

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 14, 2019
6:00 PM**

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:02 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

- b. Flag Salute

At the request of Chair Dever, Commissioner Santos led the flag salute.

- c. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Graf, Popelka, Santos, Thompson, Vice-Chair Cammarata, and Chair Dever. Also present were Assistant City Attorney Patrick Donegan, Assistant Planner Laura MacMorran, Planning Intern James Dotson, and Community and Economic Development Director Alicia Velasco.

PRESENT: COMMISSIONERS: Graf, Popelka, Santos, Thompson, Vice-Chair Cammarata, and Chair Dever

ABSENT: COMMISSIONERS: Waite

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

Item 3(b) was pulled by Commissioner Popelka for discussion.

- a) **APPROVAL OF MINUTES:** September 9, 2019

RECOMMENDED ACTION: Approve minutes

MOTION CARRIED by the following vote (there was no mover and seconder):

AYES: COMMISSIONERS: Graf, Popelka, Santos, Thompson, Vice-Chair Cammarata, and Chair Dever

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Waite

RECUSE: COMMISSIONERS: None

b) SITE PLAN REVIEW NO. 1188 – One Year Extension of Time, a request for a one-year time extension to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Blvd. in the C-G, Commercial General Zone.

This item was pulled by Commissioner Popelka for discussion. He stated that he has not seen any significant construction at this site in five years, and that it is currently full of weeds and homeless people, and he was reluctant to give another extension.

Commissioner Graf stated that without assurances that construction would soon begin, the Planning Commission should let the project lapse for the time being.

Commissioner Popelka made a motion, seconded by Commissioner Santos, to continue this item to the November 12, 2019, meeting, and to invite the applicant to attend (as he was not present this evening).

MOTION CARRIED by the following vote:

AYES:	COMMISSIONERS:	Graf, Santos, Thompson, Vice-Chair Cammarata, and Chair Dever
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Waite
RECUSE:	COMMISSIONERS:	None

PUBLIC HEARINGS

4. CONDITIONAL USE PERMIT NO. 312, a request for a conditional use permit to allow the sale of distilled spirits for on-site consumption, in addition to the existing sale of beer and wine, at a bona fide eating establishment located at 24503 Narbonne Avenue in the D-C (Downtown Commercial) Zone.

Planning Intern Dotson presented the staff report, gave the history of the building and site, and added that the name of the establishment will reflect Lomita's heritage.

Assistant Planner MacMorran responded to Commission questions regarding music permits, seating capacity and the floor plan.

Chair Dever opened the public hearing at 6:20 p.m.

Luigi Schiappa spoke on behalf of the building owner, who was out of town. He said he was unsure about the maximum occupancy but believes it to be 50 or 60, which is dependent upon the layout, but that the number will be compliant with the Building Code.

Chair Dever closed the public hearing at 6:22 p.m.

In response to Commission questions, Community Development Director Velasco clarified that a liquor license is the property of the site itself, and that any new establishment at that address assumes the license. She also stated that food will be served at the location.

Vice-Chair Cammarata made a motion, seconded by Commissioner Graf, to adopt the Resolution of Approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Santos, Thompson, Vice-Chair Cammarata, and
Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Waite
RECUSE: COMMISSIONERS: None

5. **HEIGHT VARIATION PERMIT NO.107**, a request for a Height Variation Permit to construct a 1,030 square foot second story addition to an existing, single-story, single family home with a maximum ridge height of 22 feet 0 inches for the property located at 26407 Alta Vista Avenue in the R-1 (Single-Family Residential) Zone.

Vice-Chair Cammarata and Commissioners Graf and Popelka disclosed that they had each visited the site.

Assistant Planner MacMorran presented the staff report and stated that there are no significant views in the area in question as defined by City Code.

In response to Commission questions, Director Velasco stated that the definition of “significant view” states that the view is not located within the immediate vicinity, and that all property owners within 300 feet of the location were noticed, including those in Harbor City.

Chair Dever opened the public hearing at 6:34 p.m.

Efrain Santa Cruz, the applicant, said that he wanted to add two rooms and a deck and that the addition would not obstruct any views.

Bruce Brusavich said the addition would block his neighboring tenants’ view and impair ventilation in their home, and asked that the request be denied.

Jason Brusavich, a Lomita resident, said his split-level home is adjacent to the property in question, but that all other homes on the street are one-story, so the addition would be out of character for the neighborhood, would block his view of the sky, and its proximity would be intrusive.

Chair Dever closed the public hearing at 6:40 p.m.

Commissioner Graf made a motion, seconded by Commissioner Santos, to adopt the Resolution of Approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Santos, Thompson, Vice-Chair Cammarata, and
Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Waite
RECUSE: COMMISSIONERS: None

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that Council approved the Downtown Design Manual and its associated Ordinance at the October 1, 2019, meeting.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

None.

8. PLANNING COMMISSIONER ITEMS

In response to a question from Commissioner Graf, Director Velasco stated that the Picerne Project developer will soon be pulling permits, and that after demolition and temporary shoring, a fence will be installed around the site for the duration of construction.

Commissioner Thompson and Chair Dever both commented on their attendance at the recent Popeyes opening.

Chair Dever and Commissioner Graf expressed appreciation to the Sheriff's Department for its parking enforcement at Lomita schools.

Commissioner Popelka stated that there is a lot of commercial property for sale in the City, and that it is about to really boom. He acknowledged City staff's work in regard to both the General Plan and the Downtown Plan.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, October 1, 2019, and Commissioner Popelka will attend the City Council meeting on Tuesday, October 15, 2019.

10. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:55 p.m.

ATTEST:



Linda E. Abbott, Deputy City Clerk