

Monica Dever, Chair
Steve Cammarata, Vice-Chair
Michael Graf, Commissioner
Dave Popelka, Commissioner
Joaquin Santos, Commissioner
Jim Thompson, Commissioner
Barry Waite, Commissioner



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

Next Resolution No. PC 2019-16

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, DECEMBER 9, 2019
6:00 PM

1. OPENING CEREMONIES

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

2. ORAL COMMUNICATIONS

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

PUBLIC HEARINGS

- 3. SITE PLAN REVIEW NO. 1202**, a request for a modification from Section 11-1.30.02 of the zoning code to permit a side yard setback of three feet, seven inches instead of the Code required five foot minimum, located at 25308 Woodward Avenue in the R-1 (Residential Low Density) Zone *(Continued from the November 11, 2019 Planning Commission meeting)*.

APPLICANT: Rian Rifkin, 25308 Woodward Avenue, Lomita CA 90717

PRESENTED BY: James Dotson, Planning Intern

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

- 4. SITE PLAN REVIEW NO. 1203**, a request for a Site Plan Review per Section 11-1.48.03(B) (uses exceeding 30% of ground floor space where the total ground floor area exceeds 5,000 square feet) of the Lomita Municipal Code to permit a tutoring center to occupy 1840 Pacific Coast Highway, a 1,160-square-foot, ground floor unit located at 1834-1848 Pacific Coast Highway in the Commercial Retail Zone (C-R) Zone.

APPLICANT: Christine Hathaway, 29352 Whitley Collins Drive, Rancho Palos Verdes, CA 90725

PRESENTED BY: Laura MacMorran, Assistant Planner

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

5. **VESTING TENTATIVE TRACT MAP NO. 082069**, a request to allow a subdivision for condominium purposes for an existing 20-unit industrial complex for the property located at 2018-2020 Lomita Boulevard in the M-C, Light Manufacturing & Commercial Zone.

APPLICANT: Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Lomita CA 90717

PRESENTED BY: Laura MacMorran, Assistant Planner

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

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

8. PLANNING COMMISSIONER ITEMS

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, January 21, 2020

10. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, January 13, 2020, at 6:00 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

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

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: December 4, 2019

A handwritten signature in blue ink, appearing to read 'LEA', with a long horizontal flourish extending to the right.

Linda E. Abbott, Deputy City Clerk