

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JUNE 12, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:05 p.m. on Monday, June 12, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Vice-Chair Graf led the salute to the flag.

c. Roll Call

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

ABSENT: None

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

Chair Cammarata welcomed newly appointed Commissioner Mattingly.

2. ORAL COMMUNICATIONS

Lomita resident George Kivett welcomed Commissioner Mattingly.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: May 8, 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, Mattingly, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: None

4. PUBLIC HEARINGS

- a. **AMENDMENT TO SITE PLAN REVIEW NO. 1049; ZONE VARIANCE NO. 246; MINOR CONDITIONAL USE PERMIT NO. 5 FOR 2 UNPERMITTED UNITS TOTALING 1,658 FT², THE UNPERMITTED EXPANSION OF UNITS 204, 205, AND 206, A 256-SQUARE-FOOT PATIO, TO ALLOW UP TO 50 PERCENT OF THE GROUND FLOOR TO BE OCCUPIED BY A COMBINATION OF USES IDENTIFIED IN LOMITA MUNICIPAL CODE SEC. 11-1.48.02(B); VARIANCE TO REMOVE THE LOADING ZONE REQUIREMENT IN ORDER TO ADD REGULAR PARKING SPACES; AND FOR A SHARED PARKING ARRANGEMENT AT 25820 LUCILLE AVENUE WITHIN THE COMMERCIAL RETAIL (C-R) ZONE; AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Jeff S. Coffman, on behalf of property owner David Nosrati / Maxnet Commercial, LLC)

RECOMMENDED ACTION: Adopt a resolution amending Site Plan Review No. 1049 to allow a combination of uses identified in LMC Sec. 11-1.48.02(B) up to 50 percent, approve a variance to allow the removal of the loading zone for additional parking, approve a minor conditional use permit for shared parking at 25820 Lucille Avenue in the Commercial Retail (C-R) Zone, and confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Commissioner Mattingly recused himself from discussion of this item due to the proximity of his home to the project site, and left the dais and the Council Chambers at 6:09 p.m.

Director Rindge introduced the item. A June 7, 2023, site visit for presentation photos revealed that the current building does not conform to the plans submitted. This site plan review amendment shall regard only the four items specifically listed in the item title and recommendation, as reflected on the submitted plans and in the proposed resolution.

Assistant Planner Barbero presented the staff report per the agenda material. She gave the background on the project, which was granted three entitlements and began with Site Plan Review 1049 in 2005. In October 2021, the Planning Commission approved Site Plan Review No. 1212 to allow for a combination of uses specified in Lomita Municipal Code 11-1.48.03(B) to occupy 46% of the ground floor area. However, the approval was rescinded because the plans furnished were inconsistent with the approved site plan and conditions. The applicant, Jeff S. Coffman, filed on behalf of the property owner, David Nosrati / Maxnet Commercial LLC, applications for several entitlements to bring the site into compliance with the Lomita Municipal Code.

Chair Cammarata invited Commission comments. There was brief discussion relative to imposing fines for the unpermitted work, as well as the possible need for additional onsite parking due to the (unauthorized) increase in total workspace at the location.

Chair Cammarata invited the applicant forward to speak on the project.

Jeff S. Coffman, project architect, stated that the plans depict what is proposed and that building work is still in progress. Some existing suites will ultimately be reconfigured or removed in the final building design. He added that designated storage space is currently being utilized by Lomita Sheriff's Station deputies, but he was otherwise in agreement with the findings in the staff report.

Chair Cammarata opened the public hearing at 7:00 p.m.

Lomita resident George Kivett spoke in favor of allowing the applicant to rectify the problems and move forward with the project. He was opposed to a punitive approach and was

supportive of Lomita Sheriff’s Station deputies using the storage room as a substation of sorts.

Lomita resident Gary Hendershot was happy to see the Holland House Hotel replaced by this project. He questioned the accuracy of traffic studies done by the City, and opposed removal of the loading zone.

Lomita resident Guy Grant stated that the project has been problematic since the beginning due to the applicant doing unauthorized work. He added that there is a public parking shortage on Lucille Avenue as it is so the project must provide adequate onsite parking.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:09 p.m. and invited further discussion from the Commission.

Brief discussion was held relative to adequate onsite parking, which includes underground parking, and the feasibility of a “no left turn” sign from the parking lot onto Lucille Avenue to prevent cars from going down the cul-de-sac and turning around to go back to Pacific Coast Highway.

Assistant City Attorney King stated that approvals granted this evening can be revoked down the line if necessary.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to approve the recommendation action as presented by staff: to adopt a resolution amending Site Plan Review No. 1049 to allow a combination of uses identified in LMC Sec. 11-1.48.02(B) up to 50 percent, approve a variance to allow the removal of the loading zone for additional parking, approve a minor conditional use permit for shared parking at 25820 Lucille Avenue in the Commercial Retail (C-R) Zone, and confirm the categorical exemption from the California Environmental Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

Commissioner Mattingly returned to the Council Chambers and the dais at 7:26 p.m.

5. SCHEDULED MATTERS

a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that the ADU ordinance was introduced on first reading at the June 6, 2023, Council meeting, and the second reading and presumed adoption is scheduled for the June 20, 2023, meeting.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge welcomed Commissioner Mattingly, and spoke of upcoming GPAC meetings and workshops. She added that Planning Commissioners will be specifically invited to various City events.

b. PLANNING COMMISSIONER ITEMS

Commissioner Santos welcomed Commissioner Mattingly.

Chair Cammarata commented on his attendance at the last City Council meeting, and stated that Director Rindge's code enforcement update presentation was excellent. He asked if the Planning Commission could receive updates on adopted ordinances.

Director Rindge stated that such information is included in the City Council's monthly departmental reports but can also be included in Planning Commission agenda packets. She added that discussion of current Planning Commission bylaws, including requiring representation at City Council meetings, will take place at the July 10, 2023, meeting.

Vice-Chair Graf commented on seeing a lot of graffiti around the City of late.

7. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, July 4, 2023, City Council meeting is cancelled; the commissioner to attend the Tuesday, July 18, 2023, City Council meeting is to be determined.

8. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:38 p.m.



Linda E. Abbott, CMC
Deputy City Clerk