

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



Lomita City Hall  
Council Chambers  
24300 Narbonne Avenue  
Lomita, CA 90717  
Phone: (310) 325-7110  
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**Next Resolution No. PC 2024-03**

**AGENDA  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 11, 2024  
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 MAY ALSO CHOOSE TO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK. THE COUNCIL MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING, OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT THE MEETING:**

<https://us06web.zoom.us/j/83062104406>

Telephone Option: (669) 900-6833 Meeting ID: 830 6210 4406

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. SELECTION OF CHAIR AND VICE-CHAIR FOR 2024 – 2025**

**3. 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.*

**4. CONSENT AGENDA**

- a. **APPROVAL OF MINUTES:** February 12, 2024

**RECOMMENDED ACTION:** Approve minutes.

**5. PUBLIC HEARINGS**

- a. **DISCUSSION AND CONSIDERATION OF AMENDED VESTING TENTATIVE TRACT MAP NO. 74138 TO AMEND PHASE 2 OF A MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES LOCATED AT 24516 NARBONNE AVENUE WITHIN THE D-C (DOWNTOWN COMMERCIAL) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**APPLICANT:** Lorenzo Schiappa of Luigi Schiappa Development, 2040 Lomita Boulevard, Lomita, CA 90717

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

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of the amendment to Vesting Tentative Tract Map No. 74138 to amend Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave and recommending exemption finding from the California Environment Quality Act (CEQA).

- b. **DISCUSSION AND CONSIDERATION OF VESTING TENTATIVE TRACT MAP NO. 83968 TO SUBDIVIDE ONE 39,428 FT<sup>2</sup> LOT INTO A PLANNED RESIDENTIAL DEVELOPMENT CONTAINING NINE SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMON LOT AT 2418 253RD STREET WITHIN THE AGRICULTURAL-NONCOMMERCIAL (A-1) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**APPLICANT:** Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Boulevard, Lomita, CA 90717

**PRESENTED BY:** Associate Planner MacMorran

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of Vesting Tentative Tract Map No. 83968 to allow subdivision of a 39,428 ft<sup>2</sup> lot into a planned residential development containing nine single-family residential lots and one common lot subject to the findings and conditions and recommending exemption finding from the California Environment Quality Act (CEQA).

**6. SCHEDULED MATTERS**

- a. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**
- b. **UPCOMING DEVELOPMENTS AND BUSINESSES**

**7. OTHER MATTERS**

- a. **STAFF ANNOUNCEMENTS**
- b. **PLANNING COMMISSIONER ITEMS**
- c. **COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, April 2, 2024, City Council meeting, and Tuesday, April 16, 2024, City Council meeting

**8. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, April 8, 2024, 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 at [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Dated Posted: March 6, 2024



Linda E. Abbott, CMC, Deputy City Clerk

**MINUTES OF THE  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, FEBRUARY 12, 2024**

**1. OPENING CEREMONIES**

**a. Call Meeting to Order**

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:00 p.m. on Monday, February 12, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Commissioner Santos led the flag salute.**

**c. Roll Call**

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

**ABSENT:** Commissioner Steinbach

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

**2. ORAL COMMUNICATIONS**

Chair Cammarata opened Oral Communications. There being no requests to speak, Chair Cammarata closed Oral Communications.

**3. CONSENT AGENDA**

**a. APPROVAL OF MINUTES:** October 9, 2023

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Commissioner Steinbach

**4. PUBLIC HEARINGS**



- a. **DISCUSSION AND CONSIDERATION OF CONDITIONAL USE PERMIT NO. 327 AT 24416 CRENSHAW BOULEVARD, UNITS 4 & 5 TO SELL BEER AND WINE FOR ON-SITE CONSUMPTION, IN THE M-C (LIGHT MANUFACTURING AND COMMERCIAL) ZONE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicants: Jean-Luc and Veronique Chopin of Les Délices Du Chef)

**RECOMMENDED ACTION:** Adopt a resolution approving Conditional Use Permit No. 327, to allow a restaurant at 24416 Crenshaw Boulevard, Units 4 & 5 allowing sale of beer of wine for on-site consumption subject to the findings and conditions and find the request is exempt from the California Environment Quality Act (CEQA).

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

Chair Cammarata invited questions from the Commission. Topics included business hours, crime data reporting, and on-site parking.

As there were no further questions from the Commission, Chair Cammarata invited the applicant forward to speak to the project. As the applicant was not present, Chair Cammarata opened the public hearing at 6:12 p.m.

George Kivett, Lomita resident, spoke in support of the project.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:15 p.m. and invited Council discussion or a motion.

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

**MOTION CARRIED** by the following vote:

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

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2024-01, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ALLOW, THROUGH AN APPROVED CONDITIONAL USE PERMIT, TWO-STORY STACKED ACCESSORY DWELLING UNITS UP TO 20 FEET IN HEIGHT AND TO REVIEW THE APPLICABILITY OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicants: Rand Relatores, Rand Architecture, and Rick Buchta (owner of 26038 Oak Street))

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of Zoning Text Amendment 2024-01 to the City Council and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.

Director Rindge noted two corrections to the agenda:

- 1) The presenter for this item is Associate Planner MacMorran
- 2) The applicants are Rand Relatores, Rand Architecture, and Rick Buchta (owner of 26038 Oak Street)

Associate Planner MacMorran presented the staff report per the agenda material. She outlined setback requirements and shared ADU height standards in other South Bay cities for comparison.

Chair Cammarata recused himself due to the site's proximity to properties his business serves. He left the dais and the room at 6:29 p.m.

Vice-Chair Graf invited the applicants forward to speak to the project.

Rand D. Relatores spoke to the project, stating that stacking the units would leave almost 2000 square feet of open space on the property and would cost less to build.

Vice-Chair Graf opened the public hearing at 6:36 p.m.

George Kivett, Lomita resident, spoke in support of the project and an even higher height limit in some instances.

As there were no further requests from the public to speak on this item, Vice-Chair Graf closed the public hearing at 6:38 p.m. and brought the item back for discussion or a motion.

Commission discussion included topics such as considering such requests on a case-by-case basis, preserving the single-family home vibe of Lomita, and affordable housing in regard to ADUs.

Director Rindge clarified that this zone text amendment merely permits property owners to apply for a CUP.

Vice-Chair Graf made a motion, seconded by Commissioner Mattingly, to approve the recommended action.

**MOTION CARRIED** by the following vote:

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

Chair Cammarata returned to the dais.

**5. SCHEDULED MATTERS**

**a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Rindge stated that at the February 6, 2024, City Council meeting, a fee schedule update was approved with two pertinent amendments including a reduction in the mural fee and a fee established for graffiti removal on private property if the property owner wants the City to arrange removal.

**b. UPCOMING DEVELOPMENTS AND BUSINESSES**

Director Rindge stated that both Target and Grocery Outlet plan to open this summer.

## **6. OTHER MATTERS**

### **a. STAFF ANNOUNCEMENTS**

Director Rindge announced that the City's former Code Enforcement Officer has been promoted to Code Enforcement Supervisor, and a full-time Code Enforcement Officer will start in March. In addition, staff is working on a board-wide update to policies and procedures including attendance requirements.

### **b. PLANNING COMMISSIONER ITEMS**

Commissioners asked about rumors that various businesses in Lomita were closing and commented on the recent property demolition in the City.

Director Rindge had no concrete information on any of the businesses. She outlined the process that led to the demolition and stated that a lien will be placed on the property for the costs incurred by the City.

Commissioner Stephens spoke in support of the City Council's recent adoption of an ordinance requiring cars to move 100+ feet after 72 hours.

Vice-Chair Graf stated that Ace Hardware and Wells Fargo will be closing.

Commissioner Mattingly remarked that the November 2023 State of the City was a great event.

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

Commission representation at the Tuesday, March 5, 2024, City Council meeting, and the Tuesday, March 19, 2024, City Council meeting is to be determined.

## **7. ADJOURNMENT**

As there was no further business to discuss. Chair Cammarata adjourned the meeting at 7:03 p.m.

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Linda E. Abbott, CMC, Deputy City Clerk



## **CITY OF LOMITA PLANNING COMMISSION REPORT**

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

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

**DATE:** March 11, 2024

**SUBJECT:** Discussion and Consideration of Amended Vesting Tentative Tract Map No. 74138 to Amend Phase 2 of a Mixed-Use Project Consisting of the Development of 16 Residential Units with a Total of 39 Parking Spaces Located at 24516 Narbonne Avenue within the D-C (Downtown Commercial) Zone and Finding the Project Exempt from the California Environmental Quality Act (CEQA)

### **RECOMMENDATION**

Adopt a resolution recommending approval of the amendment to Vesting Tentative Tract Map No. 74138 to amend Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave and recommending exemption finding from the California Environment Quality Act (CEQA).

### **BACKGROUND**

#### **Existing Conditions**

The subject property consists of two parcels, is slightly less than one acre in size, and is bounded by Narbonne Ave. to the west, 245th St. to the north, Woodward Ave. to the east and a public alley to the south.

On April 13, 2015, Planning Commission approved Conditional Use Permit (CUP) No. 294 for Phase 1 of the project. Phase 1 is located on the westerly parcel and includes 3,700 square feet of commercial space, five residential units, and parking. Construction on Phase 1 completed in 2019. During review of the CUP application, Planning Commission also conducted a pre-review of the proposed Phase 2 to provide feedback on the conceptual site plan and elevations.

The site of the 16 new units on Phase 2 of the project is located on the easterly parcel which is 27,840 square feet in size. As a result of Planning Commission's conceptual pre-review, the applicant amended plans for Phase 2; the number of units reduced from 22 to 16 and the parking modified to include individual 2-car garages. Staff at the time recommended approval as the new design serves more residential in nature and better compliments nearby single-family residential uses.

The project previously included purchasing a portion of the public alley (190 linear feet beginning at Narbonne Ave.) from the City to be used as a pedestrian paseo, closing off vehicular access to Narbonne Avenue. The existing public alley connects Narbonne Ave. and Woodward Ave. and runs along the southern property line of both lots. Luigi Schiappa (applicant/developer) of Luigi Schiappa Development requests to amend previously approved Vesting Tentative Tract Map (VTTM) No. 74138 to remove the alley vacation and maintain the alley under City right-of-way. The timeline of the VTTM and alley vacation review is as follows.

- 6/8/2020: Planning Commission Resolution No. 2020-08 recommended City Council approve VTTM No. 74138.
- 8/4/2020: City Council Resolution No. 2020-27 approved a Modification to CUP No. 294 (*"Vacation of the alley by the City at its discretion, which is to be considered by the City Council after all conditions of the tentative map have been cleared and before recordation of the final map."*) and City Council Resolution No. 2020-28 approved VTTM No. 74138 with the same conditions as Planning Commission Resolution No. 2020-08.
- 12/22/2021: City Council Resolution No. 2021-48 declared intention to vacate approximately 2,850 ft<sup>2</sup> (15' by 190') of public alley and required that Planning Commission find consistency with the General Plan.
- 7/11/2022: Planning Commission Resolution No. 2022-08 found consistency with the General Plan and recommended approval of the alley vacation to City Council.

The alley vacation approval never appeared on an agenda for City Council. In preparation for the Final Map review, staff gathered departmental and public input regarding the alley vacation. Not only has staff received numerous complaints from the public and adjacent property and business owners fearing closure of the alley for vehicular access, but Public Works discovered utility easements and Planning discovered logistical flaws in the design. In addition, the approved brewery and other alcohol CUPs surrounding the site may spill into the alley, rendering the site less usable as intended and potentially causing violations of local and/or state code. The proposed change expands fire and safety access as well.

Staff understands that the acquisition of land from the City was necessary to enable the project to include 16 units in density under LMC. However, in this calculation, the number previously rounded down. LMC does not specify whether density calculations in such a situation should round down or up, but both LMC and State calculations for density bonus round up. Staff recommends consistency in density calculations across LMC, therefore, the allowed density on the site under LMC and the General Plan is 16 units for Phase 2, even without the additional land acquired from any alley vacation.

## **ANALYSIS**

### Environmental Determination

The rescindment of the vacation is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule

that CEQA applies only to projects which have the potential for causing significant effect on the environment. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site is located in an urban area which has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. Further, this vacation is categorically exempt per CEQA guidelines section 15305, minor alterations in land use limitations. The proposed project complies with all criteria for exemption because the average slope of the alleyway is less than 20%, and it does not result in any changes in land use or density. CEQA guidelines section 15304 also exempts this application as it allows for minor or public alterations in the condition of land, water and or vegetation and do not involve removal of healthy, mature, scenic trees or agricultural purposes to be exempt from CEQA. Since there is no development associated with the project that would impact land, water, and vegetation and would not involve the removal of healthy, mature, scenic trees or agricultural purposes the exemption is appropriate.

#### General Plan Designation

The underlying general plan designation for the subject site is mixed-use. The mixed-use land use designation allows up to 22 units per acre and a floor area ratio of 2:1. The City is currently updating its 25-year-old General Plan including the Land Use Element. In November 2023, City Council selected a draft Future Land Use Designations map to be adopted in fall 2024. This map designates the subject property as mixed-use up to 30 dwelling units per acre. The proposed development is well within the confines of this Preferred Future Land Use Plan.

#### Zoning Designation & Standards

The underlying zoning designation for the subject site is D-C (Downtown Commercial) and the property is within the Mixed-Use Overlay. The proposal does not request any change to the brewery or residential use of the site.

#### Adjacent Zoning & Land Use

North	D-C (Downtown Commercial); R-1 (Single Family Residential) Public Parking Lot, Non-conforming Multi-family Units, Preschool
South	D-C (Downtown Commercial) Commercial Uses
West	D-C (Downtown Commercial) Commercial Uses
East	R-1 (Single Family Residential) Single Family Residences

### Review of Vesting Tentative Tract Map

Staff reviewed VTTM No. 74138 and recommends approval with conditions. The request proposes no physical change to the existing private property's plan, beyond recommendation from the Public Works Department that the alley remain jurisdiction of the City due to the several utility easements. Los Angeles County Fire Department's Land Development Division reviewed the tract map and site plan and recommended approval as shown in Attachment 1 Exhibit 1. Staff, Planning Commission, and City Council previously reviewed the project and deemed it in accordance with Article 4 (Design) of Chapter 2 (Division of Land) of Title IX (Planning and Zoning) of the LMC.

### Stormwater & Hazard Mitigation

According to FEMA Flood Insurance Rate Maps, Lomita does not lie within a 100-year nor a 500-year floodplain. However, the potential for localized flooding exists. The reopening of the alley would maintain swift access to utility easements and area available for further stormwater conveyance.

### Traffic Study & Vehicles Miles Traveled

Traffic engineering firm KOA Corp. prepared a traffic study which concluded that the additional trips generated by this project would not have a significant impact on any intersection during either peak period. The reopening of the alley for circulation ameliorates traffic concerns.

### Landscape & Trees

As a condition of approval, the Public Works Director must review and approve a landscape and irrigation plan for the public ROW.

### Findings Required for Approval

Per LMC Sec. 11-2.116. - Criteria for rejection: "The city council may reject a tentative map if it finds that:

- a) The proposed map is not consistent with applicable general and specific plans.
- b) The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) The site is not physically suitable for the type of development proposed.
- d) The site is not physically suitable for the proposed density of development.
- e) The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f) The design of the subdivision or of the proposed improvements is likely to cause serious public health problems.
- g) The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The City Council shall not deny approval of a final subdivision map pursuant to section 66474 of the Subdivision Map Act, if it has previously approved a tentative map for the proposed subdivision and if it finds that the final map is in substantial compliance with the previously approved tentative map.”

Due to the Public Works Department’s discovery of a series of utility easements within the alley, the City Council would not be able to approve the final map. However, the final sentence states that the City Council can not deny a final map if it previously approved a compliant tentative map. The amendment to VTTM No. 74138 would adopt a compliant tentative map and allow the City Council to approve the final map.

### **FISCAL IMPACT**

The City will no longer receive the estimated \$43,000 in exchange for the alley vacation, however the City will maintain jurisdiction of the entire alley for the benefit of utility work and future improvements.

### **OPTIONS**

1. Recommend approval to the City Council
2. Do not recommend approval to City Council
3. Recommend approval to City Council with amendments.
4. Provide staff with further direction.

### **PUBLIC NOTICE**

Notices of this hearing dated February 28, 2024, were mailed to property owners within 300 feet of the subject property and posted on the Lomita City webpage and at Lomita City Hall and Lomita Park.

### **ATTACHMENTS**

1. Proposed Resolution
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Vesting Tentative Tract Map No. 74138

Prepared by:



Brianna Rindge, AICP  
Community & Economic Development Director



**RESOLUTION NO. PC 2024-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 74138 FOR PHASE 2 OF A 2-PHASE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 NEW RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES, LOCATED AT 24516 NARBONNE AVENUE WITHIN THE D-C, DOWNTOWN COMMERCIAL ZONE. PHASE 1 OF THE PROJECT INCLUDED 3,700 SQUARE FEET OF COMMERCIAL SPACE, FIVE RESIDENTIAL UNITS, AND ASSOCIATED PARKING. FILED BY LUIGI SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT, 2040 LOMITA BOULEVARD, SUITE 100, LOMITA CA 90717**

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

Section 1. Recitals

- A. On April 13, 2015, the Planning Commission adopted Resolution No. 2015-19 approving Conditional Use Permit (“CUP”) No. 294 for Phase 1 of the project which included 3,700 square feet of commercial space, five residential units and associated parking.
- B. On June 8, 2020, the Planning Commission held a duly noticed public hearing and accepted testimony regarding Phase 2 of the project including 16 new residential units, adopting Resolution No. 2020-08 recommending City Council approve Vesting Tentative Tract Map (“VTTM”) No. 74138.
- C. On August 4, 2020, City Council Resolution No. 2020-27 approved a Modification to CUP No. 294 and City Council Resolution No. 2020-28 approved VTTM No. 74138 with the same conditions as Planning Commission Resolution No. 2020-08.
- D. On December 22, 2021, City Council City Council Resolution No. 2021-48 declared intention to vacate approximately 2,850 ft<sup>2</sup> (15’ by 190’) of public alley and required that Planning Commission find consistency with the General Plan.
- E. On July 11, 2022, Planning Commission Resolution No. 2022-08 found consistency with the General Plan and recommended approval of the alley vacation to City Council.
- F. On March 11, 2024, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application to amend Vesting Tentative Tract Map No. 74138 to rescind the alley vacation from the project. Filed by Luigi Schiappa of Luigi Schiappa Development at 2040 Lomita Blvd. Lomita, CA 90717 (“Applicant”/”Developer”).

- G. The subject site is zoned D-C (Downtown Commercial), lies within the Mixed-Use overlay zone, and is designated Mixed-Use by the City's General Plan.
- H. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Title 11 of the Lomita Municipal Code, which allows mixed use on this site and encourages residential development.
- I. The Los Angeles County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs and the design provides adequate access. The approval is attached to this resolution as Exhibit 1.
- J. The rescindment of the vacation is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site is located in an urban area which has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. Further, this vacation is categorically exempt per CEQA guidelines section 15305, minor alterations in land use limitations. The proposed project complies with all criteria for exemption because the average slope of the alleyway is less than 20%, and it does not result in any changes in land use or density. CEQA guidelines section 15304 also exempts this application as it allows for minor or public alterations in the condition of land, water and or vegetation and do not involve removal of healthy, mature, scenic trees or agricultural purposes to be exempt from CEQA. Since there is no development associated with the project that would impact land, water, and vegetation and would not involve the removal of healthy, mature, scenic trees or agricultural purposes the exemption is appropriate.
- K. The Planning Commission finds that the applicant agrees with the necessity of, and accepts 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 the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. The proposed tentative parcel map is in conformance with Section 11-2.116 of the Lomita Municipal Code, the City's General Plan, and Sections 66474.6, 66473.1, 66473.5 and 66474 A through G of the Subdivision Map Act:

- A. The map is consistent with the General Plan's land use designation as mixed-use. The amendment makes no change to the brewery nor the residential use on the project site.
- B. The site is physically suitable for the type of development. The project meets all required development standards. In addition, proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities due to the retention of the alleyway and the east-west orientation of lots.
- C. The site is physically suitable for the density of development. The amendment does not change the number nor the size of units on the project site.
- D. The project design is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is located in an urbanized area and no fish, no wildlife or their habitats can be impacted by its development and is exempt from CEQA requirements.
- E. The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby recommends City Council approval of a modification to Conditional Use Permit No. 294 and Tentative Tract Map No. 74138 subject to the following conditions:

#### **GENERAL PROJECT CONDITIONS**

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another.
2. This permit is granted for the tentative map dated August 3, 2023, ("the plans") 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 & Economic Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls.
3. All conditions within Resolution No. PC 2015-19 shall remain in effect unless otherwise indicated within this resolution's conditions of approval.
4. Only conditions of approval numbers 1 through 77 within Resolution No. PC 2020-08 shall remain in effect unless otherwise indicated within this resolution's conditions of approval.
5. Developer shall submit right-of-way improvement plans to be reviewed and approved by the City's Public Works Department. The improvements shall be installed and pass inspection prior to issuance of certificate of occupancy of any unit within Phase 2 of

the project.

**PASSED, APPROVED, and ADOPTED** by the Planning Commission of the City of Lomita on this 11<sup>th</sup> day of March 2024, by the following vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSTAIN: Commissioners:  
ABSENT: 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.

2 LOTS  
39,876 SQ. FT.

# TRACT NO. 74138

IN THE CITY OF LOMITA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT  
35 AND LOTS 36 THROUGH 40, INCLUSIVE,  
TRACT 47, AS PER MAP RECORDED IN BOOK  
12, PAGE 181 OF MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

## FOR CONDOMINIUM PURPOSES

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDERLINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF LOMITA, THE EASEMENTS FOR PUBLIC SIDEWALK AND EMERGENCY ACCESS AND FIRE LANE PURPOSES, SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO.

LA PIAZZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)  
BY: LUIGI SCHIAPPA DEVELOPMENT, INC. (MANAGING MEMBER)

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

ACACIA RESIDENCES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (OWNER)  
BY: MILAN FAMILY HOLDINGS (MANAGING MEMBER)

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

FIRST REPUBLIC BANK AS BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 4, 2021 AS INSTRUMENT NO. 20211502738, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

BY: \_\_\_\_\_  
JP MORGAN CHASE BANK SUCCESSOR BY MERGER TO FIRST REPUBLIC BANK

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

RACHID ABOU FADEL, TRUSTEE OF THE RACHID ABOU FADEL LIVING TRUST DATED FEBRUARY 22, 2000, AS BENEFICIARY, OR LAN MANAGEMENT INC., A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER A DEED OF TRUST RECORDED IN JUNE 28, 2022 AS INSTRUMENT NO. 20220672117, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**SIGNATURE OMISSION NOTES:**

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (a)(3)(A)(i-viii), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT, AND REMOVE AT ANY TIME UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS IN, ON, AND OVER PORTIONS OF LOTS 36 AND 37 AS DESCRIBED IN THE DEED RECORDED AUGUST 16, 2018, AS INSTRUMENT NO. 20180827289 OF OFFICIAL RECORDS.

THE SIGNATURE OF THE NARBONNE RANCH WATER CO. NO. 2, HOLDER OF EASEMENT TO LAY AND MAINTAIN WATER PIPES FOR DOMESTIC AND IRRIGATION PURPOSES AS PROVIDED IN THE DEED RECORDED 2/2/1912, IN BOOK 4879 PAGE 74 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY GRANT OF EASEMENT RECORDED DECEMBER 16, 2022 AS INSTRUMENT NO. 20221178428 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY GRANT OF EASEMENT RECORDED DECEMBER 22, 2022 AS INSTRUMENT NO. 20221194232 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS



**ENGINEER'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER 13, 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LA PIAZZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON OCTOBER 28, 2019.

I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY J. ROEHL, R.C.E. NO. 30826 \_\_\_\_\_ DATE \_\_\_\_\_

**CITY SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF LOMITA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

DAVID T. ROSELL \_\_\_\_\_ DATE \_\_\_\_\_  
ACTING CITY SURVEYOR, CITY OF LOMITA  
P.L.S. 6281

**CITY CLERK'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOMITA BY MOTION ADOPTED AT ITS SESSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ APPROVED THE ANNEXED MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP, SAID COUNCIL DID ALSO ACCEPT ON BEHALF OF THE CITY, EASEMENTS FOR PUBLIC SIDEWALK, EMERGENCY ACCESS AND FIRE LANE PURPOSES SO DESIGNATED ON SAID MAP

CITY CLERK, CITY OF LOMITA \_\_\_\_\_ DATE \_\_\_\_\_

**SPECIAL ASSESSMENT'S CERTIFICATE:**

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF LOMITA, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY CLERK, CITY OF LOMITA \_\_\_\_\_ DATE \_\_\_\_\_

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°00'00"E OF THE CENTERLINE OF NARBONNE AVENUE, AS SHOWN ON TRACT NO. 47 FILED IN BOOK 12, PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**CONDOMINIUM NOTE:**

THIS 2 LOT TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 16 (SIXTEEN) UNITS IN LOT 2, WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENT FOR THE UNITS.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 74138 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# TRACT NO. 74138

IN THE CITY OF LOMITA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

CERTIFICATE OF ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN  
HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN  
HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN  
HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

# TRACT NO. 74138

IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



County of Los Angeles  
 Fire Department  
 Fire Prevention Division  
 Land Development Unit

**APPROVED**  
**ACCESS REQUIREMENT ONLY**

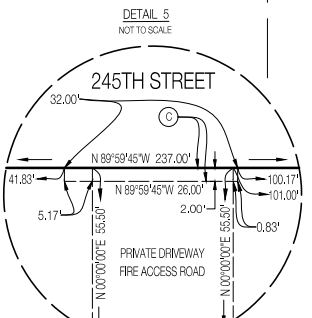
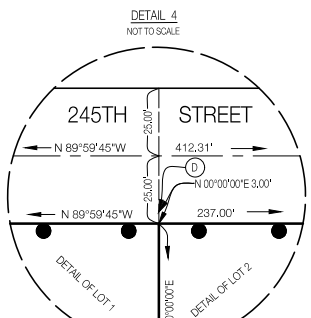
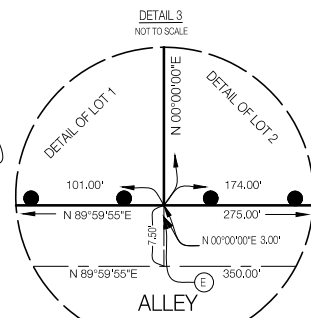
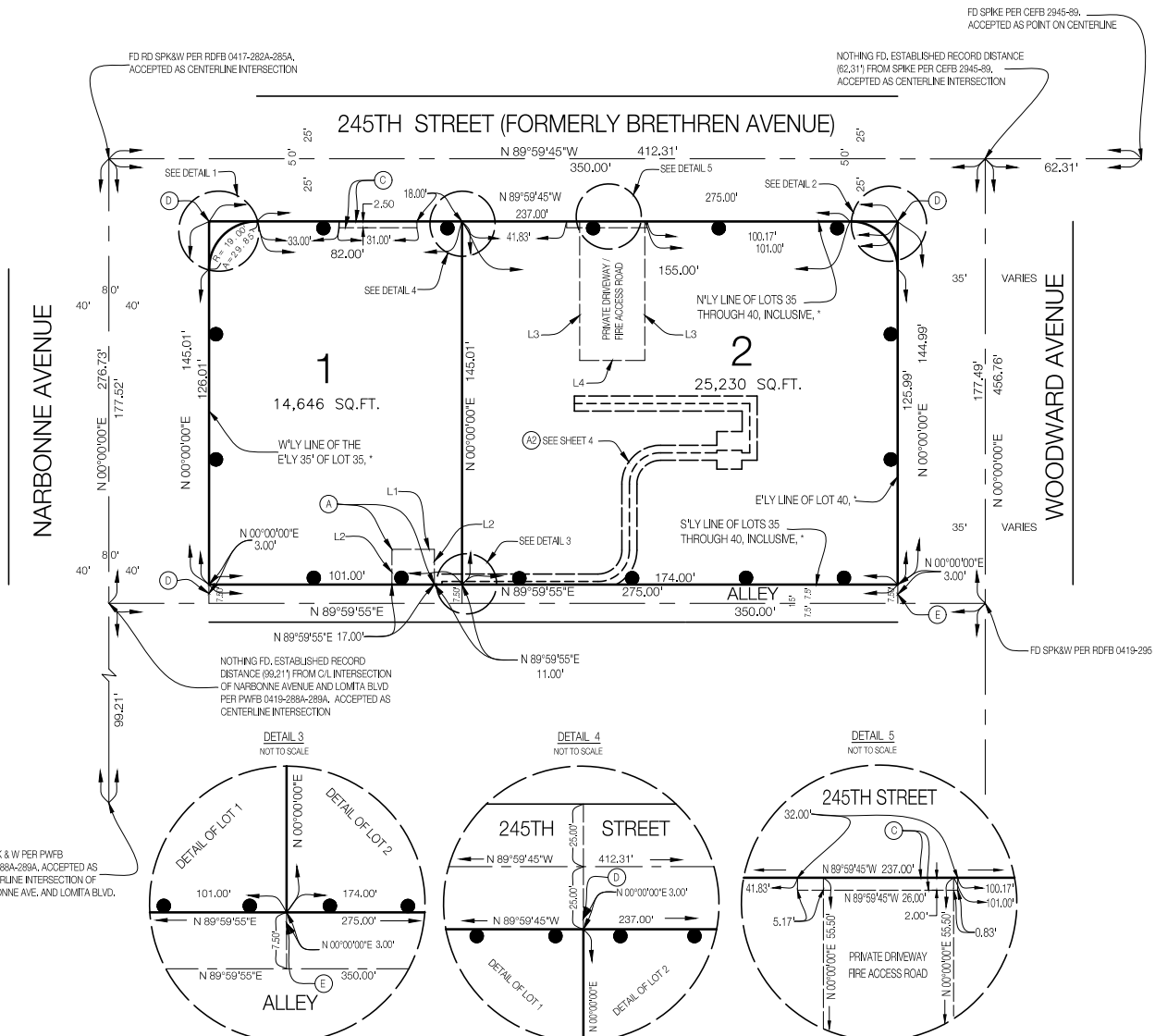
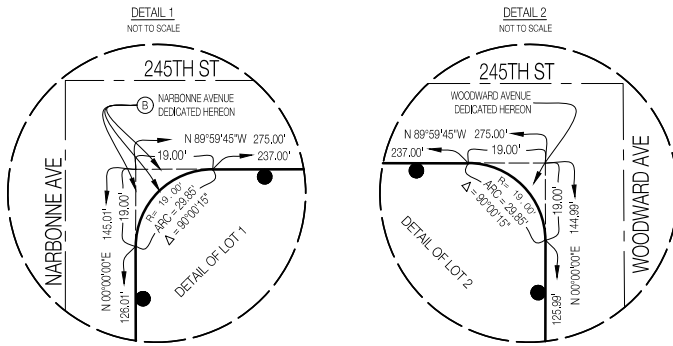
*Nancy Radebeffer*

01/23/2024

**LEGEND:**

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- \* TRACT NO. 47, M.B. 12-181
- (A) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT, AND REMOVE AT ANY TIME UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS IN, ON AND OVER PORTIONS LOTS 36 AND 37 AS DESCRIBED IN THE DEED RECORDED AUGUST 16, 2018, AS INSTRUMENT NO. 20180827289 OF OFFICIAL RECORDS.
- (B) EASEMENT OF THE CITY OF LOMITA FOR PUBLIC ROAD AND HIGHWAY PURPOSES DESCRIBED IN THE DEED RECORDED APRIL 25, 1966, AS INSTRUMENT NO. 3051 OF OFFICIAL RECORDS.
- (C) 2.5' EASEMENT TO THE CITY OF LOMITA FOR PUBLIC SIDEWALK PURPOSES.
- (D) SET L&T, RCE 30826
- (E) SET S&W, RCE 30826
- (A2) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION FOR PUBLIC UTILITIES AS DISCLOSED BY GRANT OF EASEMENT RECORDED DECEMBER 22, 2022 AS INSTRUMENT NO. 20221194232 OF OFFICIAL RECORDS

- L1 = N 89°59'55"E 17.00'
- L2 = N 00°00'00"E 14.00'
- L3 = N 00°00'00"E 55.50'
- L4 = N 89°59'45"E 26.00'



FD SPK & W PER PWFB 0419-288A-289A, ACCEPTED AS CENTERLINE INTERSECTION OF NARBONNE AVE. AND LOMITA BLVD.

FD SPIKE PER CEFB 2945-89, ACCEPTED AS POINT ON CENTERLINE

NOTHING FD, ESTABLISHED RECORD DISTANCE (62.31') FROM SPIKE PER CEFB 2945-89, ACCEPTED AS CENTERLINE INTERSECTION

FD RD SPK&W PER RDFB 0417-282A-285A, ACCEPTED AS CENTERLINE INTERSECTION

FD SPK&W PER RDFB 0419-295

# TRACT NO. 74138

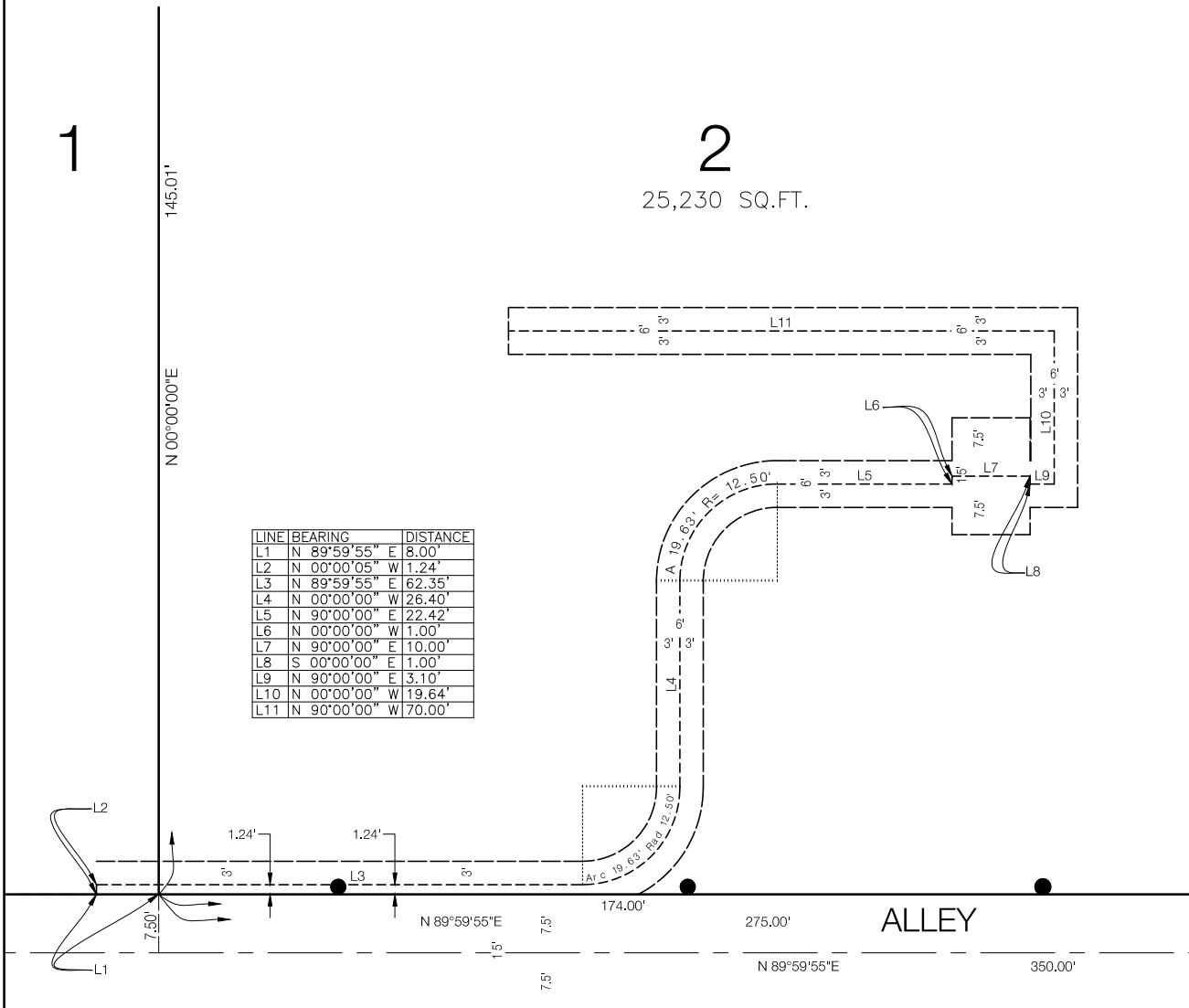
IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

1

2


25,230 SQ.FT.



LINE	BEARING	DISTANCE
L1	N 89°59'55" E	8.00'
L2	N 00°00'05" W	1.24'
L3	N 89°59'55" E	62.35'
L4	N 00°00'00" W	26.40'
L5	N 90°00'00" E	22.42'
L6	N 00°00'00" W	1.00'
L7	N 90°00'00" E	10.00'
L8	S 00°00'00" E	1.00'
L9	N 90°00'00" E	3.10'
L10	N 00°00'00" W	19.64'
L11	N 90°00'00" W	70.00'





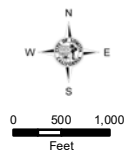
 City of Lomita

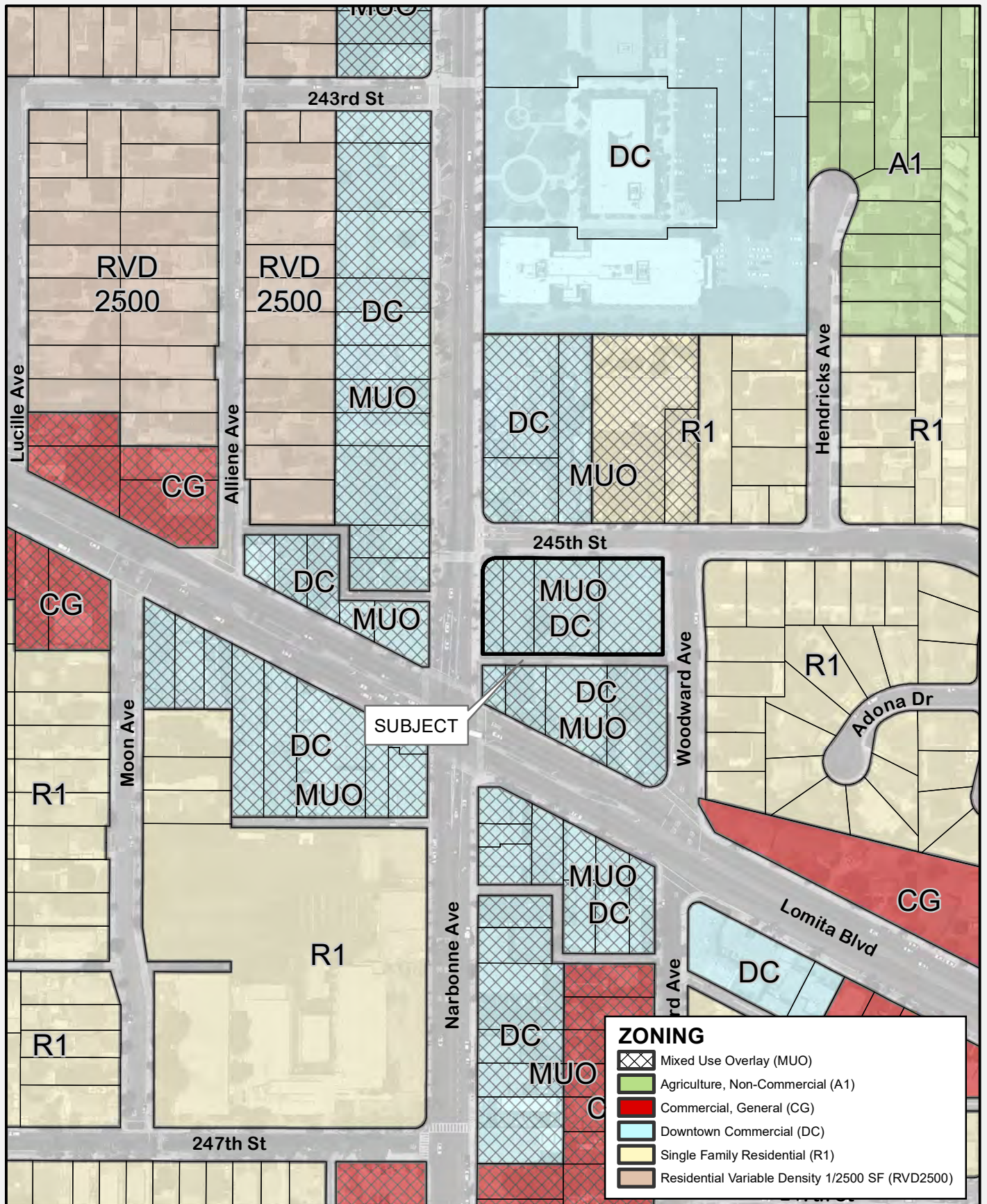


**Vesting Tentative Tract  
Map No. 74138  
Vicinity Map**

Community Development  
March 2024

Source: Lomita GIS Data Layers, TIGER Files  
GIS/Apps/24516Narbonne\_6vty.mxd





SUBJECT

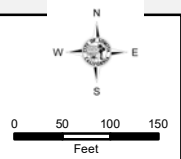
ZONING	
	Mixed Use Overlay (MUO)
	Agriculture, Non-Commercial (A1)
	Commercial, General (CG)
	Downtown Commercial (DC)
	Single Family Residential (R1)
	Residential Variable Density 1/2500 SF (RVD2500)

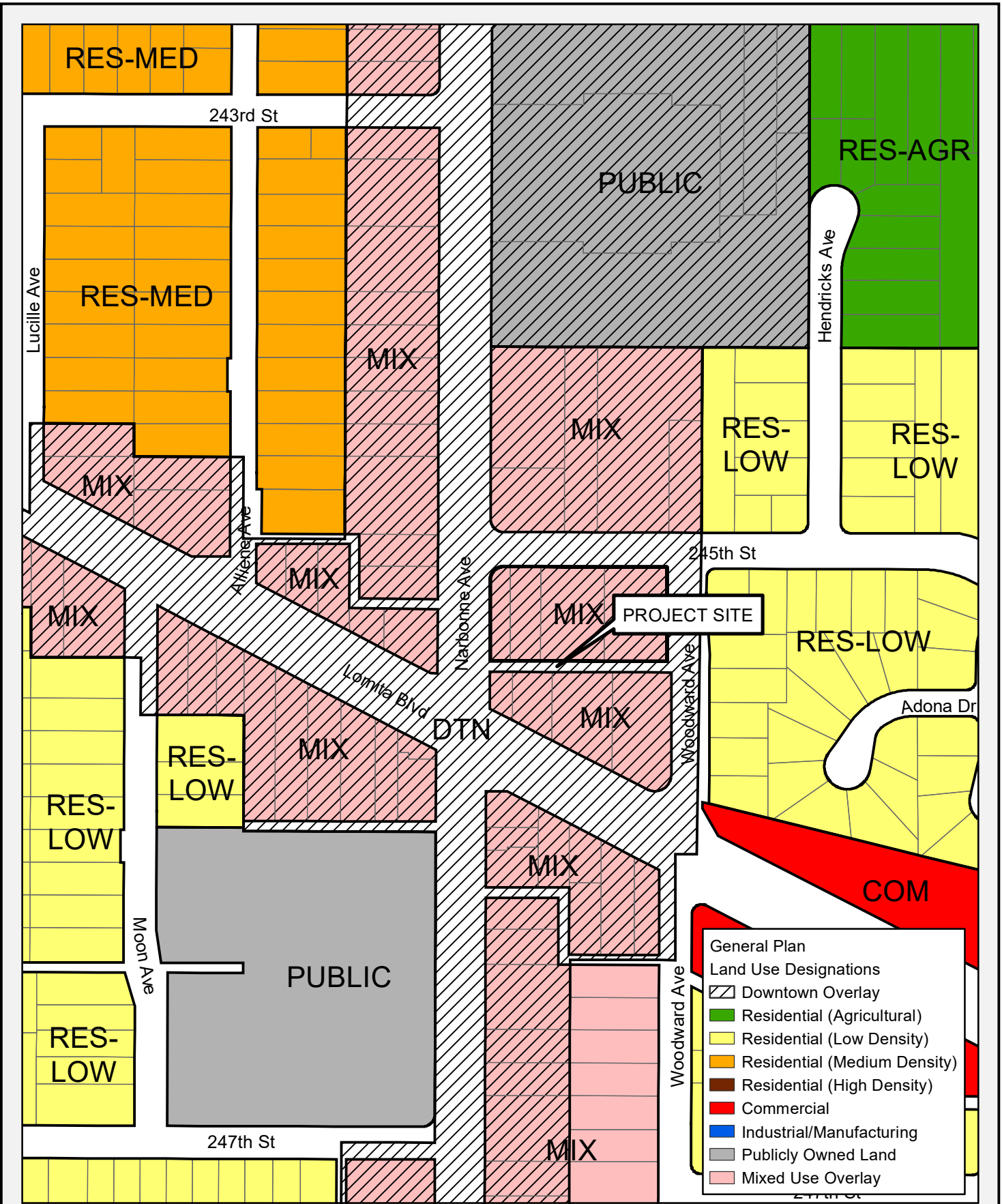


**Vesting Tentative Tract  
Map No. 74138  
Zoning Map**

Community Development  
March 2024

Source: Lomita GIS Data Layers  
/Apps/24516Narbonne\_6zon.mxd





**General Plan  
Land Use Designations**

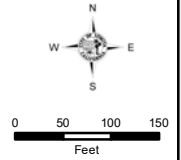
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



**Vesting Tentative Tract  
Map No. 74138  
General Plan Map**

Community Development  
March 2024

Source: Lomita GIS Data Layers  
GIS/Apps/24516Narbonne\_6gp.mxd







Subject Site

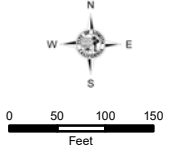


**Vesting Tentative Tract Map No. 74138**  
**Aerial Map**

Community & Economic  
Development

March 2024

Source: GIS ArcReader



# Notice of Exemption

# Appendix E

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 County Clerk  
 County of: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**From:** (Public Agency): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 (Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Lead Agency  
 Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?    Yes    No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency    Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_













## CITY OF LOMITA PLANNING COMMISSION REPORT

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

**FROM:** Laura MacMorran, AICP, Associate Planner

**DATE:** March 11, 2024

**SUBJECT:** Discussion and Consideration of Vesting Tentative Tract Map No. 83968 to Subdivide One 39,428 Ft<sup>2</sup> Lot into a Planned Residential Development Containing Nine Single-Family Residential Lots and One Common Lot at 2418 253rd Street within the Agricultural-Noncommercial (A-1) Zone and Finding the Project Exempt from the California Environmental Quality Act (CEQA)

### **RECOMMENDATION**

Adopt a resolution recommending approval of Vesting Tentative Tract Map No. 83968 to allow subdivision of a 39,428 ft<sup>2</sup> lot into a planned residential development containing nine single-family residential lots and one common lot subject to the findings and conditions and recommending exemption finding from the California Environment Quality Act (CEQA).

### **BACKGROUND**

Lorenzo Schiappa (applicant/developer) of Luigi Schiappa Development requests approval of Vesting Tentative Tract Map No. 83968 to allow a 39,428 ft<sup>2</sup> lot to subdivide into ten planned residential development lots within the Agricultural-Noncommercial (A-1) Zone.

#### **Existing Conditions**

The subject property is an interior lot north of Pacific Coast Highway and west of Pennsylvania Ave on the south side of 253<sup>rd</sup> St. It possesses 165' of frontage and 239' of depth. The site contains 3 detached single-family dwellings and three detached accessory structures. Three driveways intersect 253<sup>rd</sup> Street. There exists a utility easement along the westerly property line. Utility lines run on the south side of the street, but there are no utility poles in front of the property. The sidewalk abuts the curb and a small landscape strip sits between the sidewalk and private property.

## **ANALYSIS**

### Environmental Determination

Pursuant to Section 15322 (In-Fill Development) of the CEQA guidelines, a project is exempt because it is consistent with the general plan designation, general plan policies, zoning designation, zoning regulations, and is less than five acres with no value as endangered habitat, and will not significantly affect traffic, noise, air quality or water quality. The interior urban lot contains less than an acre of land. It can be seen with certainty that the proposed single-family development will not have any significant impacts on air quality, water quality, noise levels or traffic counts, and no endangered habitat will be affected. Also, the site is and will be adequately serviced by all required utilities and public services.

### General Plan Designation

The General Plan land use designation for the subject property is Agricultural Residential. The established density provides up to 10.89 units per acre. Based on an overall lot size of 39,423 ft<sup>2</sup>, the project will maintain a density of 9.9 units per acre.

### Zoning Designation & Standards

The site is zoned Agricultural-Noncommercial (A-1) Zone. The zoning district's name alludes to the area's original use; however, most properties today are exclusively residential uses. The project's proposed single-family dwellings are consistent with the designation and subject to Lomita Municipal Code (LMC) Sec. 11-1.30; Sec. 11-1.66.

### Adjacent Zoning and Land

All adjacent land uses are designated Agricultural Residential and zoned Agricultural-Noncommercial.

### Review of Vesting Tentative Tract Map

Staff reviewed VTTM No. 83968 and recommends approval with conditions. The City's consulting engineer, TransTech Consulting Group, reviewed the map and submitted recommendations to the Public Works Director. The Los Angeles County Fire Department's Land Development Division reviewed the tract map and site plan, and recommended approval as shown in Attachment 1 Exhibit 1.

The project has been reviewed in accordance with Article 4 (Design) of Chapter 2 (Division of Land) of Title IX (Planning and Zoning) of the LMC as follows.

<b>Development Standard</b>	<b>Project</b>	<b>Allowed/Required</b>	<b>Compliance</b>
Right-of-Way Widths (Sec. 11-2.158)	25' to Centerline + 5' Easement	27' to centerline 54' full right-of-way or alternative cross sections may be used where existing improvement patterns warrants	Yes
Lot Design (Sec.11-2.171)	Planned Residential Development Frontage: 50'	Planned Residential Development Frontage: 50' min.	Yes
Sidewalk (Sec. 11-2-217)	No less than 4' wide	No less than 4'wide	Yes
Street Trees and Plants (Sec. 11-2.219)	Trees will be planted within easement	Plant trees in within the adjacent divisions of land	Yes

Stormwater & Hazard Mitigation

According to FEMA Flood Insurance Rate Maps, Lomita does not lie within a 100-year or 500-year floodplain. However, the potential for localized flooding exists. The Hazard Mitigation Plan identifies Pennsylvania Avenue from approximately 251<sup>st</sup> St. to 254<sup>th</sup> Street. as an area with storm drain deficiencies. After multiple days of rain, staff visited 253<sup>rd</sup> Street. on February 20<sup>th</sup> while it was raining and observed pools of water in the gutter along the street.

This project must comply with the State’s Low Impact Development (LID) Standards, which require rain to be captured by onsite methods. The drainage plans and hydrology report are reviewed prior to grading permit issuance. The proposed resolution includes conditions of approval addressing stormwater.

Right-of-Way Design

The right-of-way (ROW) of 253<sup>rd</sup> St. is 50’ wide, including the parkway and sidewalk. Both the General Plan and LMC maintain standards for public ROW size. The Circulation Element notes that a 60-foot ROW width is the ideal standard and acknowledges that the City is unlikely to attain full width.

The Public Works Department has no upcoming plans to change curb-to-curb street width of 253<sup>rd</sup> St. therefore a five-foot dedication is not necessary. A dedication would add a 5’ front yard setback resulting in an irregular horizontal building plane along 253<sup>rd</sup> Street. or, if the setback was modified, the front yard would be 15’ instead of 20’.

Though a dedication may not always be necessary, the 60-foot standard provides the possibility for additional space. Utility poles, guidewires, fire hydrants, storm drains, and utility boxes affect accessible sidewalk widths and space available for public trees. The extra five feet can make a difference in whether or not the street is accessible and tree-lined.

In addition to the General Plan standard, LMC Sec. 11-2.158 (Planning and Zoning's Chapter 2 on Land Division) specifies ROW design. The Figure 1 cross section applies to one-family local streets. The City Council may grant alternative ROW cross section design to Title XI (Planning and Zoning) Chapter 2 (Division of Land).

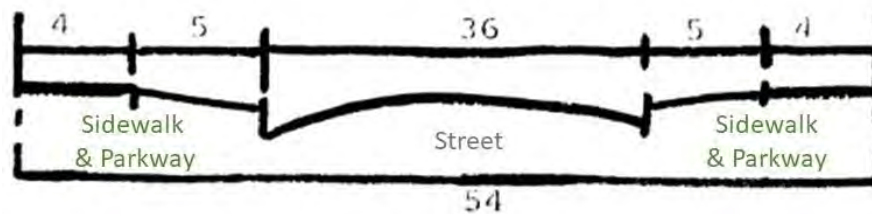


Figure 1

An alternative ROW design is preferable in this situation because the entire block has a 50' public ROW and a dedication would alter the buildings' setbacks or reduce the front yard. Instead of the Code's cross section, a 5' access and landscape easement along the northerly property line would maintain the established development pattern and provide suitable space for street trees and ADA access across/around the driveway apron. Figure 2 illustrates the location of the easement (see Conditions of Approval in Attachment 1).

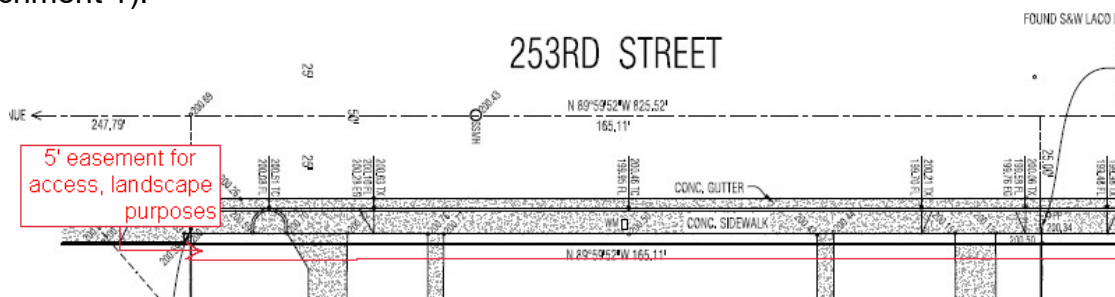


Figure 2

### Circulation and Access

The 2400 block of 253<sup>rd</sup> St. is a dead-end street that connects to Pennsylvania Avenue. The 26' wide driveway aisle/fire lane bisects the property and connects to each lot and onsite parking.

As a result of the five-foot access and landscape easement, the sidewalk along 2418 253<sup>rd</sup> Street. can be widened and public street trees may shade the sidewalk. Such improvements will improve the street's walkability and ADA compliance. The public ROW improvements will be designed to meet City engineering standards and the Public Works Department has not identified any safety issues.

### Traffic Study & Vehicles Miles Traveled

Due to the project's size (nine single-family lots) and the number of vehicle trips generated, this project is exempt from vehicle miles traveled (VMT) analysis and traffic study/level of service (LOS) analysis.

The State's VMT screening criteria exempts projects that generate or attract fewer than 110 trips per day (known as small project) because it is generally assumed to cause less-than-significant transportation impacts.

The 10-unit project at 25819 Eshelman Avenue is the most closely-related recent project. Its traffic study determined that the 10-unit project would generate 60 trips/day. The subject nine-lot project is below both thresholds and the net increase is not projected to significantly affect congestion or greenhouse gas emissions.

#### Landscape and Trees

As a condition of approval, the Public Works Director must review and approve a landscape and irrigation plan for the public ROW. The Zoning Code's private property landscape standards require 50% of the front yard to be landscaped with drought-tolerant plants and irrigated. The subdivision design does not conflict with this standard.

The Subdivision Map Act's first finding pertains to passive or natural heating or cooling. Landscaping, and in particular trees naturally cool an area. LMC Sec. 11-2.219 requires the subdivider to plant street trees in the parkway panels adjacent to a division of land. Should the aforementioned alternate ROW design be approved, these trees will be located within the 5' easement.

In addition, the existing property has numerous trees, and two mature trees have diameters' 24 inches or more. Tree preservation is also one of the considerations of the Planned Residential Development standards (Sec. 11.1.30.17.(H)(4)). The fire lane/driveway aisle, and building footprints necessitate the removal of some trees. Although the preliminary landscape plan shows two new trees per lot, some trees might be saved. Prior to issuance of grading permits, the developer shall submit a tree removal, preservation and planting plan. The subdivision shall have at least two trees per lot; those trees may be either existing or new. New tree species and size are subject to the Community and Economic Development Director's approval. The additional trees will meaningfully contribute to natural cooling opportunities.

#### CA Gov't Code/Subdivision Map Act Findings

The findings are summarized below and elaborated in the resolution.

1. To the extent feasible, the subdivision provides for passive or natural heating or cooling opportunities.
2. The proposed subdivision, its design and improvements are consistent with the City of Lomita's General Plan.
3. The site is physically suitable for the proposed 9.9 units/acre and single-family dwellings.
4. The proposed subdivision design and improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat.

5. The proposed subdivision design and single-family dwellings are not likely to cause serious public health problems.
6. The proposed subdivision design and type of improvements will not conflict with easements.
7. Waste will be discharged into an existing sewer system will not violate existing local water quality control board requirements.
8. The proposed subdivision and improvements will help the City of Lomita meet its regional housing needs.

### **FISCAL IMPACT**

The City will receive development fees, in-lieu fees, water facilities fees, right-of-way improvements, and building permit fees, which will have a negligible impact on the budget.

### **OPTIONS**

1. Recommend approval to the City Council
2. Do not recommend approval to City Council
3. Recommend approval to City Council with amendments.
4. Provide staff with further direction.

### **PUBLIC NOTICE**

Notices of this hearing dated February 28, 2024, were mailed to property owners within 300 feet of the subject property and posted on the Lomita City webpage and at Lomita City Hall and Lomita Park.

### **ATTACHMENTS**

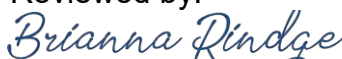
1. Proposed Resolution
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Vesting Tentative Tract Map No. 83968
8. Preliminary Landscape Plans

Prepared by:



Laura MacMorran, AICP  
Associate Planner

Reviewed by:



Brianna Rindge, AICP  
Community & Economic Development Director

**RESOLUTION NO. PC 2024-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83968 TO ALLOW A 39,428 FT<sup>2</sup> LOT TO SUBDIVIDE INTO A PLANNED RESIDENTIAL DEVELOPMENT WITH NINE SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMON LOT AT 2418 253<sup>rd</sup> STREET (APN: 7373-016-056) WITHIN THE AGRICULTURAL, NONCOMMERCIAL (A-1) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). FILED BY LORENZO SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT AT 2040 LOMITA BOULEVARD, LOMITA CA 90717 (APPLICANT/DEVELOPER)**

**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 Vesting Tentative Tract Map No. 83968 to allow a 39,428 square-foot single family residential lot to subdivide into a planned residential development with nine single-family residential lots and one common lot at 2418 253<sup>rd</sup> St.in the Agricultural, Noncommercial (A-1) Zone. Filed by Lorenzo Schiappa of Luigi Schiappa Development at 2040 Lomita Blvd. Lomita, CA 90717 (“Applicant”/“Developer”).
- B. On March 11, 2024, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. Vesting Tentative Tract Map No 83968 has been reviewed on behalf of the City by TransTech Consulting Group, which determined that the proposed Tentative Map meets the requirements of the City’s Municipal Code and the State Subdivision Map Act and recommended conditions for the final map approval which have been included in this Resolution.
- D. The Los Angeles County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs and the design provides adequate access. The approval is attached as Exhibit 1.
- E. The project is categorically exempt pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act guidelines. The project is consistent with the general plan designation, general plan policies, zoning designation, zoning regulations, and is less than five acres with no value as endangered habitat, and will not significantly affect traffic, noise, air quality or water quality. The proposed subdivision is consistent with the general plan and zoning code. The interior urban lot contains less than an acre of land. It can be seen with certainty that the proposed single-family development will



not have any significant impacts on air quality, water quality, noise levels or traffic counts, and no endangered habitat will be affected. The site is and will be adequately serviced by all required utilities and public services.

- F. The Planning Commission finds that the Applicant agree with the necessity of and accepts 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

Pursuant to California Government Code Section 66410 *et seq.* (Subdivision Map Act), Section 11-2.116 of the Lomita Municipal Code, and the City's General Plan, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

1. *The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities.* (See Gov. Code Section 66473.1.)

The design of the subdivision balances hardscaped and landscaped surfaces. A five-foot access and landscape easement along the northerly (front) property line is included as a condition of approval. The space for sidewalk and parkway is approximately seven feet, approximately two feet of which is available for parkway. Trees do not grow well in such a narrow space and any growth impacts sidewalk safety. Also affecting tree growth is aerial utility lines running parallel to the sidewalk. The easement will provide more space for street trees to grow at the crown, thereby shading and naturally cooling more area.

As shown on the Vesting Tentative Tract Map, the site contains numerous mature trees. The site design, in particular, the location of fire lane and building pads necessitates the removal of some of the trees. Landscaping areas and yards are dispersed throughout the site and provide locations to replace lost trees. Trees are known for naturally cooling surfaces and air temperature; therefore, a condition of approval requires providing two trees per residential lot, the species and size shall be approved by the City.

2. *The proposed subdivision and the provisions for its design and improvement are consistent with the general plan for the City of Lomita ("General Plan"),* (See Gov. Code Section 66474; Lomita Municipal Code Section 11-2.116.)

The project site has a General Plan Land Use Designation of Agricultural Residential and allows up to 10.89 units per acre. The proposed 39,482-square-foot, ten-lot (nine single-family lots and one common lot) project's density is 9.9 units per acre.

3. *The Subject Site is physically suitable for the type and density of development proposed in the Tentative Tract.* (See Gov. Code Section 66474; Lomita Municipal Code Section 11-2.116.)

The project site is adequate in size, shape, topography, location, and other factors to accommodate the proposed use and development of a nine single-family lot development. The nine new single-family lots will connect into the existing utility network available to the flat parcel and make upgrades as needed.

The proposed development will maintain adequate street access for pedestrians and vehicles as well as adequate capacity for parking and traffic. The three existing driveways will be reduced to one 26-foot-wide driveway. The internal driveway will provide full access to the development and serve as a fire lane. The proposed development requires two parking spaces within an enclosed two-car garage for each unit and one guest parking space per every two units without direct street frontage. The project design meets the required parking standards and promotes safe and convenient pedestrian and vehicular circulation.

Condition No. 46 requires the removal of the existing structures before the final map is recorded.

4. *The subdivision design and improvements proposed in the Tentative Tract Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The vegetation onsite includes shrubs and trees including several mature trees that provide some canopy coverage. None of the existing urban introduced landscaping is a candidate for sensitive or special status species. The project would not significantly impact wildlife or wildlife habitat. Tree removal may affect offspring survival; therefore, a condition of approval has been included to require the removal of existing trees outside of the nesting season defined by the California Department of Fish and Wildlife as February 1<sup>st</sup> through August 15<sup>th</sup>.

5. *The subdivision design and type of improvements proposed in the Tentative Map are not likely to cause serious public health problems.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The subdivision design in accordance with the planned residential development standards is similar to the cul-de-sac designs nearby on Becknell and Bani Avenue, except it provides access via a private driveway instead of creating a dead-end public street terminating at a cul-de-sac. The alternative private right-of-way design is acceptable as it provides all necessary private and emergency access.

Also, 253<sup>rd</sup> Street's most recent subdivisions on Bani and Becknell Avenues did not dedicate five feet of frontage along 253<sup>rd</sup> Street. The entire block has a

50-foot right-of-way width. As it is not foreseeable that the General Plan's ideal 60-foot right-of-way width will be fully realized, accepting a five-foot easement as an alternative to a dedication maintains the block's existing pattern of development, provides for an accessible path of travel, and meets street tree requirements/natural cooling objectives.

The project meets all standards of Title XI Chapter 2's for Lot Design. All development and public improvements will occur per applicable standards and codes, including the zoning and building codes. Though the area is deficient in stormwater drains, the area has been occupied by residential improvements similar to the proposed dwellings. This project will collect stormwater on site in accordance with Low Impact Development Standards. (COA No. 21)

The subdivision design, alternative right-of-way cross section design, and type of improvements can be seen with certainty to not cause any serious public health problems.

6. *The subdivision design and type of improvements proposed in the Tentative Map will not conflict with easements acquired by the public at large for access through or use of the Subject Site. (See Gov. Code Section 66474; Lomita Municipal Code Section 11-2.116.)*

The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. The vesting map includes a utility easement located along the westerly property line. The existing rights-of-way remain intact and there is no foreseeable interference.

7. *The discharge of waste into an existing sewer system from development proposed in the Tentative Map will not cause a violation of existing requirements prescribed by the local water quality control board. (See Gov. Code Section 66474.6.)*

The design of the subdivision will discharge waste into an existing community sewer system and will not result in violation of existing requirements prescribed by Los Angeles Regional Water Quality Control Board per Division 7 of the Water Code.

8. *The subdivision and improvements proposed in the Vesting Tentative Tract Map help the City of Lomita meet its regional housing needs. (See Gov. Code Section 66474.6.)*

A net six dwellings will be created from this development. The Housing Element noted that more than 32% of households in 2013 were overpaying for their housing. The Planned Residential Development, which relies on this subdivision, provides a less costly option to purchase/rent and maintain single-family homes.

Therefore, pursuant to the Municipal Code and California Government Code Sections

66473.5 and 66474 (A through G), the proposed tract map qualifies for approval.

Section 3. NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby recommends City Council approval of Vesting Tentative Tract Map No. 83968 subject to the following conditions:

### **GENERAL PROJECT CONDITIONS**

1. This Vesting Tentative Tract Map is granted for the property described in the January 8<sup>th</sup>, 2024, application on file with the Planning Division, and may not be transferred from one property to another.
2. Pursuant to Lomita Municipal Code sections 11-2.357 and 11-2.251, this Vesting Tentative Tract Map dated February 21, 2023, shall automatically become null and void 24 months from the date of City Council's approval. If the final map has not been recorded prior to expiration date, the Subdivider may apply for an extension in writing to the City of Lomita Planning Commission, provided that the request is received before expiration of this tentative map.
3. The Developer shall comply with County of Los Angeles Fire Department attached conditions.
4. The Developer agrees, as a condition of adoption of this resolution, at Developer'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. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
5. The second sheet of building plans, grading plans, and/or offsite improvement plans shall list all conditions of approval and include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
6. Prior to the issuance of buildings permits, Developer shall sign a letter agreeing to the conditions of approval within this resolution.
7. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property.
8. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property.

## **PUBLIC WORKS CONDITIONS**

### *General*

9. The developer shall obtain an encroachment permit from the City of Lomita and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.
10. All public improvements, including new water service lines, meters, and frontage improvements shall be constructed per the City's Standard Drawings and Standard Specifications.
11. Developer shall conduct a pre-construction meeting with the City's Public Works prior to grading permit issuance.

### *Water*

12. As required by the Public Works Department, each lot will require its own water and sewer service and laterals. New service laterals shall be installed per City Standard Drawings. Existing unused water service lateral(s) shall be abandoned. New water service laterals shall not share the same trench as electrical service lines and shall maintain a minimum 2-foot separation.
13. As required by the Public Works Department, the developer shall submit calculations, prepared by a licensed civil engineer, determining the size of the water service laterals, water meters, and backflow device. A separate fire service line may be required. A separate irrigation meter may be required.
14. Developer shall pay the applicable Water Facilities fee.
15. All water meters shall be located outside of the driveway apron. The new location shall be to the satisfaction of the Public Works Director.

### *Sewer*

16. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.

### *Grading and Drainage*

17. Prior to issuing a grading permit or final map approval, the developer shall either construct or post security for all required public improvements.

### *Soils*

18. Prior to the final map hearing, a soils report is required.
19. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
20. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

### *Stormwater*

21. Stormwater Planning Program LID Plan Checklist (Form MS4-1 PC) completed by Engineer of Record shall be copied on the first sheet of Grading Plans (form available at <https://www.dropbox.com/scl/fi/3cbtiwjvr6l3tavligd42/LOMITA-MS4-1-LID-Determination-Form.pdf?rlkey=58f40qvnxn48r1ci153h29&dl=0>).

### *Public Right-of-Way*

22. Civil engineering plans shall be submitted for all right-of-way improvement prior to plan submission to the Building and Safety Division.
23. Rehabilitate existing street pavement along the length of the property frontage to the centerline of the street and as directed by the City Engineer or his/her designee.
24. Close existing driveway apron, install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
25. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
26. Install new concrete sidewalk along the length of the property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City

Engineer and/or his/her designee. A five-foot concrete sidewalk behind landscaped parkway is recommended.

27. Remove and replace broken and off-grade curb and gutter in accordance with SPPWC Standard Plan 120-2 and as directed by the City Engineer or his/her designee.
28. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
29. All project driveways, approaches, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements.
30. Before the City accepts any median, parkway, or planted-landscape easement, the landscaping thereon must complete a plant establishment period of 90 days.

## **PLANNING CONDITIONS**

### *Subdivision*

31. The final map shall not be recorded until there is compliance with all conditions of approval, unless stated otherwise in this resolution.
32. A preliminary tract map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final tract map is filed with the Los Angeles County Recorder.
33. Prior to the final map recordation, all existing structures shall be demolished to ensure that there are no improvements straddling any new property line.
34. Removal of existing trees shall be performed outside of the nesting season defined by the California Department of Fish and Wildlife as February 1<sup>st</sup> through August 15<sup>th</sup>.
35. Developer shall pay all in-lieu dedication fees prior to recording the final map.
36. Provide 5-foot by 165-foot landscape and access easement along the northerly property line.
37. All new and modified utility lines shall be placed underground.

38. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final tract map is approved by the City and filed with the Los Angeles County Recorder, unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, the easement holder shall execute a subordination prior to the filing of the final tract map.
39. Monumentation of tract map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
40. All conditions from City Departments and Divisions shall be incorporated into the tract map prior to submitting the tract map for review.
41. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the tract map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
42. Proof of Tax clearance shall be provided at the time of tract map review submittal.
43. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit one (1) blueprint, one (1) sepia mylar, and electronic .pdf copy on a CD of the recorded map to the City's Public Works Department.
44. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, and water shall be provided for each property that does not front or have direct access to the public right-of-way. Services to each property shall be underground and shall be located in a trench within this easement.
45. Existing structures shall be demolished prior to the approval of the map.
46. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Tentative Tract Map and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail.
47. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of the private driveway, landscaping and any other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance.
48. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles.



49. Guest parking spaces shall not be assigned to any one residential unit and a sign shall be installed at each space. These requirements shall be included in the CC&Rs.

#### *Planned Residential Development*

50. Developer shall satisfy all private property tree requirements prior to finalization of building permits.
51. Lighting shall not constitute a hazard to vehicular traffic, either on private property or adjoining streets. Developer shall recess or conceal under-canopy lighting elements so as not be directly visible from a public street. Light shall not trespass more than 10 feet onto adjacent property.
52. Ground-mounted utility equipment, including transformers, is not permitted within the front yard setback.
53. Each single-family dwelling's open space shall be equipped with a water spigot and electrical outlet.
54. Common trash enclosure area shall be screened and the design is subject to the review of the Community and Economic Development Director.
55. Developer shall pay the applicable development fees before issuance of building permits.
56. Signs labeled "Guest Parking" shall be posted at each of the three guest parking spaces.

#### *Landscaping*

57. A minimum of 50% of the front yard shall be irrigated and landscaped with drought-tolerant plants. Plans shall be approved by the Planning Division.
58. Prior to issuance of grading permits, the developer shall submit a tree removal, preservation, and planting plan for approval.
59. The subdivision shall have at least two trees per lot. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size.

#### **FIRE DEPARTMENT CONDITIONS**

60. Attached Conditions Reference EPIC-LA Number FLDU2023001741 dated 9/5/2023.

## INDEMNIFICATION

Applicant agrees, as a condition of adoption of this resolution, at Applicant' 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' 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, APPROVED, and ADOPTED** by the Planning Commission of the City of Lomita on this 11<sup>th</sup> day of March 2024, by the following vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSTAIN: Commissioners:  
ABSENT: 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.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerence, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2023001741 PROJECT NUMBER: TR83968  
CITY/COMMUNITY: Lomita STATUS: Cleared  
PROJECT ADDRESS: 2418 253rd Street DATE: 09/05/2023  
Lomita, CA 90717

---

**CONDITIONS**

1. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be performed through EPIC-LA in the project's Final Map plan number.
2. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
3. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development—City Request—Final Map (Tract/Parcel).
4. Tentative Parcel Map 83968 (FLDU2023001741) 2418 253rd St, Lomita, CA 90717, has satisfied the County of Los Angeles Fire Department Fire Prevention Division Land Development review.

For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4243 or [Nancy.Rodeheffer@fire.lacounty.gov](mailto:Nancy.Rodeheffer@fire.lacounty.gov).

VESTING TENTATIVE  
**TRACT NO. 83968**  
 IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

**SUBDIVIDER**  
 LUIGI SCHIAPPA DEVELOPMENT, INC.  
 LUIGI & LORENZO SCHIAPPA  
 2040 LOMITA BOULEVARD, SUITE 100  
 LOMITA, CA 90717  
 PHONE (310) 373-8555

**LEGAL DESCRIPTION**  
 LOT 24,  
 TRACT NO. 592,  
 M.B. 17-125,  
 APN 7373-016-056

**JOB ADDRESS**  
 2418 253RD STREET  
 LOMITA, CA 90717

FOR PLANNED UNIT DEVELOPMENT PURPOSES

**EXISTING CONDITION**

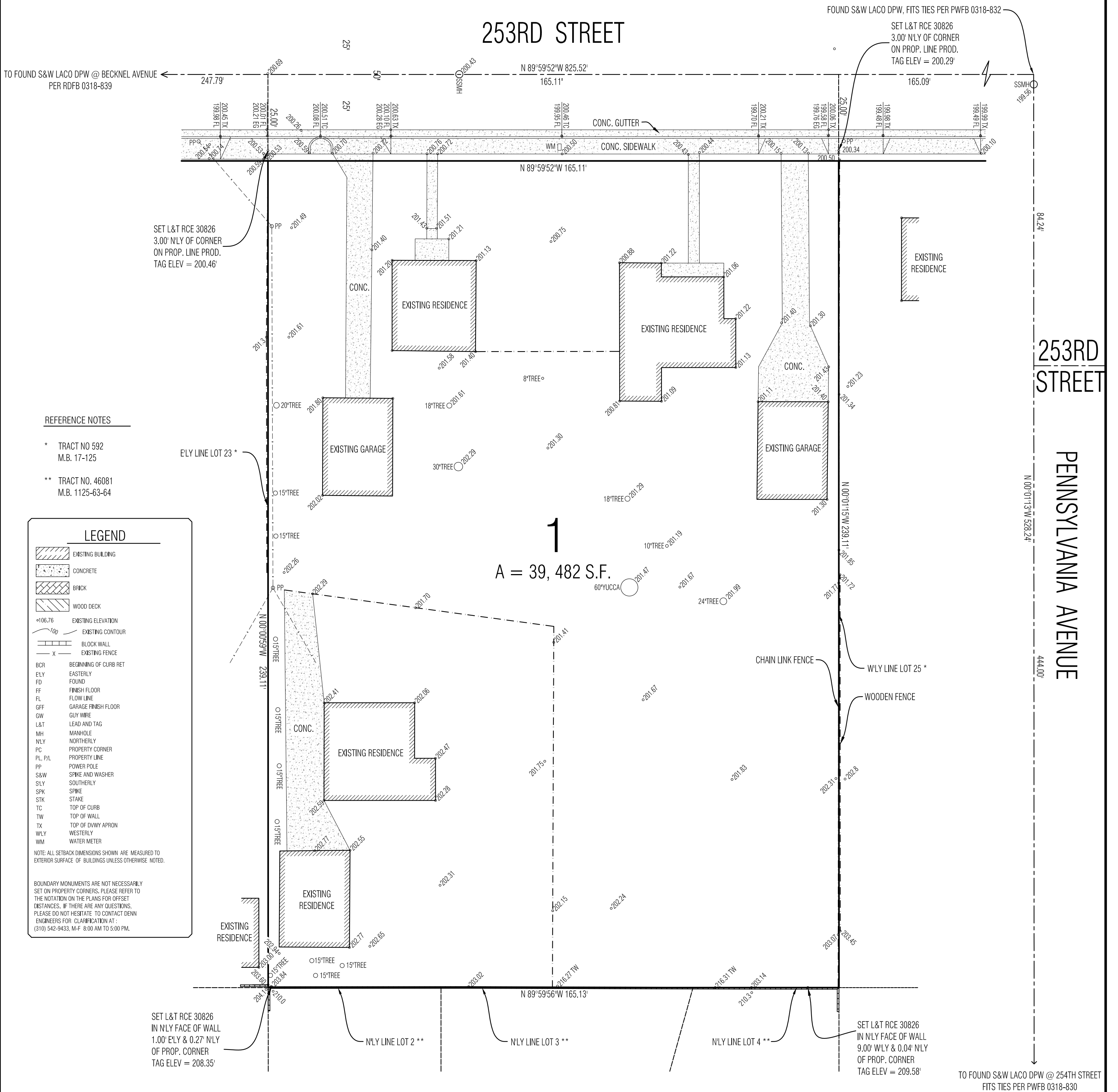
**ENGINEER**  
**DENN ENGINEERS**  
 3914 DEL AMO BOULEVARD, STE. 921  
 TORRANCE, CA 90503  
 310-542-9433



DATE 2-15-2023

GARY J. ROEHL R.C.E. 30826

22-355



**REFERENCE NOTES**

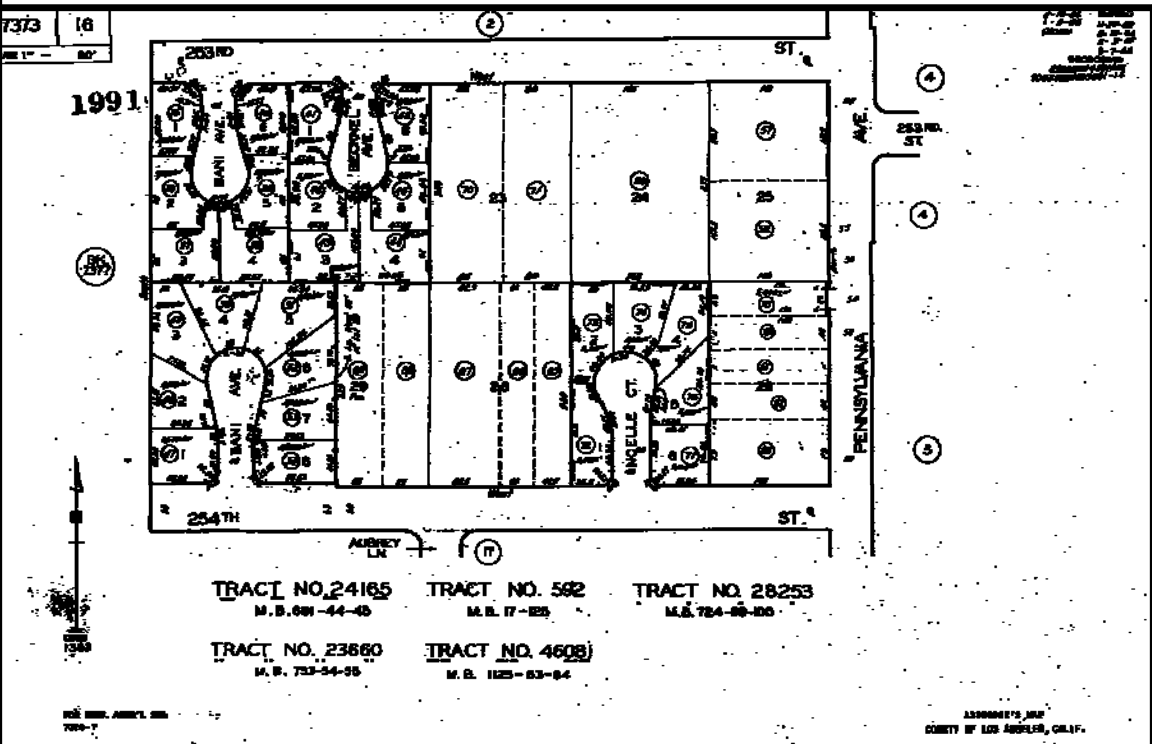
- \* TRACT NO 592 M.B. 17-125
- \*\* TRACT NO. 46081 M.B. 1125-63-64

**LEGEND**

[Pattern]	EXISTING BUILDING
[Pattern]	CONCRETE
[Pattern]	BRICK
[Pattern]	WOOD DECK
[Symbol]	EXISTING ELEVATION
[Symbol]	EXISTING CONTOUR
[Symbol]	BLOCK WALL
[Symbol]	EXISTING FENCE
[Symbol]	BCR BEGINNING OF CURB RET
[Symbol]	ELY EASTERLY
[Symbol]	FD FOUND
[Symbol]	FF FINISH FLOOR
[Symbol]	FL FLOW LINE
[Symbol]	GFF GARAGE FINISH FLOOR
[Symbol]	GW GUY WIRE
[Symbol]	L&T LEAD AND TAG
[Symbol]	MH MANHOLE
[Symbol]	NLY NORTHERLY
[Symbol]	PC PROPERTY CORNER
[Symbol]	PL, P/L PROPERTY LINE
[Symbol]	PP POWER POLE
[Symbol]	S&W SPIKE AND WASHER
[Symbol]	S/LY SOUTHERLY
[Symbol]	SPK SPIKE
[Symbol]	STK STAKE
[Symbol]	TC TOP OF CURB
[Symbol]	TW TOP OF WALL
[Symbol]	TX TOP OF DWY APRON
[Symbol]	WLY WESTERLY
[Symbol]	WM WATER METER

**GENERAL NOTES**

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN THE ADJACENT STREET.
3. THIS IS A 10-LOT PLANNED UNIT DEVELOPMENT PROJECT ( 9 RESIDENTIAL LOTS AND 1 COMMON LOT).
4. BASIS OF BEARINGS : CENTERLINE OF 253RD STREET; N 89°59'52" W.
5. BENCHMARK: SSMH AT THE C/L OF 253RD STREET IN FRONT OF THIS SITE; ELEV = 200.43'
6. EXISTING ZONING: A-1 (RESIDENTIAL 1-UNIT PER 4,000 S.F.).
7. FLOOD ZONE: X ; COMMUNITY No. 060135; FLOOD MAP 06037C1940F, 9-26-2008.





VESTING TENTATIVE  
**TRACT NO. 83968**

IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

FOR PLANNED UNIT DEVELOPMENT PURPOSES

**PROPOSED PROJECT**

SHEET 2 OF 2 SHEET

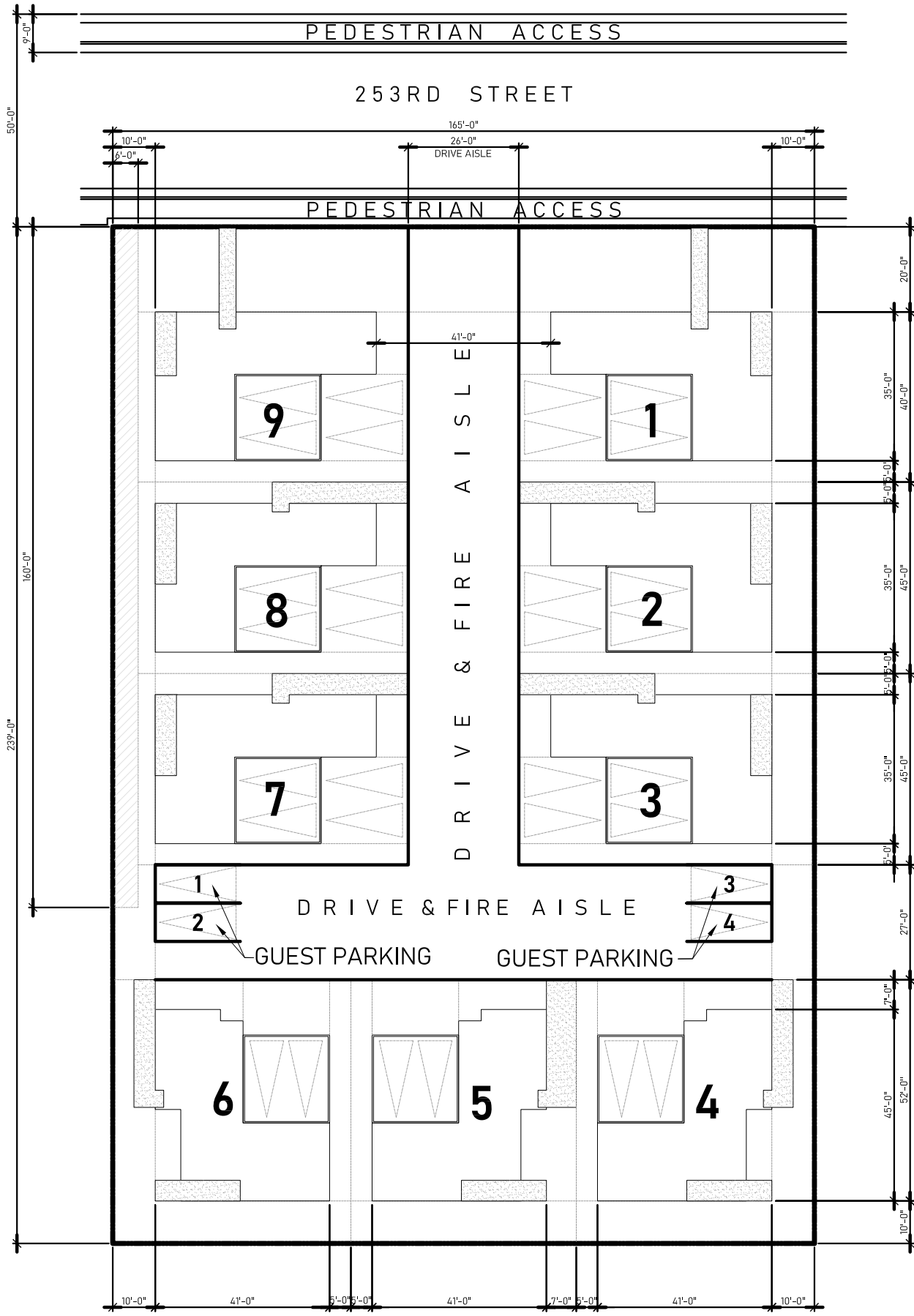
ENGINEER  
**DENN ENGINEERS**  
 3914 DEL AMO BOULEVARD, STE. 921  
 TORRANCE, CA 90503  
 310-542-9433



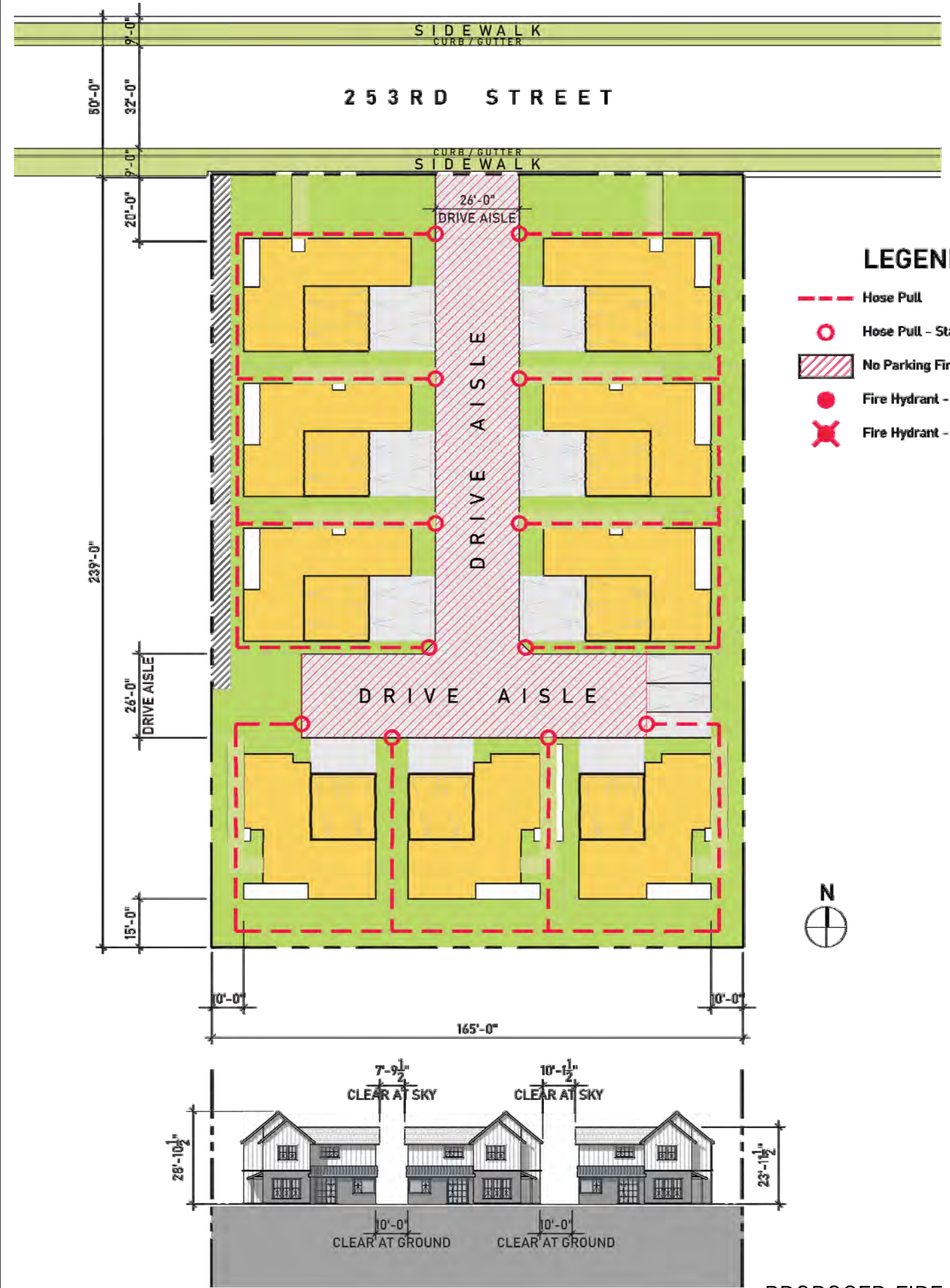
GARY J. ROEHL R.C.E. 30826

DATE 2-15-2023

22-355



PROPOSED SITE PLAN



SOUTH ELEVATION

PROPOSED FIRE LANE



**MATERIAL LEGEND**

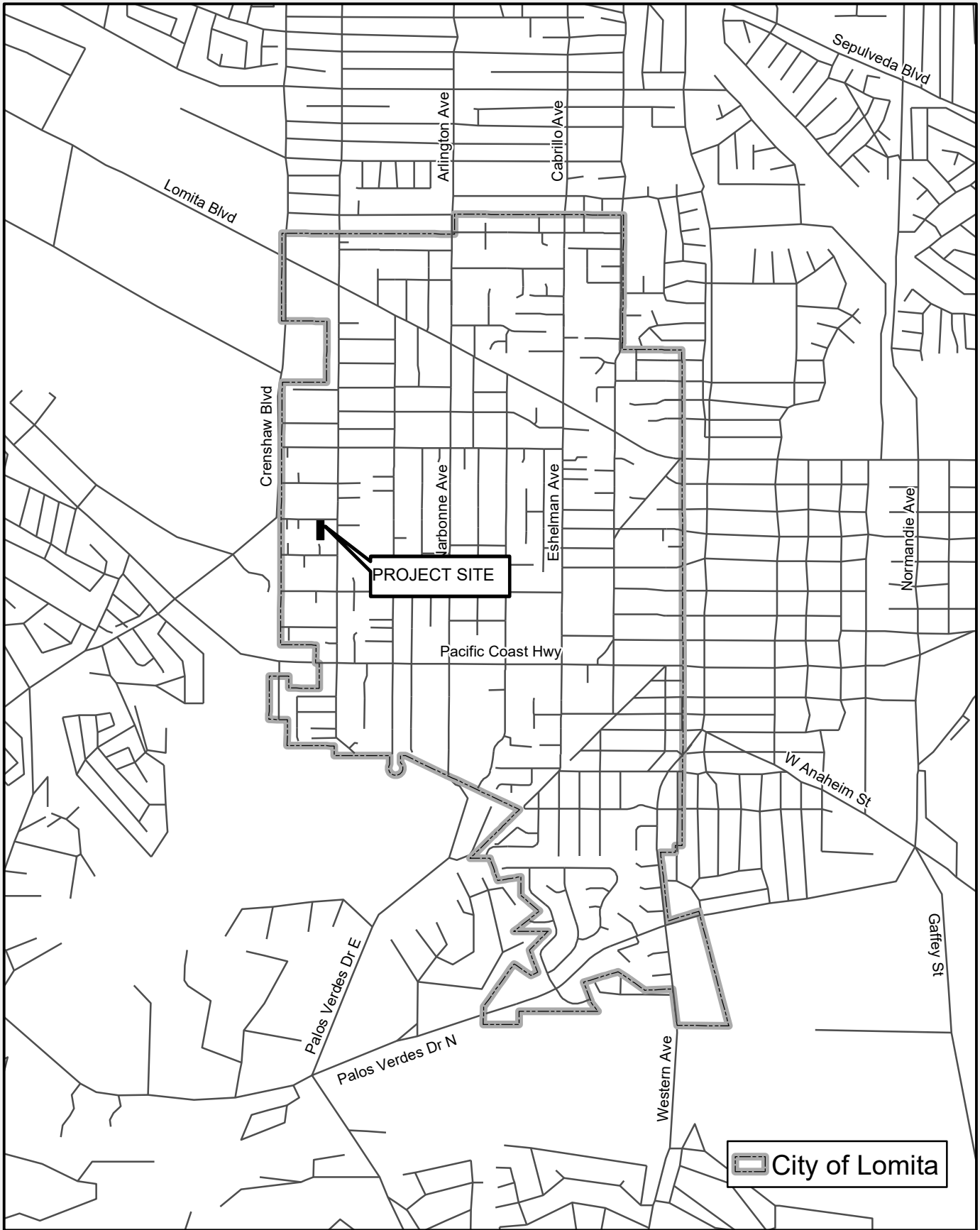
- 1 Metal Gutter (3")
- 2 Board & Batten Siding
- 3 Cement Plaster (20/30 Sand Finish)
- 4 Recessed Vinyl Windows (Mildard Black)
- 5 Clear Douglas Fir Doors
- 6 Vinyl Sliding Door (Mildard White)
- 7 Shuco Expansion Joints
- 8 Metal Roof
- 9 Wood Trim
- 10 Wood Louvered Vent
- 11 Brick Veneer


**PAINT LEGEND**

- P1 Dunn Edwards Paint: Igloo (DEW379)
- P2 Dunn Edwards Paint: White Lake (DE6323)
- P3 Dunn Edwards Paint: Charcoal Smudge (DE6370)

SITE KEY PLAN





 City of Lomita



**Vicinity Map**  
**Vesting Tentative Tract Map No. 83968**  
**2418 253rd St.**

Community Development

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/2244PCH\_4vty.mxd

0 500 1,000  
 Feet

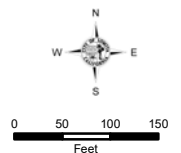


**Vesting Tentative Tract Map No. 83968**  
**Zoning Map**  
**2418 253rd St.**

Community & Economic  
 Development

March 2024

Source: GIS ArcReader

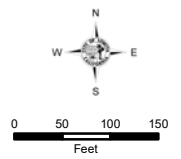




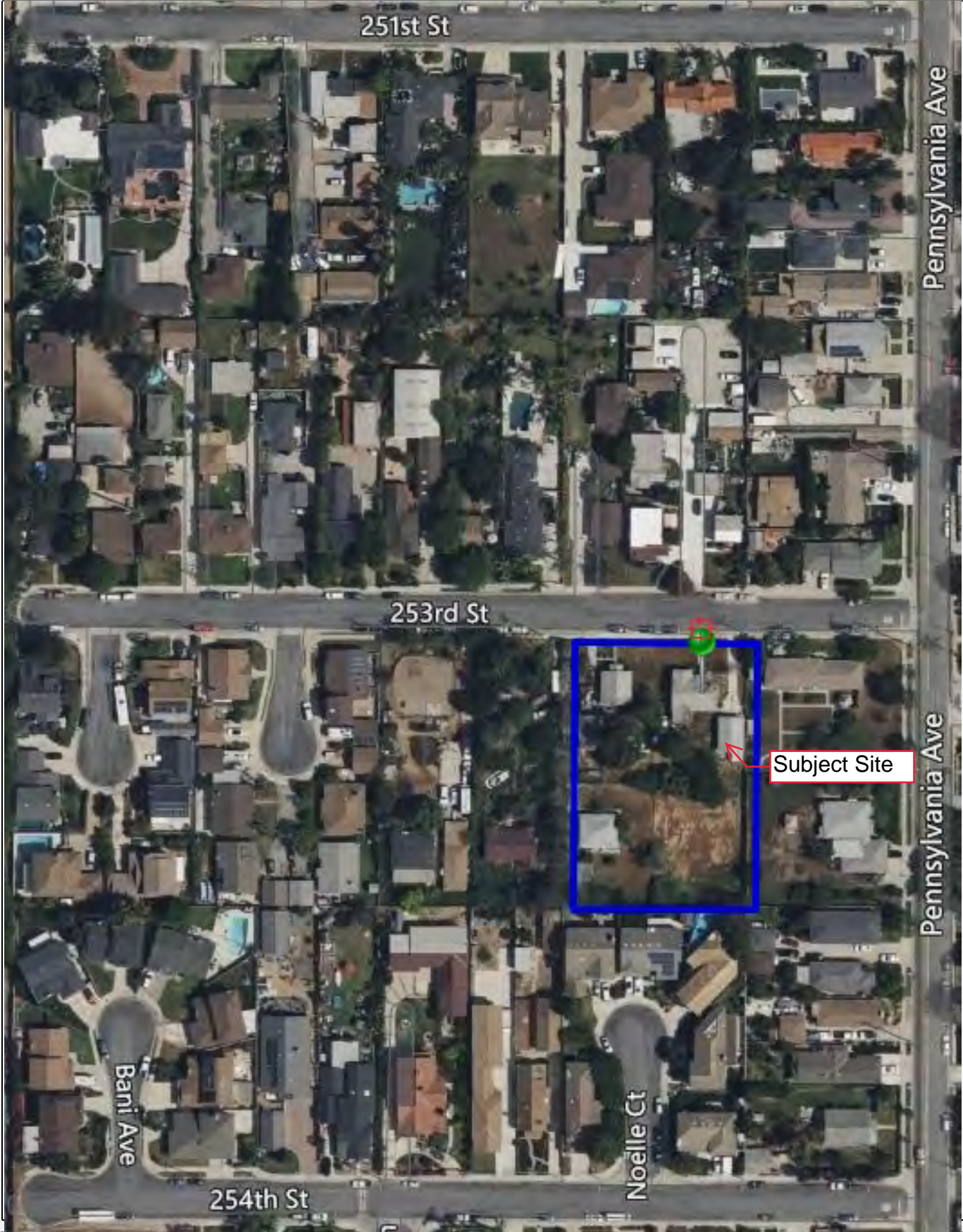


**Vesting Tentative Tract Map No. 83968**  
**General Plan Map Agricultural-Res.**  
**2418 253rd Street**

Community & Economic  
 Development  
 March 2024  
 Source: GIS ArcReader







Subject Site



**Vesting Tentative Tract Map No. 83968**

**Aerial Map  
2418 253rd Street**

Community & Economic  
Development

March 2024

Source: GIS ArcReader



# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**From:** (Public Agency): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Lead Agency

Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?    Yes    No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Attachment 6

Revised 2011



SCALE: 1" = 20'

# VESTING TENTATIVE TRACT NO. 83968

SHEET 1 OF 2 SHEET

**SUBDIVIDER**  
LUIGI SCHIAPPA DEVELOPMENT, INC.  
LUIGI & LORENZO SCHIAPPA  
2040 LOMITA BOULEVARD, SUITE 100  
LOMITA, CA 90717  
PHONE (310) 373-8555

**LEGAL DESCRIPTION**  
LOT 24,  
TRACT NO. 592,  
M.B. 17-125,  
APN 7373-016-056

**JOB ADDRESS**  
2418 253RD STREET  
LOMITA, CA 90717

IN THE CITY OF LOMITA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

FOR PLANNED UNIT DEVELOPMENT PURPOSES

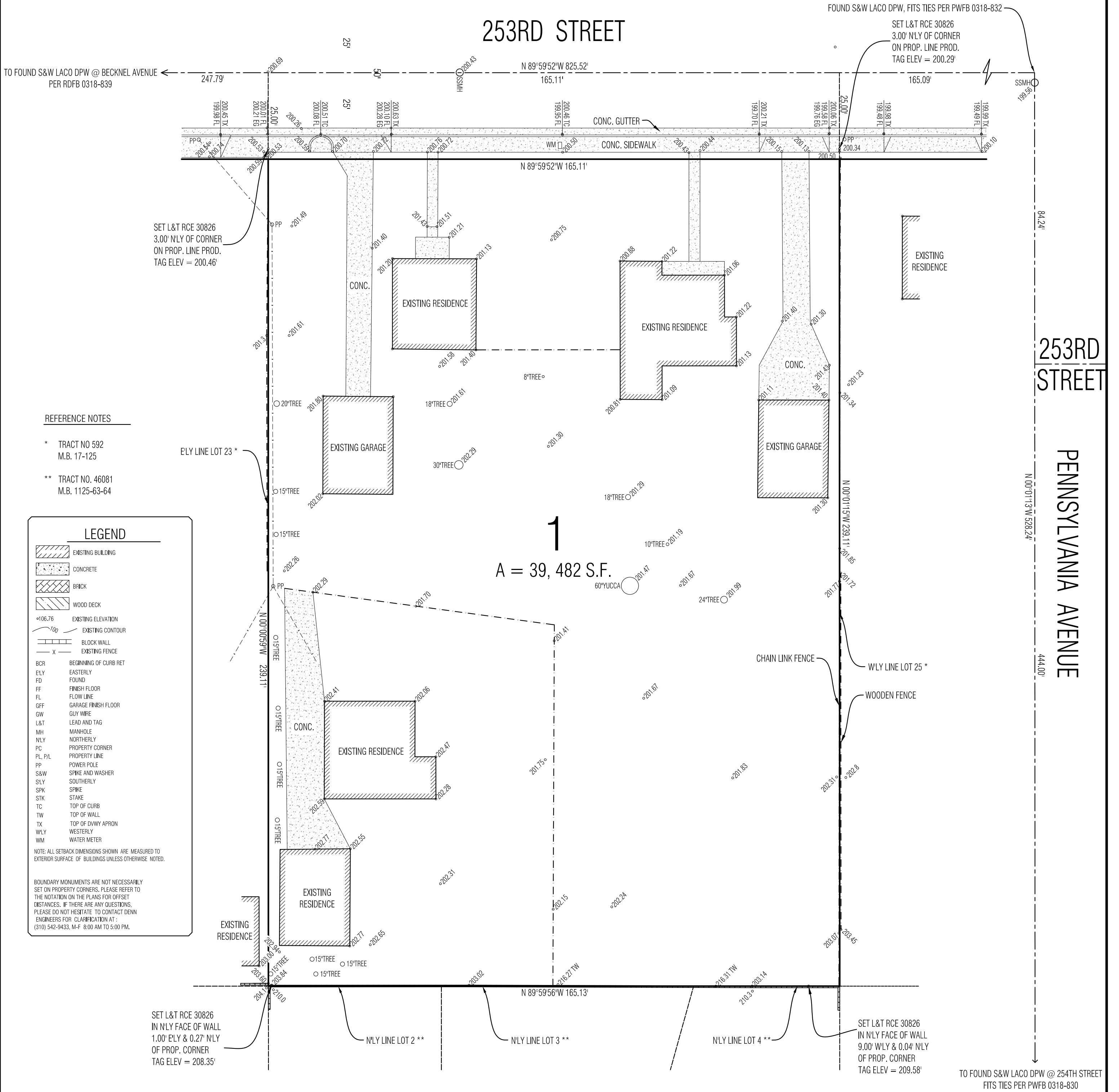
EXISTING CONDITION

ENGINEER  
**DENN ENGINEERS**  
3914 DEL AMO BOULEVARD, STE. 921  
TORRANCE, CA 90503  
310-542-9433



GARY J. ROEHL R.C.E. 30826 DATE 2-15-2023

22-355



### REFERENCE NOTES

- \* TRACT NO 592  
M.B. 17-125
- \*\* TRACT NO. 46081  
M.B. 1125-63-64

### LEGEND

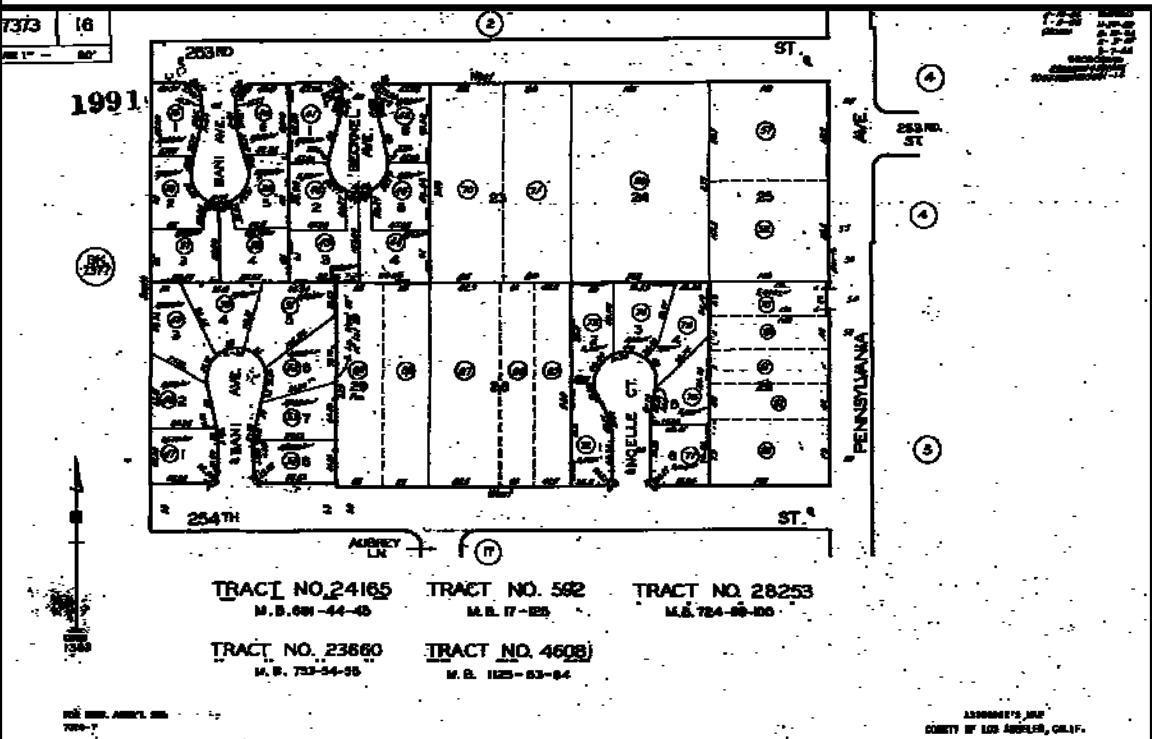
	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
BCR	BEGINNING OF CURB RET
ELY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPRINKLE AND WASHER
S/LY	SOUTHERLY
SPK	SPRINKLE
STK	STAKE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DWY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

### GENERAL NOTES

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7. FLOOD ZONE: X ; COMMUNITY No. 060135; FLOOD MAP 06037C1940F, 9-26-2008.



VICINITY MAP



VESTING TENTATIVE  
**TRACT NO. 83968**

IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

FOR PLANNED UNIT DEVELOPMENT PURPOSES

**PROPOSED PROJECT**

SHEET 2 OF 2 SHEET

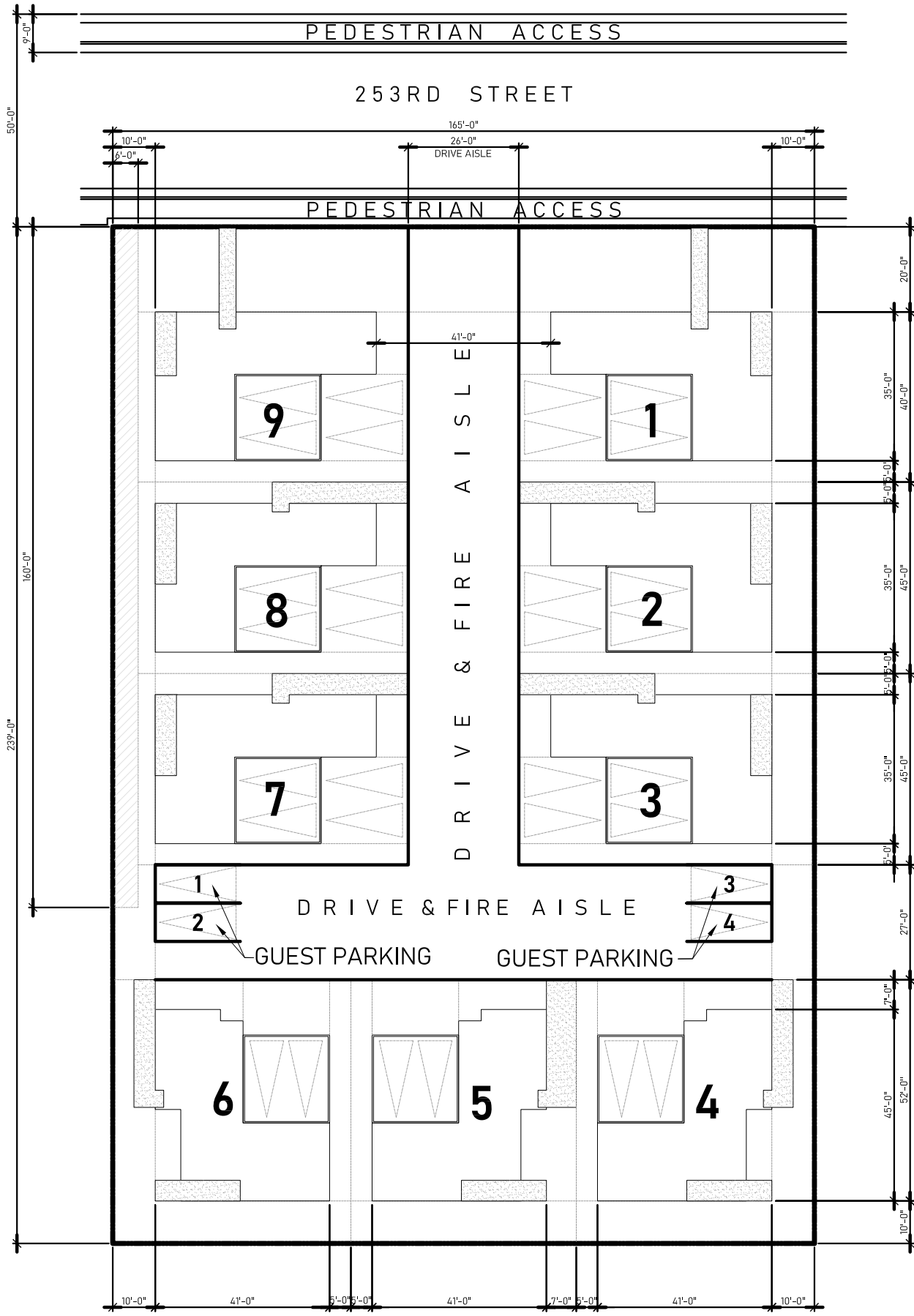
ENGINEER  
**DENN ENGINEERS**  
 3914 DEL AMO BOULEVARD, STE. 921  
 TORRANCE, CA 90503  
 310-542-9433



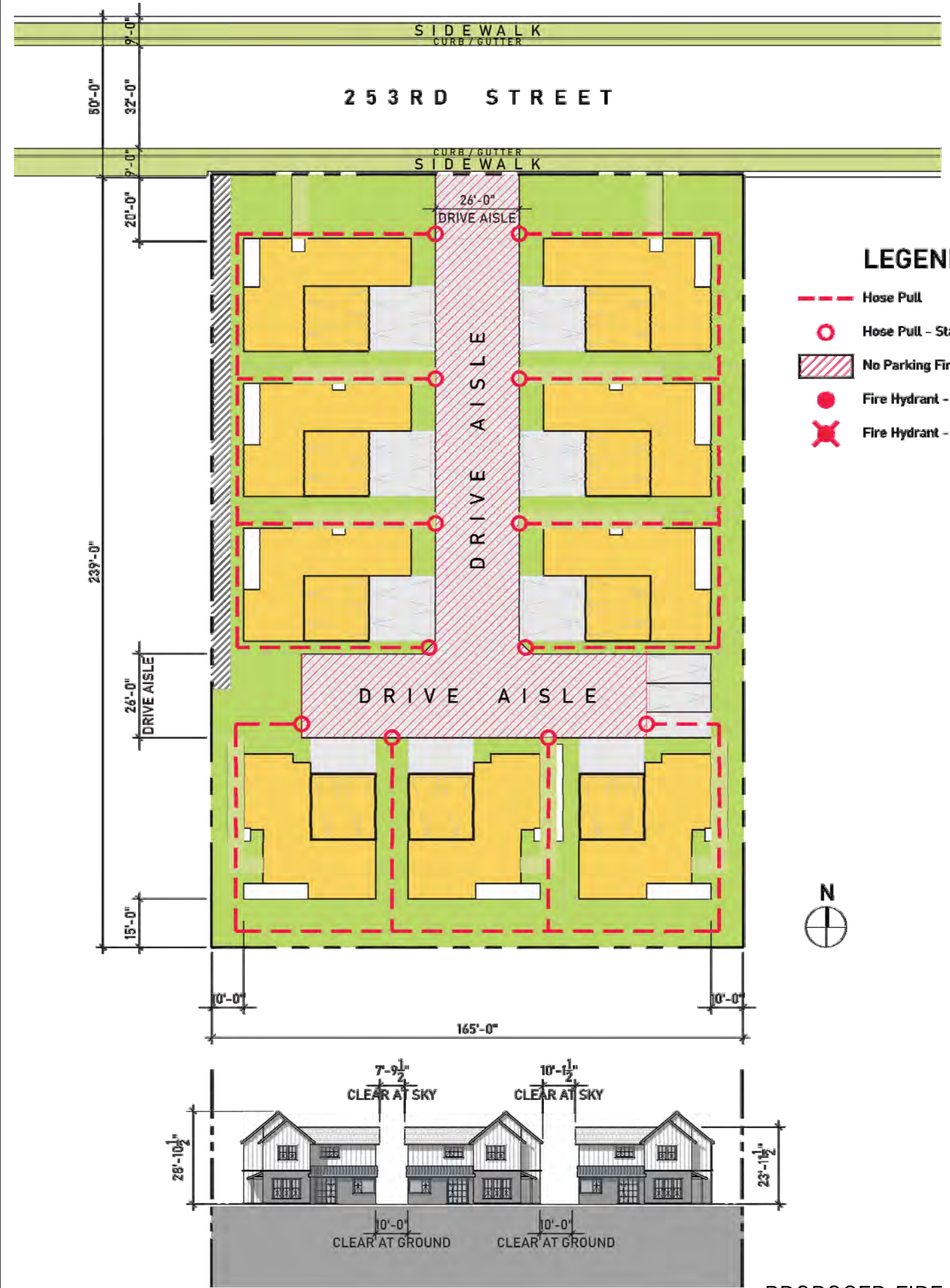
GARY J. ROEHL R.C.E. 30826

DATE 2-15-2023

22-355



PROPOSED SITE PLAN



SOUTH ELEVATION

PROPOSED FIRE LANE

- LEGEND**
- Hose Pull
  - Hose Pull - Start/End
  - No Parking Fire Lane
  - Fire Hydrant - New
  - Fire Hydrant - Existing



**MATERIAL LEGEND**

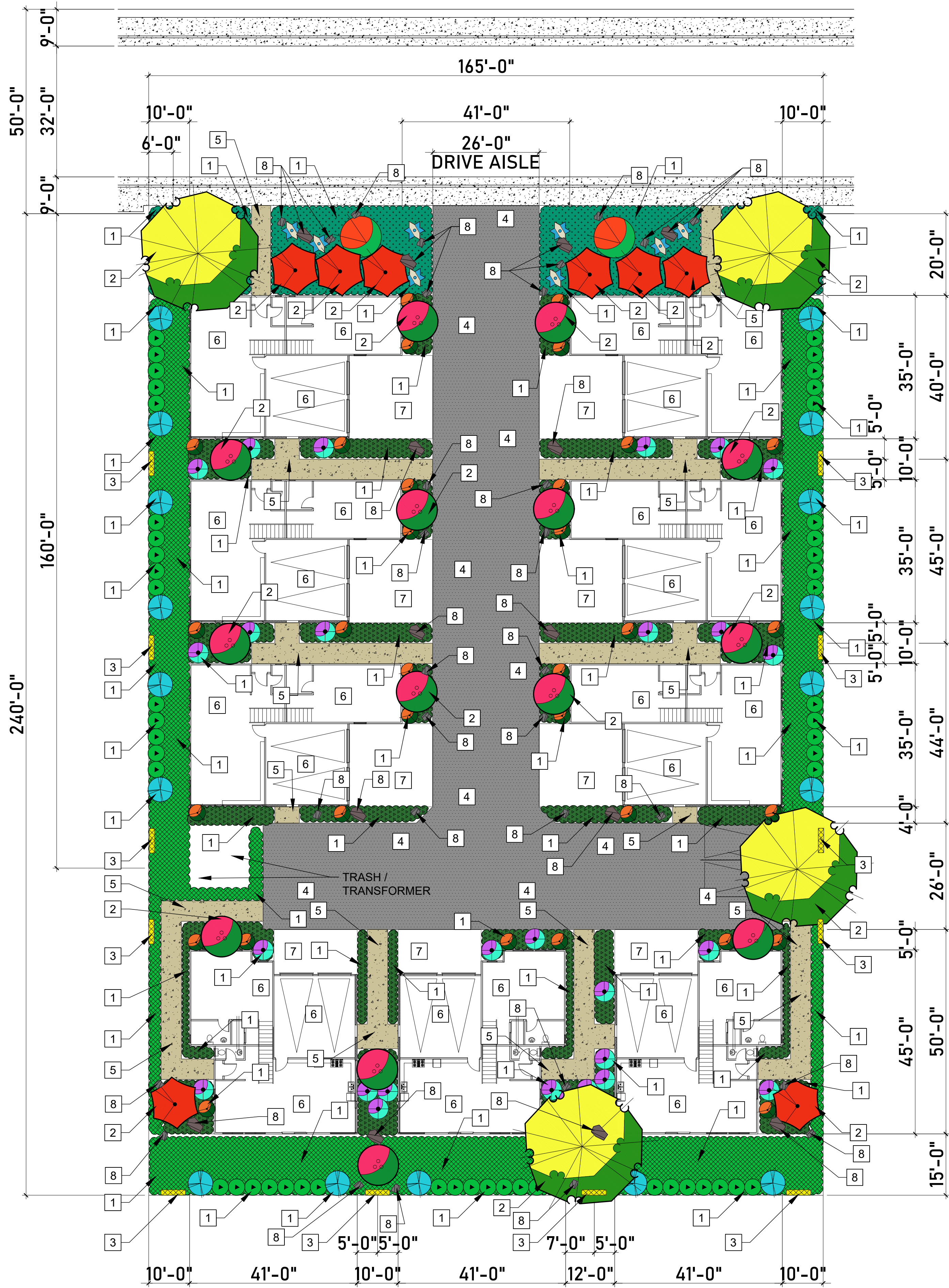
- 1 Metal Gutter (3")
- 2 Board & Batten Siding
- 3 Cement Plaster (20/30 Sand Finish)
- 4 Recessed Vinyl Windows (Mildard Black)
- 5 Clear Douglas Fir Doors
- 6 Vinyl Sliding Door (Mildard White)
- 7 Shuco Expansion Joints
- 8 Metal Roof
- 9 Wood Trim
- 10 Wood Louvered Vent
- 11 Brick Veneer

**PAINT LEGEND**

- P1 Dunn Edwards Paint: Igloo (DEW379)
- P2 Dunn Edwards Paint: White Lake (DE6322)
- P3 Dunn Edwards Paint: Charcoal Smudge (DE6370)

SITE KEY PLAN





### PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HYDROZONE	REMARKS	PLANTED SIZE (HEIGHT X WIDTH)	MATURE SIZE (HEIGHT X WIDTH)
<b>TREES</b>								
	LAURUS NOBILIS	SWEET BAY	24" BOX	4	LOW / L-1	STANDARD EVERGREEN (EDIBLE) SHADE TREE	8'-9" x 3'-4"	12'-40" x 12'-40"
	PUNICA GRANATUM 'WONDERFUL'	WONDERFUL POMEGRANATE	24" BOX	8	LOW / L-1	MULTI-TRUNK DECIDUOUS (EDIBLE) FLOWERING ACCENT	6'-10" x 3'-5"	10' x 10'
	ACCA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	14	LOW / L-1	MULTI-TRUNK EVERGREEN (EDIBLE) FLOWERING ACCENT	5'-6" x 3'-4"	18'-25" x 18'-25"
<b>DROUGHT TOLERANT SHRUBS / GROUND COVERS / PERENNIALS / ORNAMENTAL GRASSES / VINES</b>								
	ALOE ARBORESCENS	TORCH ALOE	5 GAL. @ 10' O.C.	2	LOW / L-2			6'-12" x 10'-12"
	AGAVE AMERICANA 'MEDIOPICTA ALBA'	CENTURY PLANT	5 GAL. @ 5' O.C.	10	VERY LOW / L-2			3'-4" x 4'-5"
	ALOE VERA	MEDICINAL ALOE	1 GAL. @ 3' O.C.	2,756 S.F.	LOW / L-2			2' x 3'
	ALOE STRIATA	CORAL ALOE	1 GAL. @ 2' O.C.	(420)	LOW / L-2			2' x 2'
	AGAVE 'BLUE GLOW'	NCN	1 GAL. @ 2' O.C.		VERY LOW / L-2			2' x 2'
	SENECIO T. SSP. MANDRALISCAE	NCN	1 GAL. @ 3' O.C.		LOW / L-2			12"-18" x 3'
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	1 GAL. @ 3' O.C.		LOW / L-2			12" X 3"
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL. @ 5' O.C.	27	VERY LOW / L-2			3'-5" x 4'-5"
	LEONOTIS LEONURUS	LIONS TAIL	5 GAL. @ 4' O.C.	32	LOW / L-2			5'-6" x 4'-5"
	ACHILLEA 'MOONSHINE'	YELLOW YARROW	1 GAL. @ 3' O.C.	3,720 S.F.	LOW / L-2			2' x 2'-3"
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL. @ 3' O.C.	(535)	LOW / L-2			2' x 3'
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL. @ 3' O.C.		LOW / L-2			12"-24" x 24"-36"
	THYMUS PRAECOX	MOTHER OF TIME	1 GAL. @ 24" O.C.		LOW / L-2			3'-6" X 18"-24"
	LEYMUS CONDENSATUS 'CANYON PRINCE'	GIANT WILD RYE	5 GAL. @ 6' O.C.	18	LOW / L-2			4'-5" x 4'-6"
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL. @ 4' O.C.	51	LOW / L-2			2'-3" x 3'-4"
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. @ 3' O.C.	5,632 S.F.	LOW / L-2			18"-24" x 2'-3"
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. @ 18" O.C.	(1,200)	LOW / L-2			18" x 18"
	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 18" O.C.		VERY LOW / L-2			18"-24" x 18"-24"
	CITRUS 'IMPROVED MEYER'	IMPROVED MEYER LEMON	15 GAL.	12	MODERATE / M-3	FLOWERING EVERGREEN ESPALIER ON FREE STANDING TRELLIS (EDIBLE)		6' H x 6' W (TRELLIS)
<b>SYMBOL DESCRIPTION QUANTITY REMARKS</b>								
	PRELIMINARY IMPERMEABLE PAVING							
	NEW INTEGRAL COLOR CONCRETE AT WALKS, PATIOS AND OPEN SPACES	2,318 S.F.				EXPOSED AGGREGATE CONCRETE - COLOR TO BE SELECTED BY OWNER SEE ARCHITECTURAL PLANS		
	NEW VEHICULAR PAVING AT DRIVE AISLES WITH CONCRETE BAND	7,244 S.F.				COLOR TO BE SELECTED BY OWNER - BY OTHERS - SEE ARCHITECTURAL PLANS		
	NEW DECORATIVE ACCENT BOULDERS IN LANDSCAPE PLANTER AREAS	14 - (4' SIZE) 30 - (2' SIZE)				LANDSCAPE BOULDERS - TO BE SELECTED BY OWNER		

NOTE: ALL LANDSCAPE OPEN SPACE AREAS (INCLUDING EDIBLE GARDEN CORRIDORS) TO RECEIVE DECOMPOSED GRANITE TRAILS FOR PEDESTRIAN CIRCULATION WITH SITTABLE ACCENT BOULDERS AND OTHER SITE FURNISHINGS. ALL LANDSCAPE AREAS TO INCLUDE 3" DEEP ORGANIC MULCH. SOIL ON-SITE TO BE AMENDED PER DEFERRED SOILS TESTING AFTER SIGNIFICANT GRADING ON-SITE IS COMPLETED. IMPORT SOIL TO BE TESTED AND USED AS NEEDED FOR ADDITIONAL SOIL.

### PRELIMINARY LANDSCAPE KEYNOTES

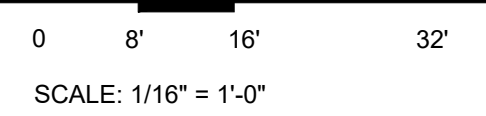
- NEW DROUGHT TOLERANT LANDSCAPE (13,121 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - LOW WATER USE - L-2
- NEW DROUGHT TOLERANT TREES (26 TOTAL - EDIBLE) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - LOW WATER USE - SLA/L-1
- NEW DROUGHT TOLERANT ESPALIERS (12 TOTAL - EDIBLE - FREESTANDING TRELLIS) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - MODERATE WATER USE - SLAM-3
- NEW PAVING - VEHICULAR PAVING AT DRIVE AISLES - BY OTHERS - SEE ARCHITECTURAL PLANS
- NEW PAVING - PEDESTRIAN PAVING AT WALKWAYS - BY OTHERS - SEE ARCHITECTURAL PLANS
- NEW RESIDENTIAL BUILDING - SEE ARCHITECTURAL PLANS
- NEW DRIVEWAY AT GARAGE ENTRY AREA - SEE ARCHITECTURAL PLANS
- NEW DECORATIVE LANDSCAPE BOULDERS (LARGE = 4' / SMALL = 2') - SEE PLANTING LEGEND THIS SHEET

**ADDITIONAL LANDSCAPE NOTES:**  
 TOTAL PROJECT SITE AREA: 39,930 S.F.  
 TOTAL LANDSCAPE AREA: 13,121 S.F. (32.9% OF PROJECT SITE AREA)  
 TOTAL EXISTING LANDSCAPE AREA TO REMAIN: 0 S.F.  
 TOTAL PROPOSED NEW LANDSCAPE AREA: 13,121 S.F.  
 TOTAL PRIVATE OPEN SPACE AREA (SEE ARCH PLANS): 2,400 S.F.  
 TOTAL COMMON OPEN SPACE AREA (SEE ARCH PLANS): 2,482 S.F.  
 TOTAL OPEN SPACE AREAS: 4,882 S.F. (12.2% OF PROJECT SITE AREA)  
 PROPOSED TREE REMOVALS: 0 WITHIN LIMIT OF WORK  
 PROPOSED NEW TREES: 26 WITHIN LIMIT OF WORK  
 PROPOSED NEW ESPALIERS: 12 WITHIN LIMIT OF WORK  
 TOTAL BUILDING AREA: 14,073 S.F. (35.2% OF PROJECT SITE AREA)  
 TOTAL PEDESTRIAN PAVING: 2,318 S.F. (5.8% OF SITE AREA)  
 TOTAL VEHICULAR PAVING: 7,245 S.F. (18.2% OF SITE AREA)  
 TOTAL DRIVEWAY PAVING: 3,173 S.F. (7.9% OF SITE AREA)  
 TYPE OF CONSTRUCTION: NEW LANDSCAPE AT A NEW MULTI-UNIT RESIDENTIAL SITE - 9 UNITS (WELO IS APPLICABLE)  
 WATER: POTABLE WATER  
 WATER PURVEYOR: LOMITA WATER  
 NOTE:  
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS ON SHEET L-3.

# L-1 - PRELIMINARY LANDSCAPE PLAN

9 UNIT - 2418 W. 253RD STREET, LOMITA, CA. 90717

DATE: 01/19/23



JON DAVID CICHETTI  
 LANDSCAPE ARCHITECT  
 140 LINDEN AVENUE, SUITE 286  
 LONG BEACH, CA 90802  
 (562) 989-1880





Laurus nobilis  
SWEET BAY  
CULINARY LEAF (EDIBLE) / EVERGREEN SHADE TREE



Punica granatum 'Wonderful'  
Wonderful Pomegranate  
EDIBLE FRUIT TREE / DECIDUOUS FLOWERING ACCENT



Acca sellowiana  
PINEAPPLE GUAVA  
EDIBLE FRUIT TREE / EVERGREEN FLOWERING ACCENT



Aloe arborescens  
TORCH ALOE



Agave americana 'Medio-picta alba'  
WHITE STRIPED CENTURY PLANT



Aloe vera  
MEDICINAL ALOE



Aloe striata  
CORAL ALOE



Agave blue glow  
BLUE GLOW AGAVE



Senecio mandraliscae  
NCN



Cistanthe grandiflora  
ROCK PURSLANE



Salvia clevelandii  
CLEVELAND SAGE



Leonotis leonurus  
LION'S TAIL



Achillea moonshine  
MOONSHINE YARROW



Limonium perezii  
SEA LAVENDER



Rosmarinus officinalis 'Prostratus'  
PROSTRATE ROSEMARY



Leymus condensatus 'Canyon Prince'  
GIANT WILD RYE



Juncus patens  
CALIFORNIA GRAY RUSH



Muhlenbergia rigens  
DEER GRASS  
NATIVE ORNAMENTAL GRASS



Carex divulsa  
BERKELEY SEDGE



Aristida purpurea  
PURPLE THREE-AWN



Thymus praecox  
CREEPING THYME



Citrus espalier on free  
standing pre-fab trellis

# L-2 - PRELIMINARY PLANT PALETTE IMAGERY

9 UNIT - 2418 W. 253RD STREET, LOMITA, CA. 90717

DATE: 01/19/23



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LANDSCAPE ARCHITECT  
140 LINDEN AVENUE, SUITE 286  
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CIMIS Station #174 Eto Long Beach (Closest Station) - Carson - Los Angeles Basin				
	Monthly Average Eto	Daily Average Eto	Monthly % (Of Total Year)	Monthly % (Of Peak July)
January	1.97	0.064	4.33%	34.38%
February	2.46	0.087	5.40%	42.93%
March	3.71	0.120	8.15%	64.75%
April	4.60	0.153	10.11%	80.28%
May	4.99	0.161	10.96%	87.09%
June	4.99	0.166	10.96%	87.09%
July	5.73	0.185	12.59%	100.00%
August	5.52	0.178	12.13%	96.34%
September	4.51	0.150	9.91%	78.71%
October	3.23	0.104	7.10%	56.37%
November	2.13	0.071	4.68%	37.17%
December	1.68	0.054	3.69%	29.32%
Yearly Total	45.52	0.125	100.00%	N/A

Preliminary Water Efficient Landscape Worksheet							
Project Name & Address:		Lomita 9 Unit - 2418 W. 253rd Street, Lomita, CA 90717					
Irrigation System 'A'							
Maximum Applied Water Allowance Calculation							
Total MAWA = (Eto x 0.55 x LA in SF x 0.62 + (Eto x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA							
Where:							
MAWA = Maximum Applied Water Allowance (gallons per year)							
Eto = Reference Evapotranspiration (Appendix A) (inches per year)							
0.55 = ET Adjustment Factor (ETAF) for Residential Site							
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area							
LA = Landscape Area (SF=square feet)							
0.62 = Conversion factor (to gallons per square foot)							
SLA = Special Landscape Area (square feet)							
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons							
MAWA Calculation:							
	Eto		ETAF		LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	45.10	x	0.55	x	13,121	x	0.62 = 201,789
MAWA for SLA =	45.10	x	1.00	x	608	x	0.62 = 17,001
					Total Area (SF) =	13,729	Total MAWA =
							218,790 Gal/Yr.
							= 293 Billing units

Preliminary Water Efficient Landscape Worksheet									
Project Name & Address:		Lomita 9 Unit - 2418 W. 253rd Street, Lomita, CA 90717							
Irrigation System 'A'									
Estimated Total Water Use Calculation									
KI = Landscape Coefficient					Kd = Density Factor ( range = 0.5 to 1.3) (See WUCOLS for density ranges)				
LA = Landscape Area (square feet)					Ks = Species Factor (range = 0 to 1.0)				
0.62 = Conversion factor (gallons/ square foot)					Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS)				
IE = Irrigation Efficiency = IME x DU					KI = .4 (Ks) * .95 (Kd) * .90 (Kmc) = .35				
IME = Irrigation Management Efficiency (90%)					WUCOLS IV: <a href="https://ucanr.edu/sites/WUCOLS/">https://ucanr.edu/sites/WUCOLS/</a>				
DU = Distribution Uniformity of Irrigation head									
ETWU Calculation: Eto x KI x LA in SF x 0.62 = Gallons per Year									
	Eto		SLA		Conversion		ETWU (Gallons Per Year)		
SLA / Special Landscape Area - L-1 - Edible Trees	45.52	x	416	x	0.62	=	11,741		
SLA / Special Landscape Area - M-3 - Edible Espaliers	45.52	x	192	x	0.62	=	5,419		
	Eto	KI	LA		Conversion	IE	ETWU (Gallons Per Year)		
L-2 - Low and Very Low Water Using Shrubs	45.52	x	0.25	x	13,121	x	0.62	÷	0.81 = 114,292
Total ETWU =							13,537	Total Gallons per year	
								126,033	
								Total ETWU =	
								168	
								Billing units	
ETWU / MAWA / WELO SUMMARY									
The ETWU (126,033 gallons per year) is less than the MAWA (218,790 gallons per year). (57.6%)									
The project's Landscape Estimated Total Water Use complies with the City of Lomita Water Efficient Landscape Ordinance (WELO)									
*Trees and Espaliers are assigned 16 s.f. per Tree or Vine and are calculated in the project ETWU landscape area of coverage (Bubblers)									

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Sub-surface Dripline Tubing	0.8"/Hr.	0.90
Sub-surface Bubbler	1.5"/Hr.	0.90

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	4,049.69		
Total Area	13,121.00		
Average ETAF	0.31	(Less than .55)	WELO Compliant
All Landscape Areas			
Total ETAF x Area	4,465.69		
Total Area	13,537.00		
Site-wide ETAF	0.33	(Less than 1.0)	WELO Compliant

**PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):**

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A WEATHER BASED 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS, ESPALIER, AND TREES. TREES AND ESPALIER WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS PER PLANT FOR MONTHLY DEEP ROOT WATERING. PROPOSED NEW IRRIGATION EQUIPMENT IS LISTED BELOW FOR REFERENCE.

**PROPOSED NEW IRRIGATION EQUIPMENT:**

NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING AND NORMALLY OPEN MASTER VALVE - HUNTER HC FLOW METER / SUPERIOR 3300150  
NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE, POINT TO POINT EMITTERS, AND DRIP ACCESSORIES  
NEW IRRIGATION SUB-SURFACE BUBBLERS - HUNTER ROOT ZONE WATERING SYSTEM WITH SLEEVE  
NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS  
NEW IRRIGATION CONTROL VALVES - HUNTER ICZ-101 (DRIP) AND ICV-101G (BUBBLER) VALVES WITH PRESSURE REGULATION AND FILTRATION  
NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTER SCREENS  
NEW IRRIGATION CONTROLLER - HUNTER PHC 'SMART' WIFI CONTROLLER WITH WIRELESS WEATHER SENSOR AND ACTIVE FLOW MONITORING  
NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

# L-3 - PRELIMINARY WATER EFFICIENT WORKSHEET

9 UNIT - 2418 W. 253RD STREET, LOMITA, CA. 90717

DATE:01/19/23



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