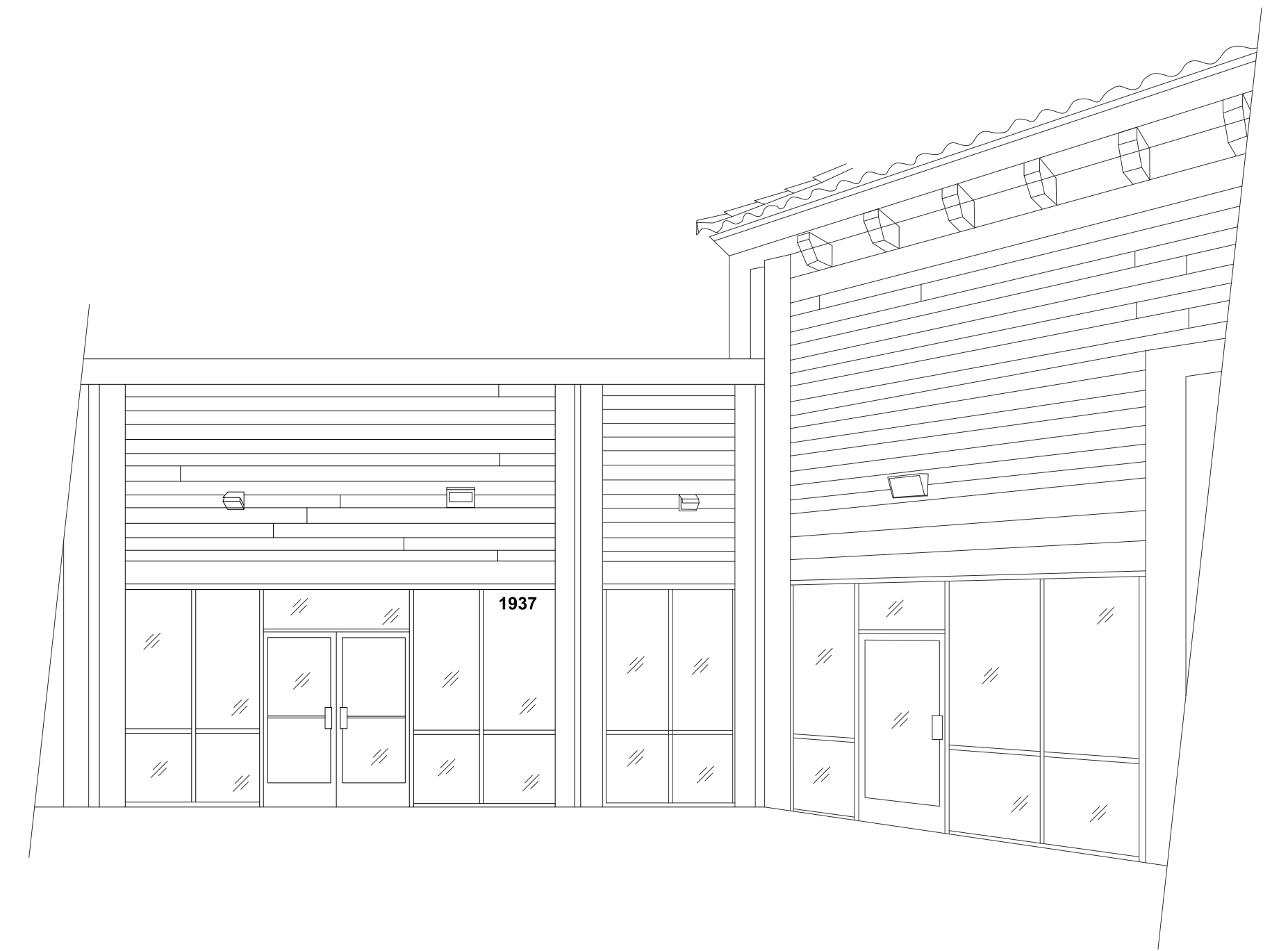
SHEET **A-1.0**



1 **EXISTING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



2 **PROPOSED NEW FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



3 **ELEVATION VIEW**  
SCALE: 1/8" = 1'-0"



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission **Item No. 4b**

**FROM:** Laura MacMorran, Associate Planner

**MEETING DATE:** April 10, 2023

**SUBJECT:** Minor Conditional Use Permit No. 4 for an off-site parking agreement between 24805 Narbonne Avenue & 24716-24730 Narbonne Avenue in the C-G (Commercial-General) Zone with a MUO (Mixed Use Overlay District) and Finding the Action to be Exempt from the California Environmental Quality Act

### **RECOMMENDATION**

Adopt a resolution approving Minor Conditional Use Permit No. 4 subject to the findings and conditions, and to confirm the categorical exemption.

### **BACKGROUND**

Art Ashai of Farana, LLC requests a Minor Conditional Use Permit to allow 24805 Narbonne Avenue to utilize three off-site parking spaces located at Fellowship of the South Bay (Bay Church) at 24716 Narbonne Avenue and 24730 Narbonne Avenue. The existing medical office would utilize the three off-site parking spaces from 7:00 a.m. to 6:00 p.m. Monday through Friday. Both properties are zoned C-G (Commercial-General) Zone with a MUO (Mixed Use Overlay District).

### **Existing Conditions**

The medical practice is located at 24805 Narbonne Avenue, which is on the southwest corner of Narbonne Avenue and 248<sup>th</sup> Street. The proposed off-site parking location is located at 24716 Narbonne Avenue and 24730 Narbonne Avenue, which is on the northeast corner of Narbonne Avenue and 248<sup>th</sup> Street.

The site contains a mixed-use development (CUP No. 308), known as the Brownstone. This property is developed with two residential buildings, one residential and live/work building, and one exclusively commercial building (24805 Narbonne Avenue). The development supplies two enclosed parking spaces for each residential unit and four unenclosed parking spaces total for residential guests, which satisfies the Lomita Municipal Code (LMC) parking requirement. The residential and the residential live/work parking use are not a part of this application.

The building is presently occupied by a medical practice, which was allowed to operate with a one-year conditional business license per Lomita Municipal Code Sections 6.2.26 and 6-2.14. This conditional business license was granted due to the envisioned minor conditional use permit entitlement and a temporary arrangement for three off-street parking spaces at 24730 Narbonne Avenue. The conditional business license does not automatically allow for the medical practice's business license renewal.

The commercial building contains 2,700 sq. ft. and provides nine parking spaces (1 space per 300 sq. ft.). The 1,300 sq. ft. parking ratio applies to retail and office uses. Medical offices have a parking ratio of 1 space per 225 sq. ft. As a result, the property is three spaces short of meeting the parking requirements for a medical office use (2,700 sq. ft. / 225 sq. ft. = 12).

Both 24716 Narbonne Avenue and 24730 Narbonne Avenue are in the redevelopment process in accordance with Site Plan Review No. 1204. When complete, the redeveloped site will possess a total of 47 parking spaces, which amounts to 29 more parking spaces than previously existed, and there will not be any additional net square footage.

## **ANALYSIS**

### **Environmental Determination**

In accordance with Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible expansion of use may be found to be exempt from the requirements of CEQA. The proposed minor conditional use permit for three off-site parking spaces at an existing parking lot is a permitting activity. No new square footage is proposed. 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 both properties is Commercial Mixed Use with a Floor Area Ratio of 1.0 to 1.0. This designation applies to the commercial corridors along portions of Lomita Boulevard and Narbonne Avenue. The MCUP request applies to a commercial use at 24805 Narbonne Ave. and parking for said commercial use at 24716-24730 Narbonne Avenue, and both uses are consistent with the land use designation.

### **Zoning Review**

The off-site parking site is zoned Commercial-General, and a medical office is a permitted use in a Commercial General zone.

### **Zoning and Land Uses Adjacent to 24716 Narbonne Ave. and 24730 Narbonne Ave.**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-G, MUO	commercial
South	C-G, MUO	commercial
West	C-G, MUO	commercial
East	R-1 (Single-Family Residential)	residential

### **Zoning and Land Uses Adjacent to 24805 Narbonne Ave.**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-G, MUO	commercial
South	C-G, MUO	commercial
West	R-1	residential
East	C-G, MUO	commercial

Parking

The Bay Church’s parking spaces are within 280’ of 24805 Narbonne Avenue. As a rule of thumb, a city block averages 500 feet long. This distance between the off-street parking spaces and the medical practice (or another future tenant) is suitable when considering how far a person might walk to a business.

Each new parking space will be of standard size (9’ x 19’ for 90-degree spaces or 10’ x 22’ for parallel spaces). The property owner will be allowed to select which spaces the medical practice can use and that will be specified in a recorded parking covenant (COA # 5).

Circulation

The terms of the separate parking agreement would not impact the parking lot’s circulation or cause issues on the adjacent streets. Right and left turns are permitted into and out of 24716-24730 Narbonne Avenue’s driveway on Narbonne Avenue. and driveways on Woodward Avenue. The future driveway aprons and aisles meet the minimum widths and the interior circulation should function appropriately.

For motorists who park off-site, Narbonne Avenue lacks a painted crosswalk at 248<sup>th</sup> Street. This circumstance is unfortunate, but not a reason itself to deny the suitability of the off-street parking spaces. Pedestrians can cross at an intersection even if the pavement is unmarked. There exists a painted crosswalk at 247<sup>th</sup> Street (with a crossing guard at certain times of the day) and another painted crosswalk at 250<sup>th</sup> Street and Narbonne Avenue which is equipped with a signalized intersection. The medical practice stated that staff will park off-site, so trips across Narbonne Avenue should be less frequent than if the off-site parking was intended for patients.

Operating Characteristics

Like many religious uses, most of Bay Church’s activities occur on weekends and in the evenings. In comparison, the medical practice is open on during typical office hours. While there may be a few exceptions, the peak operating hours for each use do not overlap. As a result, a portion of the Bay Church’s parking spaces will be idle and available when the medical practice is open.

The Bay Church (24716 and 24730 Narbonne Avenue) regularly scheduled activities:

<b>Activities</b>	<b>Days</b>	<b>Start Time</b>
Bible Study	Sundays	9:30 a.m.
Activities	Days	Start Time
Worship Service	Sundays	10:30 a.m.
Awanas Kids Club	Wednesday	6:45 p.m.
Weddings	Saturdays (typically)	Varies

Medical practice (24805 Narbonne Avenue) operating hours:

<b>Activities</b>	<b>Days</b>	<b>Start / Finish Times</b>
Patient Visits	Mondays - Fridays	8 a.m. – 5 p.m.

Minor Conditional Use Permit Findings Summary

Staff reviewed the project in accordance with Section 11-1.66.10 (Minor Conditional Use Permit) of the Lomita Municipal Code and advises that the project is consistent with the required findings. The findings are included in the Resolution (Attachment A).

**PUBLIC NOTICE**

On March 29, 2023, 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.

**OPTIONS:**

1. Approve the attached resolution as recommended.
2. Approve the attached resolution with amended conditions.
3. Deny the application.
4. Provide staff with further direction.

**EXHIBITS:**

- A. Draft Resolution Minor CUP No. 4
- B. Vicinity Map
- C. Zoning Map
- D. General Plan Map
- E. Aerial Photograph Annotated with Distances
- F. Notice of Exemption
- G. Letter from Applicant
- H. 24730 Narbonne Avenue Site Plan

Recommended by:



Brianna Rindge, AICP  
Community & Economic Development Director

Prepared by:



Laura MacMorran  
Associate Planner

DRAFT  
PLANNING COMMISSION  
RESOLUTION NO. PC 2023-XX  
MINOR CONDITIONAL USE PERMIT NO. 4  
24716-24730 & 24805 NARBONNE AVE.  
APNS: 7375-025-025, 7375-025-027, 7375-025-028, & 7375-025-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING MINOR CONDITIONAL USE PERMIT NO. 4 FOR OFF-SITE-PARKING-SPACES ARRANGEMENT, AND TO CONFIRM THE CATEGORICAL EXEMPTION FOR PROPERTIES LOCATED 24716-24730 & 24805 NARBONNE AVE. IN THE C-G (COMMERCIAL GENERAL) ZONE WITHIN THE MUO (MIXED USE OVERLAY). FILED BY ART ASHAI OF FARANA, LLC, 23910 NARBONNE AVE, LOMITA, CA 90717 (“APPLICANT”).

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

Section 1. Recitals

- A. The City of Lomita received an application to allow 24805 Narbonne Ave. to provide three parking-spaces off-site at 24716 Narbonne and 24730 Narbonne Ave. in the C-G, (Commercial General) Zone with a MUO (Mixed Use Overlay). Filed by Art Ashai, Farana, LLC, 23910 Narbonne Ave., Lomita, CA 90717 (the “Applicant”).
- B. On April 10, 2023, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. The subject site is zoned C-G (Commercial General) within the MUO (Mixed Use Overlay) and designated Commercial by the City’s General Plan. Per Lomita Municipal Code Section 11-1.66.10, off-site parking requires a minor conditional use permit.
- D. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The project consists of permitting a off-site parking use for three parking spaces with negligible expansion of the onsite activities.
- 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 Minor Conditional Use Permit findings contained in Lomita Municipal Code Section 11-1.66.10 (Minor Conditional Use Permit). The required findings below are shown in *italicized* 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:

- a. *The peak hour parking demand from all uses does not coincide and/or the uses are such that the hours of operation are different for various portions of the business.*

The medical practice is open 8:00 a.m. to 5:00 p.m. Monday through Friday, closed during The Bay Church's peak operating hours on Sunday mornings and evenings. There will be very few instances where the two uses' hours will coincide, and this would not be during peak demand times.

- b. *The quantity, circulation and location of parking provided will equal or exceed the level that can be expected if shared or off-site parking is not provided.*

The Bay Church's parking lot will provide 47 spaces of which the medical practice will use three parking spaces. The expected quantity of parking during the times that the medical practice will be allowed to operate and need to park at the Bay Church will not exceed what is there if the off-site parking was not provided. There will be no impacts on circulation.

- c. *The adjacent or nearby properties will not be adversely affected relative to parking.*

The adjacent and nearby properties should not be adversely affected by the off-site parking arrangement. Narbonne Ave. is classified as a secondary highway and the off-site parking spaces are directly accessed by this road. The peak demand times do not overlap and, therefore, the two uses can coexist using the same parking spaces at differing times and/or on differing days.

- d. *The proposed traffic circulation will not be detrimental to the health, safety and welfare of residents residing or working in or adjacent to the neighborhood.*

A two-way driveway intersects Narbonne Ave. and motorists can turn either right or left into and out of the property. Also, motorists can turn either left or right from or onto Woodward Avenue as well. The interior circulation facilitates a smooth traffic flow. The existing aisle widths exceed or meet the requirements of Lomita Municipal Code. Motorists' field of vision is not obstructed and existing the parking would not be detrimental to public safety. The medical practice stated that staff will park off-site; as a result the number of vehicle trips would be relatively few. Therefore, the use of three parking spaces will not be detrimental to the health, safety, and welfare of residents residing or working in or adjacent to the neighborhood.

- e. *The off-site parking is within a three hundred (300) feet legal distance or suitable distance subject to planning commission approval of the premises upon which the building or use is located.*

The off-site parking is within 300' of the medical practice. The parking lot is north of The Bay Church on Narbonne Ave., which is at most 150' away from 248<sup>th</sup> Street; Narbonne Ave. is 80' wide and 248<sup>th</sup> Street is 50' wide, totaling a distance of 280'.



Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Minor Conditional Use Permit No. 4 subject to the following conditions:

**GENERAL PROJECT CONDITIONS**

1. The use shall be operated in substantial compliance with the application and as represented in the staff report 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. For numeric purposes a minor modification is 10% of the parking spaces or adjustment to the hours.
2. This permit is granted for the Applicant's application received on February 24, 2023 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 and Economic 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 two years from the date of issuance, if the covenant is not recorded. 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 separate sign permit shall be obtained for any new signs, including parking signs, on either property.

### **MINOR CONDITIONAL USE PERMIT CONDITIONS PER SEC. 11-1.66.10(B)(4)**

11. As a condition of such minor conditional use permit approval the Planning Commission shall require a written agreement between landowner(s) and the city, in a form satisfactory to the city attorney, which shall include:
  - a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking; and
  - b. A guarantee among the landowner(s) for access to and use of the shared or off-site parking facilities; and
  - c. Remedies in the event that there is a change in use on the property or in the event that the shared or off-site parking is lost; and
  - d. A provision that the city may require parking facilities in addition to those originally approved, after notice and hearing, upon a finding by the planning commission that adequate parking to serve the use(s) has not been provided; and
  - e. A provision stating that the city, acting through the planning commission, may, for due cause and upon notice and hearing, modify, amend, or unilaterally terminate the agreement at any time.

### **PLANNING CONDITIONS**

12. The property owner of 24716 Narbonne Ave. and 24730 Narbonne Ave. agrees to allow the occupant of 24805 Narbonne Ave. the use of three parking spaces Mondays through Fridays from 7:00 a.m. to 6:00 p.m.
13. The business located at 24805 Narbonne Ave. shall only operate Mondays through Fridays from 7:00 a.m. to 6:00 p.m.
14. Any use occupying 24805 Narbonne Ave. shall be a use which requires no more intense than 1 parking space per 225 sq. ft. of building area.
15. The parking lot design, including parking space sizes, driveway aprons, and aisles, shall adhere to the Planning Commission-approved Site Plan No. 1204.

### **INDEMNIFICATION**

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**

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.

If any of the conditions of the Minor 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 10<sup>th</sup> day of April 2023 by the following vote:

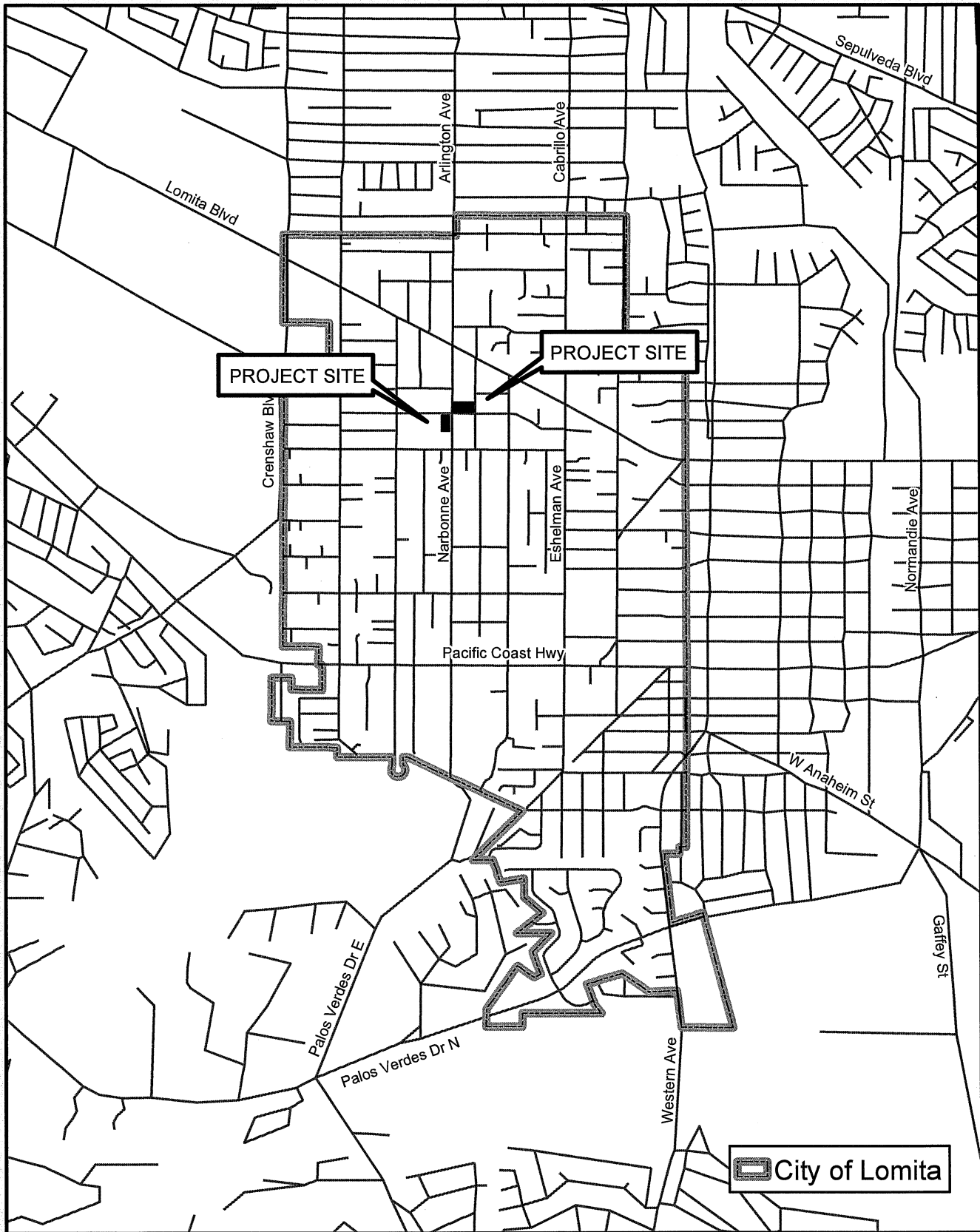
AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
RECUSE: Commissioners:

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.



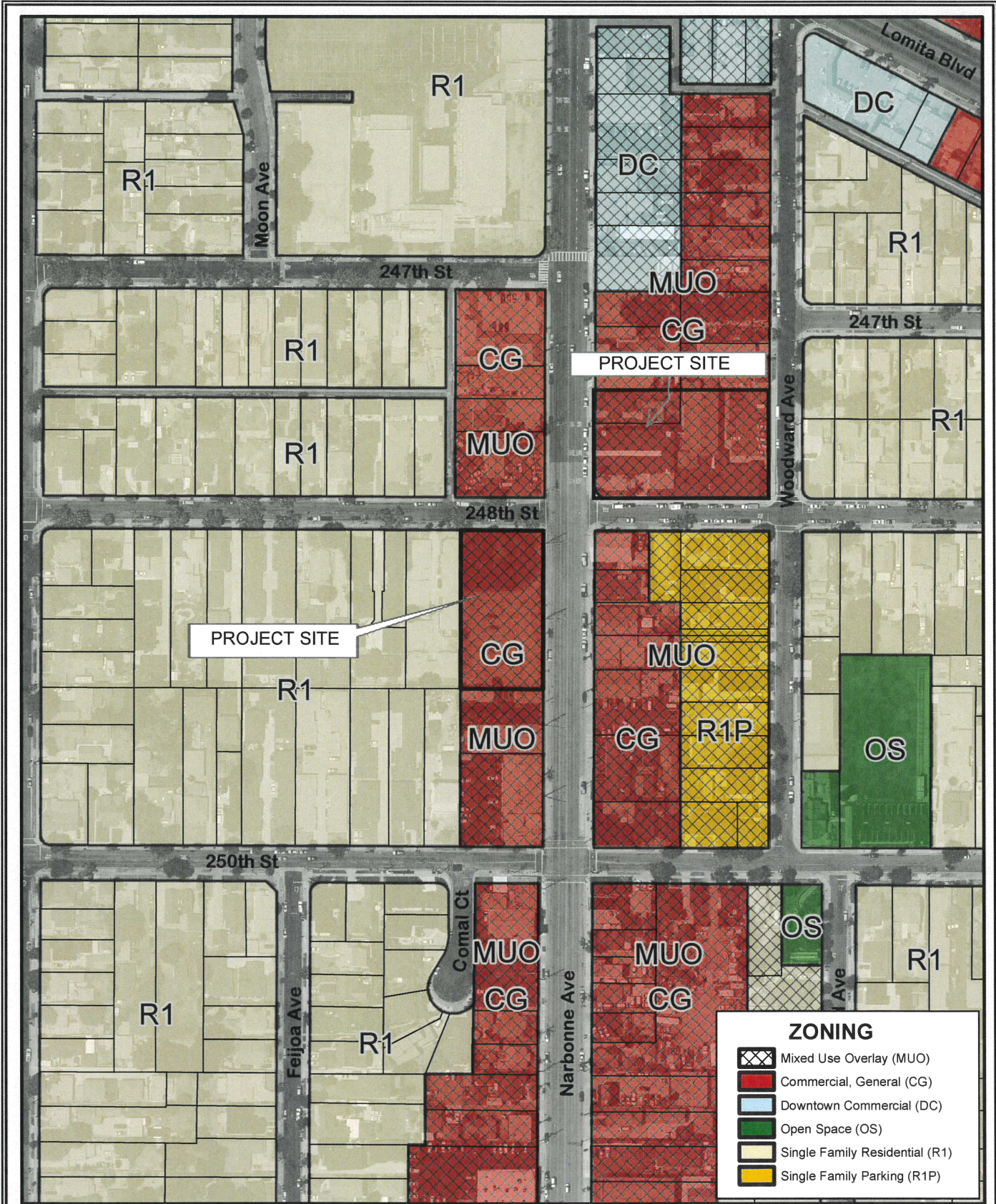
**Minor Conditional Use Permit No. 4**  
**24716 & 24730 Narbonne Ave. &**  
**24805 Narbonne Ave.**  
**Attachment B**

Community Development  
 March 2023

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/24605Narbonne\_vj.mxd



0 500 1,000  
 Feet



ZONING	
	Mixed Use Overlay (MUO)
	Commercial, General (CG)
	Downtown Commercial (DC)
	Open Space (OS)
	Single Family Residential (R1)
	Single Family Parking (R1P)



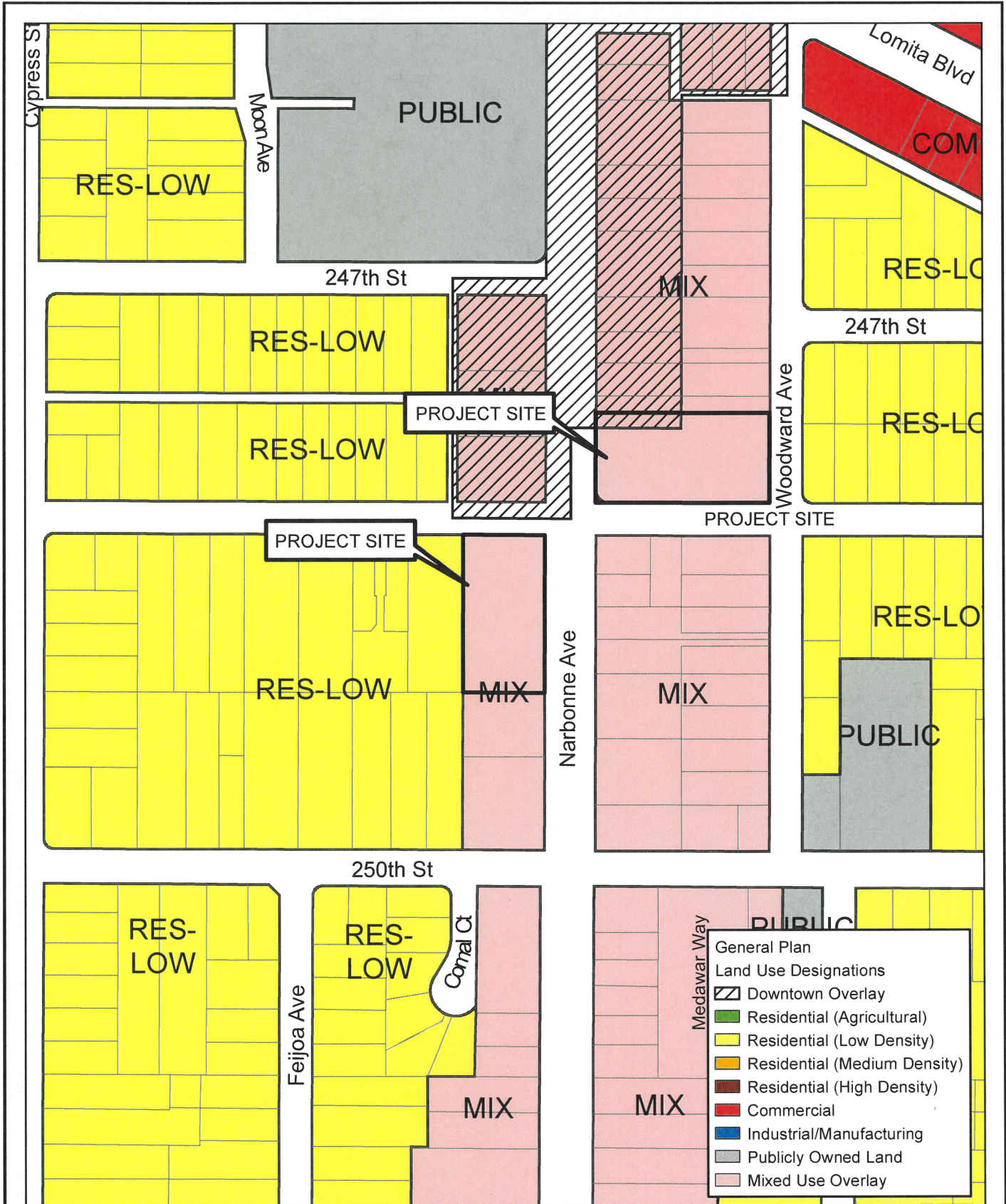
**Minor Conditional Use Permit No. 4**  
 24716 & 24730 Narbonne Ave.  
 & 24805 Narbonne Ave.  
 Attachment C

Community Development  
 March 2023



Source: Lomita GIS Data Layers  
 GIS/Apps/24805Narbonne\_zon.mxd

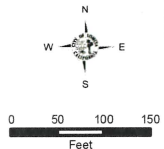
0 50 100 150  
 Feet



**Minor Conditional Use Permit No. 3**  
**24716 & 24730 Narbonne Ave. &**  
**24805 Narbonne Ave.**  
**Attachment D**

Community Development  
 March 2023

Source: Lomita GIS Data Layers  
 GIS/Apps/24805Narbonne\_gp.mxd

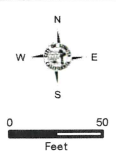




**Minor Conditional Use Permit No. 4**  
**24716 & 24730 Narbonne Ave. &**  
**24805 Narbonne Avenue**  
**Attachment E**

Community Development  
 March 2023

Source: Lomita GIS Data Layers  
 /Apps/24805Narbonne\_aer.mxd



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Attachment F



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

## NOTICE OF EXEMPTION

**Project Title:** Minor Conditional Use Permit No. 4

**Project Description:** A request for a minor conditional use permit to allow the utilization of three off-site parking spaces located at 24716 and 24730 Narbonne Avenue for a medical office located at 24805 Narbonne Avenue in the C-G, (Commercial General) Zone with a MUO (Mixed-Use Overlay) Zone. Filed by Farana LLC, 23910 Narbonne Avenue #101, Lomita, CA 90717.

**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(a) (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 with Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible expansion of use may be found to be exempt from the requirements of CEQA. The proposed minor conditional use permit for three off-site parking spaces at an existing parking lot is a permitting activity and no new square footage is proposed. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 Laura MacMorran  
 Associate Planner



# ENDOCRINE CARE SPECIALISTS

24805 NARBONNE AVE, LOMITA CA 90717

T: +1-310-375-7666 | E: wasimamasoodi@yahoo.com

March 30, 2023

Laura MacMorran  
Planning Department  
City Of Lomita

Re: Business Hours for Endocrine Care Specialists

Dear Laura:

Please note that the business hours for the medical office located at 24805 Narbonne Ave, Lomita CA are:

**Monday - Friday                      8 am - 5 pm**

During these hours upto 3 staff members may park their automobile at the Bay Church across the street. Since these spaces would be used by staff only the number of trips generated per day would be mainly at the beginning and end of workday.

Thank you,

*Wasima Masoodi, MD*

Wasima Masoodi MD  
Endocrine Care Specialists



ARCHITECTURE · ENGINEERING  
 24750 MARBONNE AVENUE, SUITE 100  
 LOMITA, CA 91768  
 TEL: (909) 261-1111 FAX: (909) 261-1112  
 WWW: WWW.GECONSTRUCT.COM

PROJECT NAME & SITE ADDRESS  
 24750 MARBONNE AVENUE  
 LOMITA, CA 91767

**BUILDING AND SAFETY DIVISION**  
 DIVISION OF CONSTRUCTION  
 1215 N. G STREET, SUITE 100  
 LOMITA, CA 91768  
 TEL: (909) 261-1111 FAX: (909) 261-1112  
 WWW: WWW.GECONSTRUCT.COM

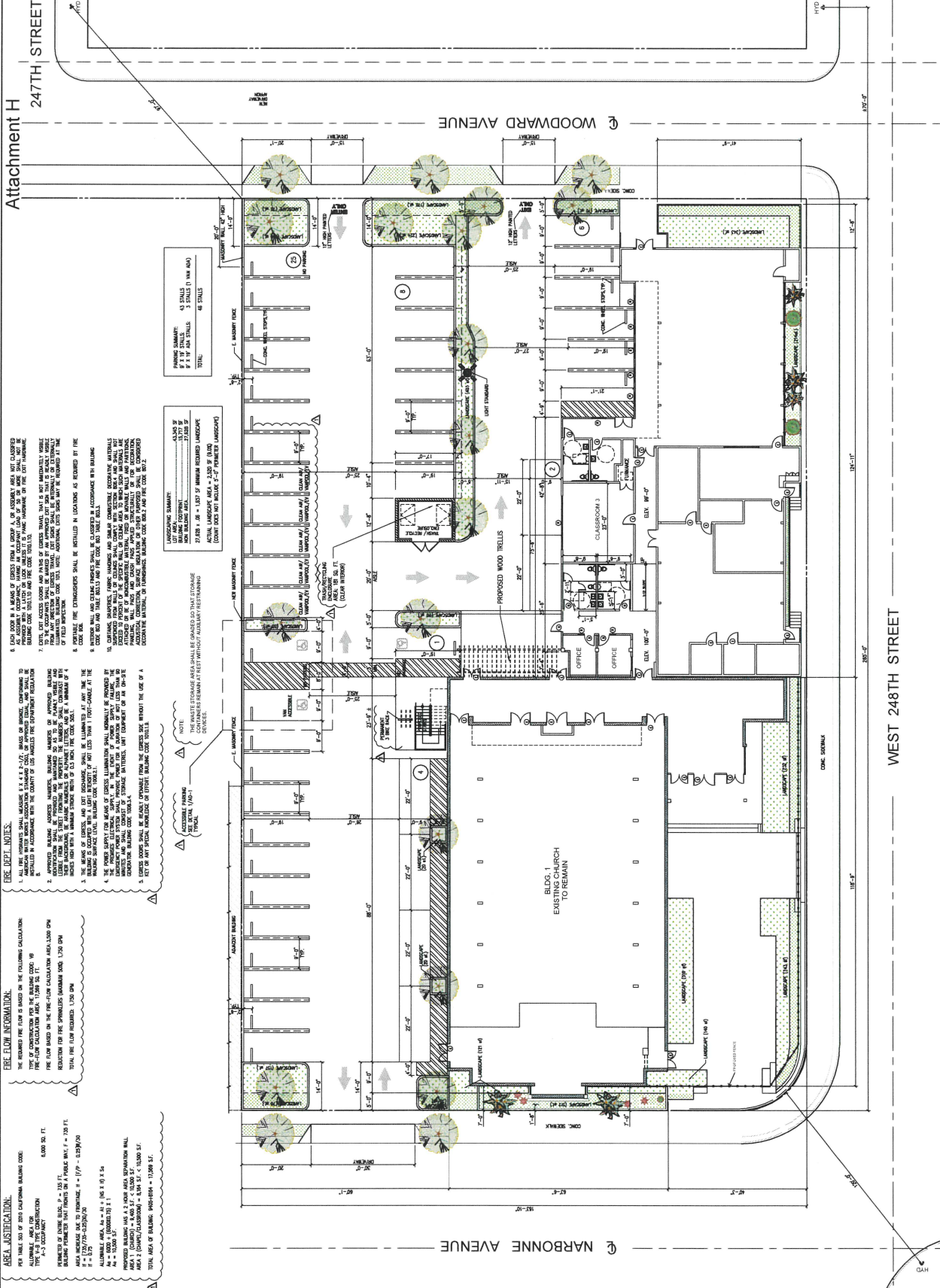
PROPOSED  
 SITE PLAN

DATE: 04/27/2023  
 DRAWN BY: JVA/CLK

Project No.:	10
Issue No.:	08/17/20
Issue Date:	08/17/20
Issue Description:	2017-2018
Issue Status:	AS NOTED
Issue Reason:	AS NOTED
Issue Date:	AS NOTED

**A-1.2**  
 SHEET: 01

Attachment H  
 247TH STREET



**AREA JUSTIFICATION**  
 PER TABLE 503 OF 2019 CALIFORNIA BUILDING CODE:  
 6,000 SQ. FT.  
 100% OCCUPANCY  
 PERMITS OF EXISTING BLDG. = 120 FT. PLAZA BAY F = 120 FT.  
 100% OCCUPANCY  
 100% OCCUPANCY  
 100% OCCUPANCY  
 TOTAL AREA OF BUILDING: 12,000 SQ. FT.

**FIRE FLOW INFORMATION**  
 THE EXISTING FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:  
 FIRE FLOW CALCULATION: 1,000 GPM  
 FIRE FLOW CALCULATION: 1,000 GPM  
 FIRE FLOW CALCULATION: 1,000 GPM  
 TOTAL FIRE FLOW REQUIRED: 1,000 GPM

**DEPT. NOTES**  
 1. THE BUILDING SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.  
 2. THE BUILDING SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.  
 3. THE BUILDING SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.  
 4. THE BUILDING SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.  
 5. THE BUILDING SHALL BE CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SITE PLAN  
 SCALE: 3/32" = 1'-0"



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission **Item No. 4c**

**FROM:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** April 10, 2023

**SUBJECT:** Discussion and Consideration of Zoning Text Amendment No. 2023-03, an Ordinance Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), Article 68 (Special Development Standards), Section 11-1.68.06 (Outdoor Dining) to Update Outdoor Dining Regulations and Finding the Action to be Exempt from the California Environmental Quality Act

### **RECOMMENDATION**

Recommend approval of Zoning Text Amendment 2023-03 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

### **BACKGROUND**

Lomita Municipal Code Section 11-1.68.06 was created in 1996 and amended in 2005 to regulate outdoor dining across Lomita in both public right-of-way and on private property (Attachment A). In the nearly 20 years since its last amendment, retail conditions have changed. Particularly, since 2020, the global COVID-19 pandemic has pushed diners outdoors to prevent the spread of COVID-19 and other airborne illnesses. The spreading apart of tables indoors to achieve the same goal has also pushed existing tables outdoors. On average, approximately 80% of days per year are sunny in Lomita and rain falls approximately 15% of days. In addition, Lomita is one of the most temperate places in the country with the average daytime temperature ranging from 68° in December to 84° in August. Lomita businesses have an opportunity for outdoor dining not found in most places in the world.

Benefits to permitting more outdoor dining are activated commercial spaces, a livelier downtown area, increased transparency and safety, free advertising for businesses, ability to serve more patrons, and expanded tax base.

Planning Commission discussed this item and provided feedback at its February 13, 2023 meeting and the City Council's Economic Development Subcommittee discussed and

provided feedback at a meeting on February 22, 2023. Staff also met with the Lomita Chamber of Commerce to discuss the matter, receiving support.

## **ANALYSIS**

Several Lomita businesses maintain temporary structures that were installed in response to COVID-19. With the COVID-19 temporary allowances order lifted, the City must enforce the outdoor dining ordinance, intending to do so upon the effective date of this ordinance (intended for June 15, 2023). Staff will begin with verbal or written notification, with potential for citation to follow only if the two notices are ignored.

The draft ordinance makes the following changes to the existing outdoor dining ordinance, Section 11-1.68.06 (“Outdoor dining”) of Article 68 (“Special Development Standards” of Title XI (“Planning and Zoning”) of the Lomita Municipal Code). Attachment 2 displays these changes as redlines to the existing ordinance.

- Allows outdoor dining in conformance with any existing CUPs and through entitlement for those without a CUP
- Specifies that CUP amendment may be required to expand operations beyond the permitted areas or hours of the existing CUP
- Adds CPD to permitted zoning districts
- Requires full kitchen in the business
- Reminds readers that the City has full right to enter the encroachment area and waives any claim for resulting damages
- Refers the fee to the fee schedule for quicker occasional updates
- Requires that the outdoor dining not interfere with visibility, vehicular or pedestrian mobility, or utility access
- Requires entire area and its ingress/egress to comply with ADA standards, allowing access to disabled patrons
- Allows use of another business’ frontage only with signed consent of property owner
- Requires wheel stops for parking spaces within 3’ of outdoor dining
- Allows permanent fixtures to be installed on private property only
- Design shall match adjacent building
- Allows canopies over private property only
- Allows umbrellas without advertising and not obstructing ROW/walkway and fire-resistant
- Prohibits tents/temporary structures for outdoor dining
- Allows heaters with distance requirements for safety
- Requires lighting for post-sunset dining & regulates it for safety of travelers along the adjacent street
- Trash and utilities shall be screened from public view
- Outdoor dining space may not be in operation outside of the approved hours of the associated restaurant
- Reminds readers that the Noise Ordinance prevails

- Outdoor cooking, live music, etc only permitted through Special Events Permit approval
- Outdoor dining area subject to existing City noise limits
- Prohibits smoking in outdoor dining areas in accordance with existing regulations
- Requires maintenance to clear of any litter/debris
- Permits transfer of approved outdoor dining permits
- Requires removal of graffiti within 48 hours

Each of these provisions would be enforceable by the Code Enforcement Officer.

### **CEQA**

The project is categorically exempt under State CEQA Guidelines Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to the permitting and minor alteration of existing public facilities, including existing sidewalks. The ordinance would result in a negligible expansion of existing commercial uses and a negligible expansion of the public's use of City right-of-way, as the uses included in the ordinance would not vary from the current uses of commercial businesses or public access within the City's right-of-way. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

### **PUBLIC NOTICE**

Notices of this hearing dated March 29, 2023 were published in the Daily Breeze Newspaper, and posted at City Hall and Lomita Park.

### **OPTIONS**

1. Recommend approval to the City Council as recommended by staff.
2. Recommend approval to the City Council with amendments.
3. Provide staff with further direction.

### **ATTACHMENTS**

1. Resolution with Exhibit 1 Draft Ordinance
2. Lomita Municipal Code Redlined

Prepared by:

*Brianna Rindge*

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Brianna Rindge, AICP  
Community & Economic Development Director

## RESOLUTION NO. PC 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2023-03 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 68 (SPECIAL DEVELOPMENT STANDARDS), SECTION 11-1.68.06 (OUTDOOR DINING) TO UPDATE OUTDOOR DINING REGULATIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. Recitals

A. This proposed code amendment has been assessed in accordance with Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to the permitting and minor alteration of existing public facilities, including existing sidewalks. The ordinance would result in a negligible expansion of existing commercial uses and a negligible expansion of the public's use of City right-of-way, as the uses included in the ordinance would not vary from the current uses of commercial businesses or public access within the City's right-of-way. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

B. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-03 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the Zoning Text Amendment, in accordance with Lomita Municipal Code sections 11-1.70.04 and 11-1.70.05(C).

C. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approves the Zoning Text Amendment.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment is consistent with the General Plan as described in Exhibit A.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approve the amendments to the Lomita Municipal Code shown in the draft Ordinance (Exhibit A).

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10<sup>th</sup> day of April, 2023, by the following vote:

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

\_\_\_\_\_  
Steven Cammarata, Chair

ATTEST: \_\_\_\_\_  
Brianna Rindge, AICP  
Community and Economic Development Director

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.

EXHIBIT A

ORDINANCE NO. XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-03 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 68 (SPECIAL DEVELOPMENT STANDARDS), SECTION 11-1.68.06 (OUTDOOR DINING) TO UPDATE OUTDOOR DINING REGULATIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**Section 1. Recitals**

A. Chapter 1 of the Lomita Municipal Code establishes allowable uses, definitions, and development standards of properties within all zoning districts in the city.

B. The proposed zoning text amendment 2023-03 is an update to Section 11-1.68.06 of the Lomita Municipal Code, the City's outdoor dining regulations. The intent of this amendment is to increase restaurants' ability to provide outdoor dining and seating areas while maintaining an attractive design and protecting the public interest.

C. The code amendments are reasonable and serve the purpose of responding to changes in customer and business owner preferences related to outdoor dining in light of the global COVID-19 pandemic.

D. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-01 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the requested Zoning Text Amendment.

E. On May 16, 2023, the City Council considered Zoning Text Amendment No. 2023-03 to amend Lomita's Municipal Code Title XI ("Planning and Zoning") Chapter 1 (Zoning), Article 68 (Special Development Standards), Section 11-1.68.06 (Outdoor Dining) to update outdoor dining regulations, and held a duly noticed public hearing and accepted testimony in regard to the same.

**Section 2. General Plan**

This Ordinance's amendments to Title XI of the Lomita Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the following Policies of the General Plan:

A. Economic Development Policy 1 which provides that the City will promote and support revitalization within the City's commercial districts;



B. Economic Development Policy 2 which provides that the City will continue to encourage the development of prosperous tourist, commercial, and entertainment uses along Pacific Coast Highway;

C. Economic Development Policy 3 which provides that the City will promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers;

D. Economic Development Policy 5 which provides that the City will encourage a diversity of land uses and businesses within the City's commercial districts;

E. Economic Development policy 8 which provides that the City will strive to attract destination-oriented businesses that will stimulate commercial activity and investments in the community;

F. Land Use Policy 10 which provides that the City will promote the improvement of aesthetic and visual qualities of the community by implementing development standards for private improvements;

G. Land Use Policy 12 which provides that the City will periodically update the zoning ordinance critical to the Land Use Element's implementation;

H. Land Use Policy 14 which provides that the City will promote a healthy and congenial environment for business, where properly zoned;

I. Land Use Policy 17 which provides that the City will promote the maintenance and preservation of activities that contribute to the City's economic and employment base; and

J. Land Use Policy 19 which provides that the City will strive to develop a pedestrian downtown that is economically viable and promotes a wide range of activities.

### **Section 3. Environmental Review**

The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

The City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to the permitting and minor alteration of existing public facilities, including existing sidewalks. The ordinance would result in a negligible expansion of existing commercial uses and a negligible expansion of the public's use of City right-of-way, as the uses included in the ordinance would not vary from the current uses of commercial businesses or public access within the City's right-of-way. Alternatively, the adoption of this ordinance is exempt from CEQA because

it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

**THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:**

**Section 4. Zoning Amendments**

Based on the foregoing, the City Council hereby approves of the following amendments to the Lomita Municipal Code:

A. Section 11-1.68.06 (“Outdoor Dining”) of Article 68 (“Special Development Standards”) of Chapter 1 (“Zoning”) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

**“Sec. 11-1.68.06. Outdoor dining.**

- (1) *Purpose.* The purpose of this section is to permit and encourage outdoor dining that is compatible with other uses of the public sidewalk and surrounding land uses. Outdoor dining encourages a pedestrian-oriented environment and helps to create a visually attractive atmosphere and streetscape.
- (2) *Permit required.*
  - (a) A permit shall be required for outdoor dining on public property.
  - (b) A Conditional Use Permit amendment may be required, within the community development director’s discretion, for a business to expand operations beyond that specified by the existing, valid Conditional Use Permit.
- (3) *Location.*
  - (a) Outdoor dining may be considered for a business located within any commercial zone on adjacent private or public property. .
  - (b) Outdoor dining within the public right-of-way shall not be permitted along state highways (Pacific Coast Highway—SR 1 and Western Avenue—SR 213) unless approval is granted by CalTrans.
  - (c) Outdoor dining is only permitted at businesses with a full kitchen.
- (4) *Procedure/review.* The community development director shall consider all applications for outdoor dining. Applications for outdoor dining within the public-right-of-way shall also be reviewed by the public works director.
- (5) *Application submittal requirements.*
  - (a) Completion of a general planning application form requesting outdoor dining.

- (b) For outdoor dining in the public right-of-way, a revocable license agreement shall be signed by the property and/or business owners.
  - (c) A dimensioned site plan indicating location of tables, chairs, etc. and size in square feet of the outdoor dining area.
  - (d) A photo(s)/elevation of proposed tables, chairs, temporary walls, planters, etc. shall be submitted with the application for city review.
  - (f) The business and property owner shall acknowledge the City's right to enter the encroachment area to inspect, replace, repair, or maintain public facilities above, on, or under the right-of-way and the business and property owner expressly waives any and all claims for damages to its encroachment resulting from such actions.
  - (e) Other information as required by the community development director.
  - (f) Should a permit for outdoor dining be approved, a final inspection shall be made by the city's code enforcement officer to verify compliance with the approved plans.
  - (g) An administrative application fee set by resolution of the city council for an outdoor dining encroachment permit shall be paid to the city.
- (6) *Development standards.*
- (a) The outdoor dining area shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility, or access to city or public utility facilities. The determination of whether an outdoor dining area or any part thereof interferes shall be made by the public works director at the time of application review based on the characteristics of each proposed site.
  - (b) The outdoor dining area and its ingress and egress shall be designed in compliance with applicable law, including but not limited to, the Americans with Disabilities Act.
  - (c) The outdoor dining area shall be located adjacent to the business. A business may only use a portion of an adjacent business' frontage to expand its outdoor dining area if it submits a letter signed by the current property owner agreeing to the use of the frontage.(d) A minimum sidewalk width of six (6) feet shall be maintained for pedestrians.
  - (e) Off-street parking shall be provided at one (1) parking space for each one hundred fifty (150) square feet of outdoor dining area.
  - (f) Any parking space located within three (3) feet of the outdoor dining area shall include a wheel stop.
  - (g) For outdoor dining within the public right-of-way, the dining infrastructure shall be temporary, such that all tables and chairs may be removed daily. Planters, fencing, and other lines of demarcation between the outdoor dining area and pedestrian path of travel are allowed only if the materials can easily be removed at the request of the City for special events or

required maintenance. The height of these installations shall not exceed three (3) feet from the pedestrian surface to the top of the planter or other physical barrier.

- (h) The design, quality, materials, and colors used for chairs, tables, lighting and other similar items shall complement the architectural style and colors used on the adjacent building.
  - (i) Canopies attached to the building or the ground are only permitted over private property, may extend no further than the outer limits of the approved outdoor dining area, and must be approved only by the Planning Commission through Site Plan Review pursuant to Title XI, Chapter 1, Article 70 of this Code
  - (j) Umbrellas are permitted only if they do not obstruct the public right-of-way or walkway and do not contain advertising. Umbrella material shall be fire-retardant or fire-resistant material. A tents or other temporary shelter is not permitted.
  - (k) Portable heaters are permitted if outdoor-approved, located in accordance with the manufacturer's recommendations, and located at least two (2) feet from the edge of any umbrella canvas, tree foliage, or any other flammable object or material. Heaters are not operated under umbrellas.
  - (l) Lighting is required for an outdoor dining area in operation after sunset. Any lighting fixtures must be decorative and complement the architectural character of the building and area. Lights mounted on the building shall not cause direct glare or other visual obstruction to pedestrians or vehicle drivers along the street and public walkway, and must only illuminate only the outdoor dining area and sidewalk area.
  - (m) Trash facilities and any utility infrastructure shall be screened from public view.
  - (n) The outdoor dining hours of operation shall not extend beyond the hours of operation of the associated restaurant.
  - (o) The outdoor dining area must comply with the noise limits provided in Section 4-4.04 of this Code.
  - (p) Outdoor cooking, live music, and other uses beyond customer dining are not permitted without prior City approval of a Special Event Permit regardless of the number of expected attendees.(q) Smoking is prohibited in all outdoor dining areas. Violators may be subject to a fine.
  - (r) The sidewalk and all items associated with the outdoor dining permit shall be maintained in a clean and orderly condition, free of litter, debris, and graffiti. Any graffiti shall be removed within 48 hours.
- (7) *Denial, revocation, or appeal of permit.*

- (a) The decision of the community development director may be appealed to the planning commission within fifteen (15) days of the date of the decision.
- (b) Violations of the standards within this section shall be cause for the city to revoke the outdoor dining permit. The community development director shall provide notice to an affected business owner for all revocations with reasons for the revocation stated therein. The business owner may make a written request to the community development director for reconsideration of the outdoor dining permit and the actions proposed to correct any violations. The community development director may consider the request or defer action to the planning commission.”

**Section 5.**

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

**Section 6. Effective Date**

This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

PASSED, APPROVED, AND ADOPTED this 16th day of May, 2023.

\_\_\_\_\_  
Barry Waite, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

**Sec. 11-1.68.06. Outdoor dining.**

- (1) *Purpose.* The purpose of this section is to permit and encourage outdoor dining that is compatible with other uses of the public sidewalk and surrounding land uses. Outdoor dining encourages a pedestrian-oriented environment and helps to create a visually attractive atmosphere and streetscape.
- (2) *Permit required.*
  - (a) A permit shall be required for outdoor dining on public ~~and/or private~~ property.
  - (b) A Conditional Use Permit amendment may be required, within the community development director's discretion, for a business to expand operations beyond that specified by the existing, valid Conditional Use Permit.
- (3) *Location.*
  - (a) Outdoor dining ~~within the public right-of-way~~ may be considered for a business located within any commercial zone on adjacent private or public property. the D-C, C-G, M-C and C-R Zones.
  - (b) Outdoor dining within the public right-of-way shall not be permitted along state highways (Pacific Coast Highway—SR 1 and Western Avenue—SR 213) unless approval is granted by CalTrans.
  - (c) Outdoor dining ~~may be proposed in all commercial zones within the city on private property. is only permitted at businesses with a full kitchen.~~
- (4) *Procedure/review.* The community development director shall consider all applications for outdoor dining. Applications for outdoor dining within the public-right-of-way shall also be reviewed by the public works director.
- (5) *Application submittal requirements.*
  - (a) Completion of a general planning application form requesting outdoor dining.
  - (b) For outdoor dining in the public right-of-way, a revocable license agreement shall be signed by the property and/or business owners.
  - (c) A dimensioned site plan indicating location of tables, chairs, etc. and size in square feet of the outdoor dining area.
  - (d) A photo(s)/elevation of proposed tables, chairs, temporary walls, planters, etc. shall be submitted with the application for city review.
  - (f) The business and property owner shall acknowledge the City's right to enter the encroachment area to inspect, replace, repair, or maintain public facilities above, on, or under the right-of-way and the business and property owner expressly waives any and all claims for damages to its encroachment resulting from such actions.
  - (e) Other information as required by the community development director.

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- (f) Should a permit for outdoor dining be approved, a final inspection shall be made by the city's code enforcement officer to verify compliance with the approved plans.
- (g) An administrative application fee set by resolution of the city council for an outdoor dining encroachment permit of one hundred twenty-five dollars (\$125.00) shall be paid to the city.
- (6) *Development standards.*
- (a) The outdoor dining area shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility, or access to city or public utility facilities. The determination of whether an outdoor dining area or any part thereof interferes shall be made by the public works director at the time of application review based on the characteristics of each proposed site.
- (b) The outdoor dining area and its ingress and egress shall be designed in compliance with applicable law, including but not limited to, the Americans with Disabilities Act.
- (bc) The outdoor dining area shall be located adjacent to the business. A business may only use a portion of an adjacent business' frontage to expand its outdoor dining area if it submits a letter signed by the current property owner agreeing to the use of the frontage.
- (de) A minimum sidewalk width of six (6) feet shall be maintained for pedestrians.
- (ed) Off-street parking shall be provided at one (1) parking space for each one hundred fifty (150) square feet of outdoor dining area.
- (f) Any parking space located within three (3) feet of the outdoor dining area shall include a wheel stop.
- (g) For outdoor dining within the public right-of-way, the dining area infrastructure shall be temporary, such that all tables and chairs may be removed daily. Planters, fencing, and other lines of demarcation between the outdoor dining area and pedestrian path of travel are allowed only if the materials can easily be removed at the request of the City for special events or required maintenance. The height of these installations shall not exceed three (3) feet from the pedestrian surface to the top of the planter or other physical barrier.
- (h) The design, quality, materials, and colors used for chairs, tables, lighting and other similar items shall complement the architectural style and colors used on the adjacent building.
- (i) Canopies attached to the building or the ground are only permitted over private property, may extend no further than the outer limits of the approved outdoor dining area, and must be approved only by the Planning Commission through Site Plan Review pursuant to Title XI, Chapter 1, Article 70 of this Code

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- (j) Umbrellas are permitted only if they do not obstruct the public right-of-way or walkway and do not contain advertising. Umbrella material shall be fire-retardant or fire-resistant material. A tents or other temporary shelter is not permitted.
  - (k) Portable heaters are permitted if outdoor-approved, located in accordance with the manufacturer's recommendations, and located at least two (2) feet from the edge of any umbrella canvas, tree foliage, or any other flammable object or material. Heaters are not operated under umbrellas.
  - (l) Lighting is required for an outdoor dining area in operation after sunset. Any lighting fixtures must be decorative and complement the architectural character of the building and area. Lights mounted on the building shall not cause direct glare or other visual obstruction to pedestrians or vehicle drivers along the street and public walkway, and must only illuminate only the outdoor dining area and sidewalk area.
  - (m) Trash facilities and any utility infrastructure shall be screened from public view.
  - (n) The outdoor dining hours of operation shall not extend beyond the hours of operation of the associated restaurant.
  - (o) The outdoor dining area must comply with the noise limits provided in Section 4-4.04 of this Code.
  - (p) Outdoor cooking, live music, and other uses beyond customer dining are not permitted without prior City approval of a Special Event Permit regardless of the number of expected attendees.
  - (q) Smoking is prohibited in all outdoor dining areas. Violators may be subject to a fine.
  - ~~(e) Outdoor dining permits shall not be transferable. A change in business owner shall require the submittal of a new outdoor dining permit.~~
  - (f) The sidewalk and all items associated with the outdoor dining permit shall be maintained in a clean and orderly condition, free of litter, debris, and graffiti. Any graffiti shall be removed within 48 hours.
- (7) *Denial, revocation, or appeal of permit.*
- (a) The decision of the community development director may be appealed to the planning commission within fifteen (15) days of the date of the decision.
  - (b) Violations of the standards within this section shall be cause for the city to revoke the outdoor dining permit. The community development director shall provide notice to an affected business owner for all revocations with reasons for the revocation stated therein. The business owner may make a written request to the community development director for reconsideration of the outdoor dining permit and the actions proposed to correct any violations. The community development director may consider the request or defer action to the planning commission.





## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission **Item No. 4d**

**FROM:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** April 10, 2023

**SUBJECT:** Discussion and Consideration of Zoning Text Amendment No. 2023-04, an Ordinance Amending Lomita Municipal Code Title Xi (Planning and Zoning), Chapter 1 (Zoning), Article 30 (Residential Zones) to Update Regulations Regarding the Keeping of Hen Chickens Within The A-1 (Agriculture, Noncommercial) and R-1 (Single-Family Residential) Zones and Finding the Action to be Exempt from the California Environmental Quality Act

### **RECOMMENDATION**

Recommend approval of Zoning Text Amendment 2023-04 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

### **BACKGROUND**

Decades ago, the R-1 (Single Family Residential) Zone and the A-1 (Agriculture, Non-Commercial) Zone had different characteristics. The development standards of the Lomita Municipal Code (LMC) have changed slowly over time to the point that, now, every single development standard is the same for A-1 as it is for R-1 (LMC § 11-1.30.02). The only difference between the permitted uses in the A-1 and R-1 Zones is as follows (LMC § 11-1.30.01).

- Farm pets (as defined by LMC § 11-1.15.06(F)) are permitted only in the A-1 Zone, by right.
- Nursery stock and private tennis clubs are permitted only in the A-1 Zone, through Conditional Use Permit only with Planning Commission approval.

City staff receives numerous calls weekly from residents requesting the keeping of chickens, and none complaining about others' chickens.

## **ANALYSIS**

Staff conducted a survey of other Los Angeles County jurisdictions to determine the common requirements for raising chickens for personal use in residential areas. After reviewing the municipal codes of 19 other cities, staff observed several common themes:

- Allowance in residential
- The number of chickens permitted per property
- Chicken coop distance from dwellings, restaurants, and other sensitive uses

Staff proposes an ordinance (Attachment 1) to allow hens only (no roosters, which are known to create noisy interruptions) within the R-1 district in the same manner as the A-1 district. It cleans up the code by providing coop size and distance specifications to reduce the potential for problems between neighbors. The draft does not allow coops to be visible from the public right-of-way except on corner lots which may have a separating wall or fence. In addition, the proposed ordinance requires a minimum 35' distance from any street curb. The ordinance requires 50' distance from any commercially zoned lot, hospital, or school. **The provisions of the draft ordinance represent a conservative allowance of chickens as compared to the surveyed cities.**

Compliance will be strictly enforced by Code Enforcement.

## **CEQA**

The project is categorically exempt under State CEQA Guidelines Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to allowing by right certain backyard chickens in a residential zone. The program would result in a negligible expansion of residential uses. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

## **PUBLIC NOTICE**

Notices of this hearing dated March 29, 2023 were published in the Daily Breeze Newspaper, and posted at City Hall and Lomita Park.

## **OPTIONS**

1. Recommend approval to the City Council as recommended by staff.
2. Recommend approval to the City Council with amendments.
3. Provide staff with further direction.

## **ATTACHMENTS**

1. Resolution with Exhibit 1 Draft Ordinance
2. Lomita Municipal Code Redlined
3. Notice of Exemption

Prepared by:

*Brianna Rindge*

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Brianna Rindge, AICP  
Community & Economic Development Director

## RESOLUTION NO. PC 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2023-04 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) TO UPDATE REGULATIONS REGARDING THE KEEPING OF HEN CHICKENS WITHIN THE A-1 (AGRICULTURE, NONCOMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. Recitals

A. This proposed code amendment has been assessed in accordance with Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to allowing by right certain backyard chickens in a residential zone. The program would result in a negligible expansion of residential uses. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

B. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-04 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the Zoning Text Amendment, in accordance with Lomita Municipal Code sections 11-1.70.04 and 11-1.70.05(C).

C. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approves the Zoning Text Amendment.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment is consistent with the General Plan as described in Exhibit A.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approve the amendments to the Lomita Municipal Code shown in the draft Ordinance (Exhibit A).

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10<sup>th</sup> day of April, 2023, by the following vote:

AYES:       Commissioners:  
NOES:       Commissioners:

ABSENT: Commissioners:

\_\_\_\_\_  
Steven Cammarata, Chair

ATTEST: \_\_\_\_\_  
Brianna Rindge, AICP  
Community and Economic Development Director

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.

## EXHIBIT A

### ORDINANCE NO. XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-04 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) TO UPDATE REGULATIONS REGARDING THE KEEPING OF HEN CHICKENS WITHIN THE A-1 (AGRICULTURE, NONCOMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

#### **Section 1. Recitals**

- A. Chapter 1 of Title XI of the Lomita Municipal Code establishes allowable uses, definitions, and development standards of properties within all zoning districts in the city.
- B. The proposed zoning text amendment 2023-04 is an update to the Lomita Municipal Code to allow for the keeping of a limited number of hen chickens consistently in both zoning districts allowing for single-family residential, while protecting the public interest.
- C. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-01 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the requested Zoning Text Amendment.
- D. On May 16, 2023, the City Council considered Zoning Text Amendment No. 2023-03 to amend Lomita's Municipal Code Title XI ("Planning and Zoning") Chapter 1 (Zoning), Article 68 (Special Development Standards), Section 11-1.68.06 (Outdoor Dining) to update outdoor dining regulations, and held a duly noticed public hearing and accepted testimony in regard to the same.

#### **Section 2. General Plan**

This Ordinance's amendments to Title XI of the Lomita Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the following Policies of the General Plan:

- A. Land Use Policy 1 which provides that the City will promote the use of buffers and other development standards between more intensive land uses to protect established residential neighborhoods from noise, light and glare, and other adverse impacts typically associated with non-residential development;

- B. Land Use Policy 10 which provides that the City will promote the improvement of aesthetic and visual qualities of the community by implementing development standards for private improvements;
- C. Land Use Policy 12 which provides that the City will periodically update the zoning ordinance critical to the Land Use Element's implementation;
- D. Land Use Policy 13 which provides that the City will work to manage growth and development in the city consistent with historic development trends in the city;
- E. Noise Policy 3 which provides that the City will adhere to regulations concerning noise control and mitigation of outdoor noise in residential developments;
- F. Noise Policy 6 which provides that the City will seek to reduce unnecessary noise near noise sensitive areas;
- G. Noise Policy 7 which provides that the City will continue to monitor noise throughout Lomita and enforce the standards and regulations of the City's Noise Control Ordinance;
- H. Noise Policy 8 which provides that the City will continue to review its policies and regulations regarding noise control and abatement;
- I. Housing Element Policy 2.2 which provides that the City will support periodic review and modifications to City ordinances intended to address a variety of housing types;
- J. Housing Element Policy 4.1 which provides that the City will continue to promote equitable and fair housing opportunities for all persons.

### **Section 3. Environmental Review**

The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

The City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) because the actions identified in the ordinance are limited to allowing by right certain backyard chickens in a residential zone. The program would result in a negligible expansion of residential uses. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

**THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:**

**Section 4. Zoning Amendments**

Based on the foregoing, the City Council hereby approves of the following amendments to the Lomita Municipal Code:

A. The definition for “farm pet” provided in Article 15 (“Definitions”) of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

“*Farm pet* shall mean hen chickens, donkeys, ducks, geese, goats, horses, mules, sheep, turkeys and such other similar animals which in the opinion of the Lomita Planning Commission are neither more obnoxious nor detrimental to the public welfare than the animals enumerated above.”

B. Section 11-1.30.01 (“Uses”) of Article 30 (“Residential Zones”) of Chapter 1 (“Zoning”) of Title XI of the Lomita Municipal Code is hereby amended to insert regulations for a new use as follows:

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
Hens (female chickens)	P	P		<u>Section 11-1.30.08</u>

C. Section 11-1.30.09 (“Pets—Household and farm”) of Article 30 (“Residential Zones”) of Chapter 1 (“Zoning”) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

**“Sec. 11-1.68.06. Pets—Household and farm.**

(A) Household pets are permitted in all residential zones provided that the number does not exceed three (3) dogs or cats over the age of six (6) months.

(B) Roosters (male chickens) are not permitted on any residential property.

(C) Hens (female chickens) are permitted within the A-1 and R-1 Zones subject to the following:

(1) A maximum of five (5) hens plus offspring under three (3) months of age may be permitted on one lot.

(2) Any hen shall be provided with proper shelter and protection from the weather at all times, subject to the following requirements:



(a) The coop shall be structurally sound and shall be maintained in good repair and maintained in a sanitary condition, to protect the animals from injury or illness, to contain the animals, and to restrict the entrance of other animals.

(b) The coop shall be constructed of material easily cleaned and shall be kept in a sanitary condition. The structure shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation.

(c) The coop floor area shall include a minimum of ten (10) square feet per hen over three (30 months of age and a maximum of one-hundred (100) square feet in total.

(d) The coop shall only be located within the rear yard.

(e) The coop shall be located at least fifteen (15) feet from any property line.

(f) The coop shall be located at least fifteen (15) feet from any residential building used for the habitation of human beings.

(g) The coop shall be located at least thirty-five (35) feet from any public street curb.

(h) The coop shall be located at least fifty (50) feet from any lot located within a commercial zone or a lot containing a hospital or a school.

(D) All other farm pets are permitted in the A-1 Zone subject to the following:

(1) A minimum lot size of nine thousand five hundred (9,500) square feet.

(2) Each horse, mule, or donkey shall have a minimum enclosed area of five hundred (500) square feet for the first such animal and three hundred (300) square feet for each additional animal.

(3) Farm pets shall be kept a minimum distance of fifty (50) feet from any lot located within a commercial zone or a lot containing a hospital or a school.

(4) A maximum of three (3) horses, mules, donkeys, or any combination thereof may be permitted on one lot.

(5) The total number of farm pets shall not exceed twelve (12) on one lot.”

## **Section 5.**

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section,

subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

**Section 6. Effective Date**

This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

PASSED, APPROVED, AND ADOPTED this 16th day of May, 2023.

\_\_\_\_\_  
Barry Waite, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

**Sec. 11-1.15.06(F). -**

Farm pet shall mean hen chickens, donkeys, ducks, geese, goats, horses, mules, sheep, turkeys and such other similar animals which in the opinion of the Lomita Planning Commission are neither more obnoxious nor detrimental to the public welfare than the animals enumerated above.

**Sec. 11-1.30.01. - Uses.**

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
Farm pets	P			<u>Section 11-1.30.08</u>
<u>Hens (female chickens)</u>	<u>P</u>	<u>P</u>		<u>Section 11-1.30.08</u>

**Sec. 11-1.30.08. - Pets—Household and farm.**

(A) (A) Household pets are permitted in all residential zones provided that the number does not exceed three (3) dogs or cats over the age of six (6) months.

(B) Roosters (male chickens) are not permitted on any residential property.

(C) Hens (female chickens) are permitted within the A-1 and R-1 Zones subject to the following:

(1) A maximum of five (5) hens plus offspring under three (3) months of age may be permitted on one lot.

(2) Any hen shall be provided with proper shelter and protection from the weather at all times, subject to the following requirements:

(a) The coop shall be structurally sound and shall be maintained in good repair and maintained in a sanitary condition, to protect the animals from injury or illness, to contain the animals, and to restrict the entrance of other animals.

(b) The coop shall be constructed of material easily cleaned and shall be kept in a sanitary condition. The structure shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation.

(c) The coop floor area shall include a minimum of ten (10) square feet per hen over three (30 months of age and a maximum of one-hundred (100) square feet in total.

(d) The coop shall only be located within the rear yard.

(e) The coop shall be located at least fifteen (15) feet from any property line.

(f) The coop shall be located at least fifteen (15) feet from any residential building used for the habitation of human beings.

(g) The coop shall be located at least thirty-five (35) feet from any public street curb.

(h) The coop shall be located at least fifty (50) feet from any lot located within a commercial zone or a lot containing a hospital or a school.

(BD) All other Ffarm pets are permitted in the A-1 Zone subject to the following:

(1) A minimum lot size of nine thousand five hundred (9,500) square feet.

(2) Each horse, mule, or donkey shall have a minimum enclosed area of five hundred (500) square feet for the first such animal and three hundred (300) square feet for each additional animal.

(3) Farm pets shall be kept a minimum distance of fifty (50) feet from any lot located within a commercial zone or a lot containing ~~not closer than thirty-five (35) feet to any food~~

~~establishment, residence, a~~ hospital or a, school, ~~or other building used for the habitation of human beings.~~

(4) A maximum of three (3) horses, mules, donkeys, or any combination thereof may be permitted on one ~~subject site~~lot.

(5) The total number of farm pets shall not ~~to~~ exceed twelve (12) on one lot.



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission **Item No. 4e**

**FROM:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** April 10, 2023

**SUBJECT:** Discussion and Consideration of Zoning Text Amendment No. 2023-05, an Ordinance Amending Various Sections of Lomita Municipal Code Title XI (Planning and Zoning) to Specify Regulations In Compatibility With Adopted Ordinance No. 839 Regulating Planned Residential Developments and Finding the Action to be Exempt from the California Environmental Quality Act

### **RECOMMENDATION**

Recommend approval of Zoning Text Amendment 2025-05 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

### **BACKGROUND**

On September 6, 2022, City Council adopted Ordinance No. 839 to create Lomita Municipal Code (LMC) Section 11-1.30.19 to allow for planned residential development in accordance with State law and the City's adopted Housing Element. This ordinance solely updated Chapter 1 ("Zoning") of Title XI ("Planning and Zoning"). The City has since received applications under this ordinance and discovered that amendments to Chapter 2 ("Division of Land") were necessary to agree with the regulations set forth by adopted Ordinance No. 839.

### **ANALYSIS**

The proposed ordinance (Attachment 1, displayed in redline format in Attachment 2) makes those necessary changes to various sections of code to carry forth the previously adopted ordinance regulating planned residential developments as follows. **This draft ordinance is solely a clean-up ordinance and proposes no tangible changes to regulations.**

- Amends Sec. 11-1.30.02 ("Development standards") and Subsection (a) of Sec. 11-2.171 ("Lot design") to include minimum street frontage regulated in the same

manner as minimum lot area and minimum lot width, as well as a reference to the existing planned residential development section

- Amends Subsection (E) of Sec. 11-1.30.17 (“Planned residential development”) to include lot width and street frontage regulated in the same manner as lot area
- Amends the definition for “yard, front” to remove language requiring that the front yard line be coterminous with a street and instead referring to the definition of “lot line, front”

## **CEQA**

The City Council finds that adoption of this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

## **PUBLIC NOTICE**

Notices of this hearing dated March 29, 2023 were published in the Daily Breeze Newspaper, and posted at City Hall and Lomita Park.

## **OPTIONS**

1. Recommend approval to the City Council as recommended by staff.
2. Recommend approval to the City Council with amendments.
3. Provide staff with further direction.

## **ATTACHMENTS**

1. Resolution with Exhibit 1 Draft Ordinance
2. Lomita Municipal Code Redlined

Prepared by:

*Brianna Rindge*

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Brianna Rindge, AICP  
Community & Economic Development Director

## RESOLUTION NO. PC 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2023-05 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 2 (DIVISION OF LAND), ARTICLE 4 (DESIGN), SECTION 11-2.171 (LOT DESIGN), AND CHAPTER 1 (ZONING), ARTICLE 15 (DEFINITIONS), TO SPECIFY REGULATIONS IN COMPATIBILITY WITH ADOPTED ORDINANCE NO. 839 REGULATING PLANNED RESIDENTIAL DEVELOPMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. Recitals

A. This proposed code amendment has been assessed in accordance with Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

B. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-05 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the Zoning Text Amendment., in accordance with Lomita Municipal Code sections 11-1.70.04 and 11-1.70.05(C).

C. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approves the Zoning Text Amendment.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment is consistent with the General Plan as described in Exhibit A.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approve the amendments to the Lomita Municipal Code shown in the draft Ordinance (Exhibit A).

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10<sup>th</sup> day of April, 2023, by the following vote:

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

\_\_\_\_\_  
Steven Cammarata, Chair

ATTEST: \_\_\_\_\_  
Brianna Rindge, AICP  
Community and Economic Development Director

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.



## EXHIBIT A

### ORDINANCE NO. XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-05 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 2 (DIVISION OF LAND), ARTICLE 4 (DESIGN), SECTION 11-2.171 (LOT DESIGN), AND CHAPTER 1 (ZONING), ARTICLE 15 (DEFINITIONS), TO SPECIFY REGULATIONS IN COMPATIBILITY WITH ADOPTED ORDINANCE NO. 839 REGULATING PLANNED RESIDENTIAL DEVELOPMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

#### **Section 1. Recitals**

A. Chapter 1 of Title XI of Lomita Municipal Code establishes allowable uses, definitions, and development standards of properties within all zoning districts in the city.

B. Chapter 2 of Title XI of the Lomita Municipal Code establishes lot design standards, definitions, and procedures related to the division of land for properties within all zoning districts in the city.

C. On September 6, 2022, Lomita City Council adopted Ordinance No. 839 amending Lomita Municipal Code Chapter 1 of Title XI (Planning and Zoning) to allow for planned residential developments and multiple single-family dwellings.

D. The City desires to amend Chapter 2 of Title XI for consistency with adopted Ordinance No. 839 regulating planned residential developments.

E. On April 10, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-05 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the requested Zoning Text Amendment.

F. On May 16, 2023, the City Council considered Zoning Text Amendment No. 2023-05 to amend Lomita Municipal Code Title XI (Planning And Zoning), Chapter 2 (Division of Land), Article 4 (Design), Section 11-2.171 (Lot Design), and Chapter 1 (Zoning), Article 15 (Definitions), to specify regulations in compatibility with adopted ordinance no. 839 regulating planned residential developments, and held a duly noticed public hearing and accepted testimony in regard to the same.

#### **Section 2. General Plan**

This Ordinance's amendments to Title XI of the Lomita Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the following Policies of the General Plan:

- A. Land Use Policy 13 which provides that the City will work to manage growth and development in the city consistent with historic development trends in the city;
- B. Housing Element Policy 2.2 which provides that the City will support periodic review and modifications to City ordinances intended to address a variety of housing types;
- C. Housing Element Policy 4.1 which provides that the City will continue to promote equitable and fair housing opportunities for all persons.
- D. Housing Element Program 29 which provides that the City amend the Municipal Code to streamline, update, and simplify regulations.

### **Section 3. Environmental Review**

The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

The City Council finds that adoption of this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

### **THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:**

#### **Section 4. Zoning Amendments**

Based on the foregoing, the City Council hereby approves of the following amendments to the Lomita Municipal Code:

- A. The definition for "yard, front" provided in Article 15 ("Definitions") of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

*"Yard, front* shall mean a landscaped yard extending across the full front width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line and a line parallel thereto on the lot or parcel of land."

B. Section 11-1.30.02 (“Development standards”) of Article 30 (“Residential Zones”) of Chapter 1 (“Zoning”) of Title XI of the Lomita Municipal Code is hereby amended to: insert regulations for a new development standard; amend language for minimum lot width; and amend Note (2); as follows:

“Development Standard	Zone			PRD
	A-1 (8)	R-1 (8)	A-1 (8)	R-1 (8)
Minimum lot width (8)	50'	50'	50'	Varies
Minimum lot frontage	50' (2)	50' (2)	50' (2)	Varies
<i>Notes:</i>				
(2)	Fifty (50) feet of frontage must be on a dedicated public street. A lot fronting a turnaround portion of a cul-de-sac may be forty (40) feet wide. Modification subject to development standards and requirements applicable to Section 11-1.30.15 for urban lot split, Section 11-1.30.16 for two-unit residential development, and Section 11-1.30.17 for planned residential development.”			

C. Subsection (a) of Section 11-2.171 (“Lot design”) of Article 4 (“Design”) of Chapter 2 (“Division of Land”) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

“(a) Each lot in a division of land shall have an area, lot width, and street frontage of not less than the required standard for the zone within which the lot is located, unless approved as a planned residential development under Section 11-1.30.17 of this Title. Strips of land intended for use as vehicular access shall not be included in calculating average width or required area. The required area and the required width shall be the same as those terms are defined in the zoning ordinance. Where said zoning ordinance does not establish a required area or width in a particular zone, the required area shall be five thousand (5,000) square feet. The required lot width for all lots shall be not less than fifty (50) feet along the entire length of the lot, including a minimum of fifty (50) feet of frontage on a fully dedicated street unless approved as a planned residential development under Section 11-1.30.17 of this Title. A lot fronting on the turnaround portion of a cul-de-sac street may have a minimum frontage of forty (40) feet. A variance from these requirements may be applied for pursuant to Article 70 of the Lomita Municipal Code, "Zoning Ordinance Administration.””

D. Subsection (E) of Section 11-1.30.17 (“Planned residential development”) of Article 30 (“Residential Zones”) of Chapter 1 (“Zoning”) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

“(E) *Special development standards.*

(1) The lot area approved by the director of community development shall be deemed the minimum area or required area per dwelling unit established by the planned residential development.

(2) The lot width approved by the director of community development shall be deemed the minimum lot width per dwelling unit established by the planned residential development.

(3) The street frontage approved by the director of community development shall be deemed the minimum street frontage per dwelling unit established by the planned residential development.”

**Section 5.**

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

**Section 6. Effective Date**

This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

PASSED, APPROVED, AND ADOPTED this 16th day of May, 2023.

\_\_\_\_\_  
Barry Waite, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

**Sec. 11-1.15.25(Y).**

*Yard, front* shall mean a landscaped yard extending across the full front width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, ~~where the front lot line is coterminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway,~~ and a line parallel thereto on the lot or parcel of land.

**Sec. 11-1.30.02. - Development standards.**

Development Standard	Zone			PRD
	A-1 (8)	R-1 (8)	RVD (Residential Variable Density)	PRD (Planned Residential Development) (7)(10)
Minimum lot area (square feet) (8)	5,000	5,000	(1)	Varies
Minimum lot width <del>(2)</del> (8)	50'	50'	50'	Varies
<u>Minimum lot frontage</u>	<u>50' (2)</u>	<u>50' (2)</u>	<u>50' (2)</u>	<u>Varies</u>
Maximum floor area ratio	.60	.60	NA	NA
Dwelling units per acre (3)	8.7 - 10.89	8.7 - 10.89	(1)	(3)
Front yard setback *	20'	20'	20'	20'
Corner lot—Secondary front *	10'	10'	10'	10'
Side yard setbacks * (4)(8)	5'	5'	5'	5'
Rear yard setback for principal structure *	20'	20'	20'	15'
Maximum height of principal structure (5)(8)	27'	27'	27'	27'

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(Supp. No. 16)

Maximum height of accessory structures, detached accessory dwelling units and two-unit residential development (6)	16'	16'	16'	16'
Maximum height of accessory dwelling unit complying with the setback requirements of the principal structure	27'	27'	27'	16'
Minimum rear and side yard setbacks for newly constructed accessory dwelling units not exceeding 16 feet height (9)	4'	4'	4'	4'
Minimum rear and side yard setback accessory structures pursuant to <a href="#">Section 11-1.30.05</a>	3'	3'	3'	3'
<i>Notes:</i>				
*	Modifications to yard setbacks subject to the provisions for "Modifications" (Section 11-1.70.08) and "Site plan review" (Section 11-1.70.07).			
(1)	The RVD zone has multiple density levels and the allowable densities are dictated by the number following the zoning symbol as indicated on the City of Lomita Zoning Map (e.g., RVD-1,500: 1 unit per 1,500 square feet and 29.04 du/acre).			
(2)	Fifty (50) feet of frontage must be on a dedicated public street. A lot fronting a turnaround portion of a cul-de-sac may be forty (40) feet wide. Modification subject to development standards and requirements applicable to Section 11-1.30.15 for urban lot split, <del>and</del> Section 11-1.30.16 for two-unit residential development, <del>and Section 11-1.30.17 for planned residential development.</del>			
(3)	Density subject to the general plan designation of the subject property.			

(4)	Setback equals ten (10) percent of the lot width, but not less than three (3) feet and need not exceed five (5) feet.
(5)	Residential properties located south of Pacific Coast Highway shall be limited to sixteen (16) feet, and no more than one story, in height unless a height variation permit is granted. Section 11-1.30.12.
(6)	Accessory structures, accessory dwelling and new dwelling units subject to Section 11-1.30.16 are limited to one story.
(7)	Refer to Section 11-1.30.14 for additional requirements.
(8)	Refer to Section 11-1.30.15 for development standards applicable to urban lot splits; refer to Section 11-1.30.16 for development standards applicable to two-unit residential development; Section 11-1.30.17 for planned residential development.
(9)	Refer to Section 11-1.30.06 for development standards applicable to accessory dwelling units and junior accessory dwelling units.
(10)	Refer to Section 11-1.30.17 for development standards applicable to planned residential developments. The number of dwelling units per acre may be increased up to 10.89 for a planned residential development.

**Sec. 11-2.171. Lot design.**

- (a) Each lot in a division of land shall have an area, lot width, and street frontage of not less than the required areastandard for the zone within which the lot is located, unless approved as a planned residential development under Section 11-1.30.17 of this Title. Each lot shall have width of not less than the required width. Strips of land intended for use as vehicular access shall not be included in calculating average width or required area. The required area and the required width shall be the same as those terms are defined in the zoning ordinance. Where said zoning ordinance does not establish a required area or width in a particular zone, the required area shall be five thousand (5,000) square feet. The required lot width for all lots shall be not less than fifty (50) feet along the entire length of the lot, including a minimum of fifty (50) feet of frontage on a fully dedicated street unless approved as a planned residential development under Section 11-1.30.17 of this Title. A lot fronting on the turnaround portion of a cul-de-sac street may have a minimum frontage of forty (40) feet. A variance from these requirements may be applied for pursuant to Article 70 of the Lomita Municipal Code, "Zoning Ordinance Administration."

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**Sec. 11-1.30.17. Planned residential development.**

(E) Special development standards.

(1) ~~Minimum area.~~ The lot area approved by the director of community development shall be deemed the minimum area or required area per dwelling unit established by the planned residential development.

(2) The lot width approved by the director of community development shall be deemed the minimum lot width per dwelling unit established by the planned residential development.

(3) The street frontage approved by the director of community development shall be deemed the minimum street frontage per dwelling unit established by the planned residential development.





## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** Planning Commission **Item No. 5a**

**FROM:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** April 10, 2023

**SUBJECT:** 2022 Annual Progress Report for the General Plan and Housing Element

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### **RECOMMENDATION**

Receive and file the City's 2022 Annual Progress Report (APR) on the General Plan and Housing Element. Review and submittal of the report is not a project requiring review under the California Environmental Quality Act (CEQA).

### **BACKGROUND**

Government Code Section 65400 mandates that by April 1 of each year the local planning agency shall submit a report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) that provides the progress of the implementation of the General Plan plus a separate detailed report on housing entitlement and production. These reports were completed by staff and submitted to OPR and HCD on time (see Attachments 1 and 2). For more information, visit [lomitacity.com/general-plan](http://lomitacity.com/general-plan). An update to the General Plan is discussed further in this staff report.

### **Housing Element APR**

The city adopted its current Housing Element in December 2021, revised in October 2022, and received certification from HCD on October 14, 2022. This Housing Element covers the years 2021 through 2029 and is a mandated element of the City's General Plan. It includes information related to the City's existing housing needs, an analysis of the City's population and employment trends, household characteristics, an inventory of land suitable for residential development, and goals, policies, and programs intended to meet the identified housing needs and state-mandated requirements.

Assembly Bill 72 provides HCD authority to revoke Housing Element compliance if it determines that a jurisdiction is not adequately implementing the adopted Housing Element. The City is required to closely track the status of its Housing Element programs to ensure continued compliance. While the City has control over zoning and other

development regulations and policies, the City does not construct or finance actual units. The effective level of housing construction is impacted by a multitude of financial, geographic, and sociopolitical factors that are beyond the City's regulatory control.

The APR covers activity from January 1, 2022, to December 31, 2022. The State developed a standardized APR form for municipalities to utilize for annual reporting purposes, which includes the following tables. The City used the Southern California Association of Governments' accessory dwelling unit rent analysis to determine RHNA income categories.

**NOTE:** Some of the tables are blank as the City had nothing to report.

**Table A – Housing Development Applications Submitted** – lists all new residential units submitted and deemed complete for building permit or entitlement.

**Table A2 – Annual Building Activity Report Summary** – lists entitlement approvals, building permits, and Certificates of Occupancy for all new residential units, by income level.

**Table B – Regional Housing Needs Allocation Progress** – autopopulates with data from prior years and Table A2. This table keeps track of the City's progress in meeting its RHNA allocation by affordability.

**Tables C, E, F, F2, G, H, I, & J** – City has no related data to share for 2022.

**Table D – Program Implementation Status** – describes progress made on the 31 programs identified in the City's certified Housing Element.

**Summary** – autopopulates according to data entered into the above tables.

**LEAP Reporting** – LEAP funding fully utilized by Lomita (the lower portion of this sheet autopopulates as noted)

### **General Plan APR**

Unlike the Housing Element APR, there is not a specific form or format to submit the General Plan APR and guidelines are intentionally flexible to account for individual circumstances. The purpose of the report is to demonstrate how the City's activities correspond to the General Plan's adopted goals, policies, and implementation measures. The report (Attachment 1) features activities that played a significant role the implementation of the existing General Plan for the calendar year.

### **General Plan Update**

Lomita most recently updated its General Plan in 1998 – 25 years ago – and since then, a lot has changed. While Lomita's population has grown by 2.5%, development patterns and the range of housing types have transformed. Downtown Lomita has come to life. The city is diversifying in both population and businesses alike. The COVID-19 pandemic

has brought about new practices and uses that have yet to be incorporated into the city's regulations. New projects have replaced former business types that have phased out. New modes of transportation exist and previously considered modes have increased in popularity. Traffic along commercial corridors such as Pacific Coast Highway, Lomita Boulevard, and Western Avenue has grown, also increasing the number of visitors to the city. New land uses have come about but are not specifically provided for within Lomita's existing code. Last, the Legislature has adopted numerous local requirements with which the City has yet to fully comply.

Lomita's certified Housing Element projects over 1,000 new housing units across the current planning period which runs through 2029 and the city must thoroughly evaluate the impacts of such growth on the community. A comprehensive update to the General Plan allows for consideration of current and future needs in areas such as land use, housing, transportation, public services, environmental quality, and economic viability. The State established several deadlines by which every jurisdiction shall comply in addition to the requirement to rezone per the Housing Element by October 15, 2024 and the remaining certified Programs.

<b>General Plan Element</b>	<b>Update Status</b>
Safety	Updated & adopted December 2021
Housing	Updated & certified October 2022
Land Use	Update triggered by Housing Element update (rezone required by October 2024)
Circulation	Update required by January 2025 per SB 932
Resource Management (to be renamed Open Space & Conservation)	Update required by January 2026 per SB 1425
Noise	Update triggered by Land Use update
Economic Development	Updated 1998; to be incorporated into other elements
Implementation	Updated 1998; to be incorporated into other elements

The **Land Use Element** reflects the community's vision, promoting thoughtful, equitable, and accessible distribution of different land uses, including residential, commercial, industrial, agricultural, and open space, and shall align with the other general plan elements. The **Noise Element** contains a set of goals, policies and implementation measures to limit noise exposure, particularly in areas with nearby housing, hospital, school or daycare center uses. The **Circulation Element** is a strategy addressing infrastructure needs for the circulation of people, goods, energy, water, sewage, storm drainage, and communications and must correlate directly with the Land Use Element. The **Open Space and Conservation Element** identifies areas that provide value in an essentially undeveloped condition and creates a plan to preserve such areas. The open space portion reinforces conservation by guiding the comprehensive and long-range preservation of open space lands that are important to the conservation of the city's natural resources (land, water, ecosystem services, and living resources).

## **General Plan & Zoning Code Update RFP**

With a new, permanent Community and Economic Development director, an approved Safety Element, a successfully certified Housing Element, and new State mandates, the City Council directed staff to release a Request for Proposals (RFP) for a coordinated update of the General Plan and zoning ordinance, including all CEQA analysis. Staff is currently in the firm interviews phase of the RFP process and expects to bring forth a selected firm for contract at the May 2, 2023 City Council meeting.

The focus of the Update is to respond to changes in the community and in circumstances that affect the future direction of Lomita. The updates will be based upon the results of a comprehensive visioning process and public engagement program to ensure that all facets of the community participate and are fully represented in shaping Lomita's future. The entire process is expected to take approximately 2-3 years.

The City intends to form a General Plan Advisory Committee (GPAC), appointed by City Council and formed with the assistance of the consultant, and a Technical Advisory Committee (TAC) to be comprised of technical experts from City departments and partner agencies to provide feedback and ensure plan concepts are achievable. The consultant will release a community survey, maintain a webpage dedicated to the project, and ensure information is included in the City's newsletter. The City expects to brand the Update with one simple phrase and logo.

Next, the consultant will produce a "Draft Existing Conditions Background Report" containing a summary of findings, data, assumptions, and a draft outline of the preliminary General Plan and prepare a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Analysis of the existing General Plan and zoning ordinance. The Consultant will include GPAC and TAC input to create a "Final Background Report" which will be presented to Planning Commission and City Council.

The GPAC and TAC will review consultant's evaluation of growth alternatives and identified policy options. Planning Commission and City Council will provide direction regarding the "Preferred Alternative". The consultant will draft implementation strategies to include feasible actions the City will undertake to implement each of the goals, policies, and objectives. The GPAC and TAC move through a series of reviews along with community meetings. City Council and Planning Commission will hold public hearings on the Draft Update and, subsequently, the Final General Plan Update. The consultant will assist with zoning code updates as necessitated by the final document.

## **GPAC**

The ad-hoc GPAC is intended to represent a cross-section of the Lomita community. Generally, a GPAC's role is to provide input, feedback, and recommendations to the selected consultant, City staff, the Planning Commission, and ultimately to the City Council regarding key components and elements of the General Plan throughout its development. The GPAC is a discussion body designed to bring the many facets of the community to the table to help shape the vision for the City's guiding documents. All GPAC meetings will be open to the public. In order to ensure the GPAC is representative

of the community at large, staff will encourage City Council to consider including individuals from the following non-exhaustive list of groups on the GPAC.

- Parks and Recreation Commission
- Public Safety and Traffic Commission
- Lomita Chamber of Commerce/businesses
- Long-time residents
- Newer residents
- Multiple generations
- Real estate industry
- Development community
- School district
- Fire and/or Police Department

If the Planning Commission has recommendations on individuals who may provide representation of the above, please email Brianna Rindge at [b.rindge@lomitycity.com](mailto:b.rindge@lomitycity.com).

### **CEQA**

Review and submittal of the attached report is not a project requiring review under the CEQA.

### **OPTIONS**

Information only. Receive and file.

### **ATTACHMENTS**

1. 2022 Annual Progress Report of Lomita's General Plan
2. 2022 Annual Progress Report of Lomita's Housing Element

Prepared by:



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Brianna Rindge, AICP  
Community & Economic Development Director

City of Lomita  
Community and Economic  
Development Department



2022  
General Plan  
Annual Progress Report

# Annual Progress Report on the Lomita General Plan and Housing Element Compliance

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Reporting Period: Year 2022  
(January 1, 2022– December 31, 2022)

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs. If there are questions about this report, please contact Community and Economic Development Director, Brianna Rindge, AICP at (310) 325-7110 or [b.rindge@lomitacity.com](mailto:b.rindge@lomitacity.com).

The current Lomita General Plan was adopted by the Lomita City Council on May 4, 1998. The Lomita General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Lomita’s General Plan contains the following elements:

<b><i>Lomita General Plan Element</i></b>	<b><i>Update Status</i></b>
Safety	Updated & adopted December 2021
Housing	Updated & certified October 14, 2022
Land Use	Update triggered by Housing Element update (rezone required by October 2024)
Circulation	Update required by January 2025 per SB 932
Resource Management (Open Space & Conservation)	Update required by January 2026 per SB 1425
Noise	Update triggered by Land Use update
Economic Development	Updated 1998; to be incorporated into other elements
Implementation	Updated 1998; to be incorporated into other elements

## AMENDMENTS AND IMPLEMENTATION OF THE GENERAL PLAN

Local governments are required to keep their General Plans current and internally consistent. The following represents amendments and the progress that the City has made towards implementing the goals and guiding policies of the General Plan from January 1, 2022 to December 31, 2022.

### **Land Use Element**

Consistent with the Housing Element Policies and Actions, the City adopted General Plan Amendment No. 2022-01 modifying the Low-Density Residential Designation from 5.80-8.71 units per acre to 5.80-10.89 units per acre, and the Medium Density Residential Designation from 8.72-19.80 units per acre to 10.90-19.80 units per acre (*Land Use Policy 9 to increase opportunities for home ownership.*).

### **Circulation Element**

The Circulation Element was last updated in 1998 and will be updated by January 1, 2025. It contains nine policies and, in 2022, the City implemented the following:

- Continued sidewalk improvement projects to ensure the “safety and use of pedestrian movement” in accordance with Policy 6.
- City Council adopted ordinances retaining the existing speed limits for Lomita Boulevard, Eshelman Avenue, and Palos Verdes Drive North. The Engineering and Traffic Surveys evaluated vehicle speed and collision rates in accordance with Policy 1.

### **Housing Element**

In 2022, the State certified the City of Lomita’s Housing Element. The City adopted two housing-related zone text amendments. ZTA 2022-01 was an omnibus amendment that updated ADUs/JADUs standards, added state law provisions for SB 9 developments, and created and added a Planned Residential Development option in single-family zones. ZTA 2022-02 focused on additional residential sign standards in the 24000 Crenshaw Blvd. Specific Plan Zone.

The Annual Housing Progress Report (attached) provides detailed analysis of the progress made towards achieving housing goals and meeting the Regional Housing Needs Allocation. For the Sixth Housing Cycle (2021-2029), the City has a Regional Housing Need Allocation (RHNA) of 827 units. Those units are further allocated into the following income categories: very-low, low, moderate, and above moderate. Although cities do not control or are not required to directly participate in housing production, cities are expected to work towards and facilitate the production of housing. In 2022, 30 building permits were issued. One multi-family project contained 16 units, a second multi-family project contained eight units, and the remainder of the building permits were issued for detached one-family dwellings, which includes accessory dwelling units.

### **Resource Management (Open Space and Conservation) Elements**

The Resource Management Element was updated in 1998 and will be updated by January 1, 2026. It contains 17 policies and in 2022, the City implemented the following:

- Numerous programs organized by the City promote the use of open space to maintain and enhance residents’ health in accordance with Policy 11.



- Continued support for the Farmer’s Market which utilizes the open space in front of City Hall thereby improving residents’ health in accordance with Policy 11.
- Prepared plans and implemented capital improvement projects to provide a mode adequate water distribution system in accordance with Policy 16.
- Ensured new construction projects adhered to stormwater best management practices and that Low Impact Development requirements were met in accordance with Policy 17.

**Safety Element**

On December 21, 2021, City Council certified the Initial Study/Mitigated Negative Declaration and adopted General Plan Amendment 2021-02 for the updated 2021-2029 Safety Element. The Safety Element goals, policies, and actions provide the City’s safety roadmap with a 20-year horizon, including a comprehensive hazard mitigation and emergency response strategy with five goals, 21 policies, and 64 action items. In the first year since adoption, the following progress was made to achieving its goals.

- The Water Master Plan made recommendations for replacing pipelines, studies to consider improvements in pressure and zone connectivity, and water supply redundancy. These recommendations are based on results of hydraulic modeling, capacity, and fire flow, which corresponds to Policy 2.4’s Action 2.4a.
- Various water capital improvement projects, which correspond to Policy 2.4’s Action 2.4a.
- Actively recruited volunteers and held two Community Response Emergency Team (CERT) trainings corresponding to Policy 3.2a.
- Expanded code enforcement activities to reduce risk of fire related to unsafe structures or hazardous conditions related to vegetation or outdoor storage, as specified in Policy 2.3’s Action 2.4c. Code enforcement staff opened cases on dwellings constructed or converted without building permits and had a vacant unsecure building secured.
- Updated Emergency Operations Center computers and software in accordance with Goal 4’s Actions 4.4a and 4.4b.

**Economic Development Element**

The Economic Development Element was updated in 1998. The mission of the city’s economic development effort is to actively support the development and expansion of existing businesses, and to proactively recruit quality revenue-generating uses that

diversify and expand the City's economic base, offer a variety of products and services, increase employment opportunities a, enhance fiscal resources, preserve and enhance Lomita' unique historic appeal and contribute to the quality of life for Lomita. In 2022, the following progress was made to achieving the Economic Development Element's goals and implementation efforts:

- Launched the ARPA-funded Façade Improvement Program and Job Creation Program and revised the programs to include more types of businesses, which aligns with Economic Development Policy 3 to promote the improvement and revitalization of existing commercial areas and is in accordance with stated implementation program to commit financial resources.
- ZTA 2022-01 Modified zoning code's commercial parking requirements to increase options which aligns with Economic Development Policy 3 to promote the improvement and revitalization of shopping centers.
- Implementation Program: Business Retention and Expansion  
Approved a one-year Professional Services Agreement with South Bay Workforce Investment Board (SBWIB) to: 1) directly outreach to businesses via phone calls, personal visits, email or postal mailings and survey their needs; 2) to provide concierge services and make businesses aware of the City's Job Creation Program and Façade Improvement Program and coordinate with the City throughout the process of applying; 3) offer training opportunities for business owners and their workforce; and 4) market all of SBWIB's business services and resources.

### **Capital Improvements**

During the reporting period, the following projects were planned, active and/or completed. All relate to the General Plan goals and policies and specifically are consistent with the Safety Element, Economic Development Element and Circulation Element:

- The Cypress Water Production Facility is undergoing a multi-year upgrade project
- Street resurfacing and reconstruction in street Zones C & F
- Began design for street resurfacing and reconstruction in street Zone G
- Sidewalk improvement project ongoing
- Design of 247<sup>th</sup> Street Area Water Project ongoing

End

**Please Start Here**

General Information	
Jurisdiction Name	Lomita
Reporting Calendar Year	2022
Contact Information	
First Name	Brianna
Last Name	Rindge
Title	Director of Community & Economic Development
Email	b.rindge@lomitacity.com
Phone	3103257110
Mailing Address	
Street Address	24300 Narbonne Ave.
City	Lomita
Zipcode	90717

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

12\_28\_22

Jurisdiction	Lomita	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica	
1					2	3	4	5							6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted <sup>+</sup> (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								1	4	1	12	0	5	17	40	39	0		
7374-001-050	7374-001-050	2110 242nd Street			ADU	R	1/4/2022							1	1	1		No	No
7376-012-007	7376-012-007	2263 247th Street			ADU	R	2/15/2022							1	1	1		No	No
7549-002-033	7549-002-033	26215 Ocean View Ave			ADU	R	2/8/2022		1						1	1		No	No
7373-006-048	7373-006-048	2327 Stratford Dr			ADU	R	2/9/2022							1	1	1		No	No
7375-020-011	7375-020-011	1921 257th Street			ADU	R	1/5/2022				1				1	1		No	No
7376-006-040	7376-006-040	2340 249th Street			ADU	R	1/7/2022				1				1	1		No	No
7375-006-007	7375-006-007	2114 250th Street			ADU	R	3/14/2022							1	1	1		No	No
7410-013-047	7410-013-047	1800 254th Street			ADU	R	4/28/2022		1						1	1		No	No
7374-003-033	7374-003-033	24530 Cadiz Drive			ADU	R	4/28/2022				1				1	1		No	No
7373-009-002	7373-009-002	25612 Lucille Ave			ADU	R	5/4/2022				1				1	1		No	No
7375-009-016	7375-009-016	25212 Oak Street			ADU	R	5/19/2022				1				1	1		No	No
7375-007-011	7375-007-011	25032 Oak Street			ADU	R	5/24/2022							1	1	1		No	No
7374-015-009	7374-015-009	24407 Alliene			ADU	R	5/31/2022				2				2	2		No	No
7376-009-033	7376-009-033	24657 Cypress Street 2301			ADU	R	6/27/2022		1						1	1		No	No
7373-013-009	7373-013-009	2233 255th Street			ADU	R	7/6/2022				1				1	1		No	No
7553-003-035	7553-003-035	25938 Lucille Ave			ADU	R	4/29/2022				1				1	0		No	No

7373-010-002	7373-010-002	25508 Cypress Street			ADU	R	7/11/2022							1	1	1	No	No
7375-011-009	7375-011-009	25420 Oak Street			ADU	R	7/11/2022							1	1	1	No	No
7374-013-020	7374-013-020	24202 Lomita Drive			ADU	R	7/11/2022		1						1	1	No	No
7376-005-022	7376-005-022	2456 248th Street			ADU	R	7/18/2022							1	1	1	No	No
7374-008-021	7374-008-021	2005 240th St			ADU	R	8/18/2022							1	1	1	No	No
7549-003-023	7549-003-023	26246 Eshelman Avenue			ADU	R	9/13/2022			1					1	1	No	No
7410013063	7410013063	1809 255th Street			ADU	R	9/26/2022							1	1	1	No	No
7375-012-010	7375-012-010	25367 Andreo Ave			ADU	R	9/29/2022				1				1	1	No	No
7376-009-007	7376-009-007	2326 246th Place			ADU	R	11/4/2022				1				1	1	No	No
7410-016-011	7410-016-011	1737 252nd Street			ADU	R	11/8/2022							1	1	1	No	No
7372-017-008	7372-017-008	1730 248th Street			ADU	R	11/22/2022							1	1	1	No	No
7376-020-001	7376-020-001	2136 248th Street			SFA	R	1/12/2022			1					1	1	No	No
7376-016-007	7376-016-007	24830-24838 Narbonne Ave.			5+	R	4/25/2022	1					3	7	11	11	No	Yes
															0			
															0			
															0			
															0			
															0			

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							1	1	0	0	0	3	7		12
	7372001047	1935 240th Street			SFD	O									0
	7376006005	2315 1/2 250th Street			ADU	R									0
	7373009025	25532 Lucille Ave.			ADU	R									0
	7374005064	2154-2168 245th St.			5+	O									0
	7374015019	24332 Lucille Ave.			ADU	R									0
	7549002020	1884 1/2 262nd St.			ADU	R									0
	7376002018	24373 Pennsylvania Ave.			ADU	R									0
	7376004029	2416 1/2 247th St.			ADU	R									0
	7375006007	2116 250th St.			ADU	R									0
	7410014008	1755 1/2 254th St.			ADU	R									0
	7374015009	24409 1/2 Alliene Ave. #1			ADU	R									0
	7374015009	24409 1/2 Alliene Ave. #2			ADU	R									0
	7553013012	1916 1/2 259th St.			ADU	R									0
	7376012007	2261 247th St.			ADU	R									0
	7375020008	1933 1/2 257th St.			ADU	R									0
	7375020007	1937 1/2 257th St.			ADU	R									0
	7373001082	2475 B 251st St.			ADU	R									0
	7373001083	2477 B 251st St.			ADU	R									0
	7373011004	25018 Cypress St.			ADU	R									0
	7376016007	24838 Narbonne Ave.			SFD	R									0
	7376016007	24830-24838 Narbonne Ave.			5+	R	1				3	7	6/13/2022	11	
	7373004007	25215 Cypress Ave.			ADU	R									0
	7553-003-114	26109 Narbonne Ave.			5+	O									0
	7549002033	26215 Ocean View Ave.			ADU	O		1					12/27/2022	1	
	7374-011-032, 7374-011-036, 7374-011-037, & 7374-011-039	2457 Lomita Blvd			5+	R									0
															0
															0
															0
															0
															0
															0
															0
															0

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name <sup>+</sup>	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			0	0	0	0	0	0	30		30
7372001047	1935 240th Street										0
7376006005	2315 1/2 250th Street										0
7373009025	25532 Lucille Ave.										0
7374005064	2154-2168 245th St.								16	3/9/2022	16
7374015019	24332 Lucille Ave.									4/28/2022	0
7549002020	1884 1/2 262nd St.									12/8/2022	0
7376002018	24373 Pennsylvania Ave.									9/16/2022	0
7376004029	2416 1/2 247th St.								1	2/8/2022	1
7375006007	2116 250th St.								1	11/10/2022	1
7410014008	1755 1/2 254th St.								1	9/8/2022	1
7374015009	24409 1/2 Alliene Ave. #1									10/12/2022	0
7374015009	24409 1/2 Alliene Ave. #2									10/12/2022	0
7553013012	1916 1/2 259th St.									6/23/2022	0
7376012007	2261 247th St.								1	12/28/2022	1
7375020008	1933 1/2 257th St.									1/4/2022	0
7375020007	1937 1/2 257th St.									7/2/2022	0
7373001082	2475 B 251st St.								1	10/24/2022	1
7373001083	2477 B 251st St.									10/24/2022	0
7373011004	25018 Cypress St.									9/20/2022	0
7376016007	24838 Narbonne Ave.										0
7376016007	24830-24838 Narbonne Ave.										0
7373004007	25215 Cypress Ave.								1	10/20/2022	1
7553-003-114	26109 Narbonne Ave.								8	6/1/2022	8
7549002033	26215 Ocean View Ave.										0
7374-011-032, 7374-011-036, 7374-011-037, & 7374-011-039	2457 Lomita Blvd										0
											0

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name <sup>+</sup>	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
			0	0	0	2	0	0	222		224	
7372001047	1935 240th Street								1	7/7/2022	1	
7376006005	2315 1/2 250th Street								1	8/5/2022	1	
7373009025	25532 Lucille Ave.					1				11/15/2022	1	
7374005064	2154-2168 245th St.										0	
7374015019	24332 Lucille Ave.										0	
7549002020	1884 1/2 262nd St.										0	
7376002018	24373 Pennsylvania Ave.										0	
7376004029	2416 1/2 247th St.										0	
7375006007	2116 250th St.										0	
7410014008	1755 1/2 254th St.										0	
7374015009	24409 1/2 Alliene Ave. #1										0	
7374015009	24409 1/2 Alliene Ave. #2										0	
7553013012	1916 1/2 259th St.										0	
7376012007	2261 247th St.										0	
7375020008	1933 1/2 257th St.					1				9/8/2022	1	
7375020007	1937 1/2 257th St.										0	
7373001082	2475 B 251st St.										0	
7373001083	2477 B 251st St.										0	
7373011004	25018 Cypress St.										0	
7376016007	24838 Narbonne Ave.										0	
7376016007	24830-24838 Narbonne Ave.										0	
7373004007	25215 Cypress Ave.										0	
7553-003-114	26109 Narbonne Ave.										0	
7549002033	26215 Ocean View Ave.										0	
7374-011-032, 7374-011-036, 7374-011-037, & 7374-011-039	2457 Lomita Blvd								220	9/30/2022	220	
											0	



**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			13	14	15	16		17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	Housing without Financial Assistance or Deed Restrictions	Housing with Financial Assistance and/or Deed Restrictions	Term of Affordability or Deed Restriction (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	N	Y						1		0				
7372001047	1935 240th Street		0	N	Y												
7376006005	2315 1/2 250th Street		0	N	Y												
7373009025	25532 Lucille Ave.		0	N	Y				60% of ADUs are EL, VL, or Low per SCAG LA Regional ADU Afford. Analysis. 3 ADUs received CoOs. The absolute number of units is so small, all calculations would result in fractional units so the income categories were combined.								
7374005064	2154-2168 245th St.		0	N	Y												
7374015019	24332 Lucille Ave.		0	N	Y												
7549002020	1884 1/2 262nd St.		0	N	Y												
7376002018	24373 Pennsylvania Ave.		0	N	Y												
7376004029	2416 1/2 247th St.		0	N	Y												
7375006007	2116 250th St.		0	N	Y												
7410014008	1755 1/2 254th St.		0	N	Y												
7374015009	24409 1/2 Alliene Ave. #1		0	N	Y												
7374015009	24409 1/2 Alliene Ave. #2		0	N	Y												
7553013012	1916 1/2 259th St.		0	N	Y												
7376012007	2261 247th St.		0	N	Y												
7375020008	1933 1/2 257th St.		0	N	Y				Project is an ADU 596 sf conversion/addition. 3 ADUs received Cert. of Occupany, and this unit is less than 800 sf. Based on SCAG Regional ADU Affordability Analysis – LA 60% of ADUs are EL, VL, or Low, which calculates to 1.8 units (3 *60%).								
7375020007	1937 1/2 257th St.		0	N	Y												
7373001082	2475 B 251st St.		0	N	Y												
7373001083	2477 B 251st St.		0	N	Y												
7373011004	25018 Cypress St.		0	N	Y												
7376016007	24838 Narbonne Ave.			N	N						1	Demolished	R				
7376016007	24830-24838 Narbonne Ave.		0	N	Y		DB	Applied for a Density Bonus		55				46.3%	1	Development Standards Modification	Yes
7373004007	25215 Cypress Ave.		0	N	Y												
7553-003-114	26109 Narbonne Ave.		0	N	Y												
7549002033	26215 Ocean View Ave.		0	N	Y				Based on the rents for similar-sized studio units, the anticipated rent for a 295-square-foot unit would range from \$941 - \$1,176/month.								
7374-011-032, 7374-011-036, 7374-011-037, & 7374-011-039	2457 Lomita Blvd		0	N	Y												

Jurisdiction	Lomita	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Very Low	Deed Restricted	239	-	-	-	-	-	-	-	-	-	-	1	238
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-	-		
Low	Deed Restricted	124	-	-	-	-	-	-	-	-	-	-	-	124
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	128	-	-	-	-	-	-	-	-	-	-	-	128
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		338	-	1	30	-	-	-	-	-	-	-	31	307
Total RHNA		829												
Total Units			-	2	30	-	-	-	-	-	-	-	32	797
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
Income Level		5 Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		120		-	-	-	-	-	-	-	-	-	-	120

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Lomita	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Grant Program	Provide rehabilitation assistance to 5 households annually throughout the 2021–2029 planning period.	Continuous	Ongoing
Program 2: Code Enforcement	(1) Track and monitor code enforcement cases as complaints are submitted. (2) Conduct outreach to property owners with possible violations through direct contact, and inform these households of steps to correction of violations. (3) Assist 80 households to correct and close violation cases annually.	Continuous/annual	Staff notes code violations during residential property report inspections and informs residents about any violation, with a 90-day grace period to come into compliance. The City hired new part-time code enforcement officer in January 2023 to assist in casework (approved by City Council in December 2022). City Council is scheduled to adopt a substandard living conditions ordinance on March 21, 2023 to go into effect April 20, 2023 to improve enforcement of residential building and safety violations. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023.
Program 3: Mobile Home Park Regulations	Amend Mobile Home Park Regulations to ensure consistency with SB 330, 2019 by fall 2024.	Fall 2024	Timeframe upcoming
Program 4: Lower-Income Housing Preservation	(1) Contact the Retirement Housing Foundation and qualified entities to identify and pursue a strategy for ongoing preservation of affordability for the Lomita Kiwanis Gardens by fall 2024. (2) Provide information on priority Section 8 assistance through the Los Angeles County Housing Authority, should Section 8 contracts expire or in the event of a change in property ownership. (3) Where needed, provide funding assistance for the preservation of Lomita Kiwanis Gardens through technical assistance with grant pursuits and letters of support for grants pursued by the Retirement Housing Foundation.	Fall 2024	Staff developed a new "Additional Housing Resources" webpage with information on Section 8 that was posted on a permanent webpage on the City's website, shared in the City's newsletter, and on the City's social media outlets.
Program 5: Replacement Requirements	(1) Amend staff procedures related to the review and issuance of demolition and development permits by spring 2022. (2) Enforce replacement requirements in accordance with Government Code Section 66300 throughout and beyond the planning period.	Spring 2022 (1) Continuous (2)	The City continuously mandates replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.
Program 6: Accessory Dwelling Units	(1) Adopt an amendment to the City's Zoning Code, consistent with or less restrictive than State requirements, by spring 2023. (2) Develop and adopt an affordable ADU incentive program by spring 2023.	Spring 2023	City Council adopted a compliant ADU ordinance on September 6, 2022; subsequent updates upcoming due to new State ADU law proposed for adoption late spring 2023.
Program 7: Incentives and Regulations	(1) To assist in the development of housing for lower income households, including extremely low-income households, the city will annually and proactively reach out to developers of affordable housing to identify development opportunities and assist with development, including funding, supporting funding applications, ministerial reviews of naturally affordable housing types, easing development standards including parking and front setback requirements, fee waivers, reduction or deferrals, and incentives and concessions beyond those in State Density Bonus law. The City will target 200 units in the planning period throughout the City and 30 percent in higher resource or higher income areas and 30 percent in lower-income areas. (2) Amend the Density Bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments by spring 2023. (3) Improve development regulations intended to incentivize affordable and mixed-income housing development through regulatory inducements such as incentive zoning paired with objective development standards, or process incentives such as technical assistance in exchange for affordable housing no later than fall 2023. (4) Annually review regulations to identify opportunities to incentivize and reduce barriers to housing production and ensure ongoing consistency with State laws. (5) Continue to work with developers through one-on-one consultations, especially affordable housing developers, to identify process improvements to City procedures.	Annual (1) (4) Spring 2023 (2) Fall 2023 (3) Continuous (5)	Planning Commission recommended approval of an ordinance to update the City's density bonus incentives ordinance. On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. Staff works with developers on a one-on-one basis daily, consistently asking for input and best practices with the intention of improving the City's regulations and services.
Program 8: Low-Barrier Navigation Centers	Amend the Zoning Code, consistent with State requirements, by spring 2023.	Spring 2023	City Council is scheduled to adopt an ordinance permitting Low-Barrier Navigation Centers consistent with State requirements on March 21, 2023 to go into effect April 20, 2023. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023.
Program 9: Supportive Housing	Amend the Zoning Code, consistent with State requirements, by spring 2023.	Spring 2023	City Council is scheduled to adopt an ordinance permitting Supportive Housing consistent with State requirements on March 21, 2023 to go into effect April 20, 2023. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023.
Program 10: Affordable Housing Streamlining	(1) Continue to provide SB 35 streamlining to qualifying projects throughout the planning period. (2) Amend the Zoning Code and staff procedures, consistent with State requirements, by spring 2023.	Continuous (1) Spring 2023 (2)	The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. Staff is analyzing existing municipal code and its compliance with State law to determine the need for another ordinance.

Program 11: Objective Design Standards	(1) Ongoing monitoring of Zoning Code amendments to ensure any new design standards are objective. (2) Pair rezone program (Program 14) with objective standards that ensure that maximum permitted densities can be achieved by fall 2024.	Ongoing (1) Fall 2024 (2)	On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including rezoning, objective design standards, and CEQA documentation. City Council adopted six housing-related ordinances in 2022 (ADUs, JADUs, residential code clarifications, SB9, Planned Residential Unit Developments, and off-street parking) and has adopted ten more already in 2023 as of March 22, 2023 (building code, multifamily housing signage, supportive housing, transitional housing, employee housing, low-barrier navigation centers, reasonable accommodation, covered parking elimination, emergency shelter parking, and substandard living conditions).
Program 12: Lot Consolidation	Amend the Zoning Code to enhance lot consolidation incentives by spring 2023.	Spring 2023	On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further lot consolidation incentives, rezoning, objective design standards, and CEQA documentation.
Program 13: Zoning Revisions for Special Housing Needs	(1) Amend the Zoning Code to remove discretionary permit requirements for Emergency Shelters in the M-C zone. (2) Amend the Zoning Code to consider transitional as a residential use of property and to permit transitional housing in the same manner as other residential uses in the same zone. (3) Permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act. (4) Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be permitted, without discretion, in commercial and mixed-use zones. (5) Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements. (6) Amend Reasonable Accommodation procedures to remove the major Reasonable Accommodation Process and analyze the Planning Commission hearing requirement as a constraint. (7) Amend zoning and permit procedures to permit group homes in all residential zones with objectivity and approval certainty, including Community Care Facilities (e.g. group homes) with seven or more individuals by fall of 2024. This amendment shall be paired with objective standards as identified in Program 11.	Spring 2023 (1) (2) (3) (4) (5) (6) Fall 2024 (7)	On September 6, 2022, City Council adopted an ordinance changing the term "Senior Planned Unit Development" to "Senior Housing" allowing for density bonus, reduced unit size, and reduced parking requirements. City Council is scheduled to adopt an ordinance permitting Emergency Shelters, Transitional Housing, Employee (and farmworker) housing, Senior Planned Unit Development parking requirements, and Reasonable Accommodation procedures, removing all discretionary requirements, consistent with State law on March 21, 2023 to go into effect April 20, 2023. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023.
Program 14: Rezone Program	(1) The rezone will occur no later than October 15, 2024. (2) Evaluate for General Plan consistency and amend General Plan as necessary, concurrent with the rezone. (3) Rezone sites selected from Sites A–Y as identified in Table B of the Sites Inventory Form.	October 15, 2024	On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including rezoning, objective design standards, and CEQA documentation.
Program 15: Supporting Low Density	(1) Implement the provisions of SB 9 by January 1, 2022 and consider ordinance amendment to establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lot splits of existing single-family residential lots, in the R-1 and A-1 zones (as they exist on January 1, 2022) by spring 2023. (2) Determine the need for an ordinance amendment to establish ministerial review procedures and objective development and design standards or proposed housing development, or proposed lot splits of existing single-family lots, in the R-1 and A-1 zones, which are not subject to SB 9 by Spring 2023.	Spring 2023	On September 6, 2022, City Council adopted an ordinance permitting Planned Residential Unit Developments by-right administratively according to objective design standards, in compliance with SB9, allowing additional dwelling units.
Program 16: No Net Loss	(1) Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form within 3 months of Housing Element adoption. (2) Develop a methodology for tracking remaining capacity within 1 year of Housing Element adoption.	January 2023 (1) October 2023 (2)	Staff is amending procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form as well as a methodology for tracking remaining capacity.
Program 17: Annual Progress Reports	(1) Submit approved Annual Progress Reports to HCD annually by April 1. (2) Mid-Term evaluation in 2025.	Annually by April 1	On track for full compliance
Program 18: Surplus Lands	(1) Identify and track surplus City-owned sites annually. (2) If surplus sites are identified and available for the purpose of developing low- and moderate-income housing, prior to the disposal of surplus lands, the City shall provide a written notice of availability to any local public entity and housing sponsors that have notified the Department of Housing and Community Development of their interest in surplus land. (3) Release RFP for affordable housing development at Housing Authority owned site by December 2023.	Continuous (1) (2) December 2023 (3)	The City tracks surplus City-owned sites continuously.
Program 19: Accessibility	(1) Continue to enforce accessibility requirements through development approvals throughout the planning cycle. (2) Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility, among other housing-related information and resources, by summer 2023. The City will target marketing in areas of higher need with a goal of 50 persons assisted in the planning period. (3) Residents and property owners will be notified of updates to the City's website through the City's monthly e-newsletters that are sent to the City's listserv.	Continuous (1) Summer 2023 (2) (3)	Staff developed a new "Additional Housing Resources" webpage with accessibility regulations and standards, scheduled to be posted on the City's official social media during March 2023. Accessibility standards information is scheduled to be featured in the City's bi-weekly newsletter during March 2023. The City practices continuous enforcement of accessibility requirements through development approvals by planning staff.
Program 20: Homebuyer Assistance Programs	(1) Include updated information in City newsletters annually. (2) Update the City's website with relevant information and resources by fall 2023 and ensure that all web materials use best practices for user accessibility through information that is perceivable, operable, understandable, and robust.	Annually (1) Fall 2023 (2)	Staff developed a new "Additional Housing Resources" webpage with information on Homebuyer Assistance Programs, scheduled to be posted on the City's official social media during March 2023. Information on Homebuyer Assistance Programs is scheduled to be featured in the City's bi-weekly newsletter during March 2023.

Program 21: Section 8 Housing Choice Voucher Program	<p>(1) Provide 70 Section 8 vouchers annually and target 50% of housing choice vouchers in higher opportunity and higher income areas.</p> <p>(2) Update the City's website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information and resources on available housing programs, regulations, events, and other relevant information no later than summer 2023.</p> <p>(3) Include updated information to connect property owners and residents to the City's housing resources webpage in City newsletters, which are sent to all property owners in the City's boundaries bi-annually.</p> <p>(4) Include updated information to connect property owners and residents to the City's housing resources webpage in the monthly e-newsletters that are sent to the City's listserv.</p> <p>(5) To Affirmatively Further Fair Housing, beginning in 2023, the City will conduct an analysis every two-years to target Section 8 Housing Choice Vouchers in higher opportunity areas throughout the City.</p>	Continuous (1) Summer 2023 (2) Not specified (3) (4)	Staff developed a new "Additional Housing Resources" webpage with information on Section 8 provisions, scheduled to be posted on the City's official social media during March 2023. Section 8 information is scheduled to be featured in the City's bi-weekly newsletter during April 2023. The "Additional Housing Resources" webpage was developed in a visually compelling manner to get spread the information with positivity. The various topics are schedule to be disseminated incrementally into both the e-newsletters and physical newsletters so as to not inundate the public with information and maximize digestion.
Program 22: Fair Housing	<p>(1) Include updated information in the City's monthly newsletters.</p> <p>(2) Update the City's website with relevant information and resources on fair housing from HRC within 1 year of Housing Element adoption; distribute information in the City's monthly newsletter.</p> <p>(3) Provide annual staff trainings on how to refer complaints and inquiries to HRC with a goal of 200 households assisted throughout the City within the planning period.</p> <p>(4) Coordinate with HRC to gather and analyze local data collected annually and make adjustments as appropriate.</p>	Continuous (1) (4) October 2023 (2) Annual (3)	Staff developed a new "Additional Housing Resources" webpage with information on Fair Housing and the Housing Resource Center, scheduled to be posted on the City's official social media during March 2023. Fair Housing information is scheduled to be featured in the City's bi-weekly newsletter during April 2023. The City continues to contract with the Housing Rights Center to promote equal housing opportunities
Program 23: Fair Housing Marketing	<p>(1) Develop and promote marketing material standards, consistent with the standards outlined in State law, to ensure representative materials are provided by developers by summer 2024.</p> <p>(2) Ensure standards are easily available for development applicants at the permit counter and on the City's website by summer 2024.</p>	Summer 2024: Develop and promote marketing material standards, and ensure that standards are easily available for development applicants at the permit counter and on the City's website	Staff developed a new "Additional Housing Resources" webpage with information on Fair Housing Marketing, scheduled to be posted on the City's official media during March 2023. Fair Housing Marketing information is scheduled to be featured in the City's bi-weekly newsletter during May 2023.
Program 24: Analysis of Impediments to Fair Housing Choice	<p>(1) Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years.</p> <p>(2) Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every 5 years.</p>	Every 5 years	Timeframe upcoming
Program 25: Energy Conservation Program	<p>(1) Periodically review zoning and subdivision requirements to promote energy conservation measures, concurrent with updates to the Building Code or by 2026, whichever is sooner.</p> <p>(2) Promote energy conservation strategies on the City's website by summer 2023 and in the City's summer iteration of the bi-annual newsletter.</p> <p>(3) Continue to provide fee waivers that are available for solar projects throughout the planning period.</p>	2026 (1) Summer 2023 (2) Continuous (3)	Staff developed a new "Additional Housing Resources" webpage with information on Energy Conservation, scheduled to be posted on the City's official social media during March 2023. Energy Conservation information is scheduled to be featured in the City's bi-weekly newsletter during May 2023. Energy Conservation information will be featured in the Summer 2023 printed newsletter mailed to every property in the city. The City continues to provide fee waivers that are available for solar projects throughout the planning period.
Program 26: Increased Transparency	<p>(1) Ensure all relevant information is provided on the City's website within 1 year of Housing Element adoption.</p> <p>(2) Continue to update information as changes to the City's regulations are made and as new information becomes available throughout the planning period.</p>	October 2023 (1) Continuous (2)	Staff confirmed that information regarding the current schedule of fees (most recently updated in January 2023), exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports are immediately available on the City's website. Staff is actively making available "cheat sheets" and other information on the City's website to more effectively disseminate information to the public on various permits and processes.
Program 27: Reduced Parking Requirements	<p>(1) Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development, consistent with the requirements of AB 1851 (2020) by spring 2023.</p> <p>(2) Amend the zoning code to adhere to the requirements of AB 139 (2019) regarding parking for emergency shelters. This includes sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <p>(3) Implement parking reductions for multifamily housing and remove garage parking requirements across all residential zones by spring 2024. This will include the removal of garage parking requirements across all residential zones, a reduction to covered parking requirements and overall parking requirements for multifamily housing, and will ensure that covered parking requirements are not applicable in the MUO.</p>	Spring 2023 (1) Unspecified (2) Spring 2024 (3)	City Council is scheduled to adopt ordinance requiring minimum parking for Emergency Shelter consistent with State law on March 21, 2023 to go into effect April 20, 2023. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023. Also on March 21, 2023, City Council is scheduled to adopt ordinance removing garage and covered parking requirements across all residential zones and the Mixed-Use Overlay Zone and permitting tandem parking, consistent with State law, to go into effect April 20, 2023. Recommended for approval by Planning Commission on February 13, 2023 & City Council introduced on first reading March 7, 2023.
Program 28: Rezone Opportunities	<p>(1) Coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period.</p> <p>(2) Continue to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission.</p>	Continuous	The City coordinates with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period. The Planning Commission discussed updated land use plans and zoning ordinances that can increase densities on December 20, 2022 and will again on April 10, 2023. On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including rezoning, objective design standards, and CEQA documentation. The Housing Element identifies enough sites to meet the RHNA plus a 35% buffer.







Jurisdiction	Lomita	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









Jurisdiction	Lomita	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

<b>Jurisdiction</b>	Lomita	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		30
<b>Total Units</b>		<b>30</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	0	1
2 to 4	0	0	0
5+	11	24	220
ADU	1	6	3
MH	0	0	0
<b>Total</b>	<b>12</b>	<b>30</b>	<b>224</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	40
Total Housing Units Approved:	39
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Jurisdiction	Lomita	
Reporting Year	2022	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$150,000.00	<i>Total award amount is auto-populated based on amounts</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1. Project Coordination and Administration	\$50,000.00	\$13,266.39	Completed	None	
Task 2. Preparation of Draft Housing Element Update & Task 3. Community Engagement and Public Hearings	\$25,000.00	\$53,944.54	Completed	None	
Task 4. CEQA	\$35,000.00	\$35,701.70	Completed	None	
Task 5. Final Housing Element Update, Facilitation of Review, Approval	\$20,000.00	\$43,674.87	Completed	None	
Task 6. City Administrative Support	\$20,000.00	\$3,412.50	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		7
<b>Total Units</b>		<b>12</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		30
<b>Total Units</b>		<b>30</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		222
<b>Total Units</b>		<b>224</b>



*entered in rows 15-26.*

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

### Submittal Instructions

**Please save your file as Jurisdictionname2022 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.