

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
TUESDAY, NOVEMBER 12, 2019  
6:00 PM**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

Chair Dever called the meeting to order at 6:00 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 Waite led the flag salute.

c. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Graf, Popelka, Santos, Thompson, and Chair Dever. Also present were Assistant City Attorney Lauren Langer, Assistant Planner Laura MacMorran, and Community and Economic Development Director Alicia Velasco.

**PRESENT:** COMMISSIONERS: Graf, Popelka, Santos, Thompson, Waite, and Chair Dever

**ABSENT:** COMMISSIONERS: Vice-Chair Cammarata

**2. ORAL COMMUNICATIONS**

George Kivett, a Lomita resident, remarked upon the Downtown Design Guidelines recently approved by the City Council, and asked that the Planning Commission go easy on property owners who appeal for some leeway.

**3. CONSENT AGENDA**

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

**a) APPROVAL OF MINUTES:** October 14, 2019

**RECOMMENDED ACTION:** Approve minutes

Commissioner Graf made a motion, seconded by Commissioner Santos, to approve the minutes for the October 14, 2019, meeting.

**MOTION CARRIED** by the following vote:

**AYES:** COMMISSIONERS: Graf, Popelka, Santos, Thompson, Waite, and Chair Dever  
**NOES:** COMMISSIONERS: None  
**ABSENT:** COMMISSIONERS: Vice-Chair Cammarata  
**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 *(continued from October 14, 2019, meeting)*.

This item was pulled by Commissioner Popelka for discussion. He stated that the property was granted an extension in 2015 and is now an unsecured eyesore.

The applicant, Giuseppe Finazzo, was invited forward by Chair Dever. He agreed to take better care of the site and to install “no trespassing signs” and repair the fencing. Mr. Finazzo stated that all remaining plans should be ready for final approval next month.

In response to Commission questions, Director Velasco stated that the applicant is still waiting for structural and Building and Safety approvals. She added that the Commission could approve a shorter extension if they so desired.

Commissioner Thompson stated his disappointment in the applicant’s lack of diligence with regard to both his architect’s work and securing the property, especially while on an existing time extension.

George Kivett, a Lomita resident, expressed support for perhaps a six-month extension, conditioned upon the site being secured and cleaned up.

Chair Dever stated that a 90-day extension would be appropriate.

Commissioner Thompson made a motion, seconded by Commissioner Thompson, to approve a 90-day extension.

**MOTION CARRIED** by the following vote:

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

## **PUBLIC HEARINGS**

**4. 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 with seven inches instead of the Code required five foot minimum, located at 25308 Woodward Avenue in the R-1 (Residential Low Density) Zone.

Director Velasco requested that this item be continued to the December 9, 2019, Planning Commission meeting as there had been a noticing error.

Commissioner Graf made a motion, seconded by Commissioner Waite, to continue this item to the December 9, 2019, meeting.

**MOTION CARRIED** by the following vote:

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

5. **CONDITIONAL USE PERMIT (CUP) NO. 127 (REVISION)**, a request to revise Conditional Use Permit No. 127 to allow the Blackthorn Pub, which is located at 2158 Lomita Boulevard, to expand an existing restaurant which serves beer, wine and distilled spirits for onsite consumption to the adjacent tenant space at 2160 Lomita Boulevard and to create an outdoor seating area in the D-C, Downtown Commercial zone.

Assistant Planner MacMorran presented the staff report, gave a brief history of the site, and described the proposed revisions to the CUP.

Director Velasco responded to Commission questions regarding general and handicapped parking requirements.

Chair Dever opened the public hearing at 6:47 p.m.

Louis Skelton, the applicant, was invited forward by Chair Dever. He stated that the establishment will be more welcoming and community-friendly with a predominantly local customer base who will primarily walk or utilize ride sharing services. He spoke of additional security measures and food service hours.

Vernon Lindholm, a Lomita Resident, stated his concerns regarding patrons parking in nearby neighborhoods and noise from the establishment. He suggested signage reminding patrons to respect neighbors and consideration of additional security measures.

Fred Llano, a Lomita resident, stated that he was pleased with the Downtown Design Guidelines. He expressed his concerns regarding patrons parking in his nearby shopping center, and suggested the establishment post signs directing customers to its private parking lot.

George Kivett, a Lomita resident, stated that he too was pleased with the downtown's direction overall. He added that he likes the exterior design of the establishment but understands the parking, noise and security concerns expressed this evening. He too suggested signage directing patrons to the private parking lot.

Mark Carver, a Lomita resident, said the establishment's owner is engaged in the community and donates both money and time to local causes.

Steven Shinn, a Rolling Hills Estates resident, stated that he frequents the establishment during lunch hours and that he would be happy to talk about its safety and security.

Applicant Louis Skelton addressed the parking concerns, stating that they are adding a handicapped space per the Code, and that others with placards are free to park anywhere in the lot. He added that all bartenders are trained to ensure that they do not overserve customers. In addition, employees will monitor noise levels and work closely with neighbors.

The public hearing closed at 7:35 p.m.

Assistant City Attorney Langer outlined the conditions to be added to the revised CUP as agreed upon by the Commission during discussion this evening:

- *The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the pub and parking lot. Said's contact name and phone number must also be available to staff at all times;*
- *The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people, and are free of patrons and their vehicles within one-half hour of closing;*
- *If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year;*
- *The business owner shall post signs in clear and conspicuous locations near the exit, in the parking lot and on the outdoor patio to limit noise and disruptions to neighboring properties;*
- *The business owner shall post a notification in a clear and conspicuous location in front of the business and on their website advising customers that parking is available in the rear of the property; and*
- *Amplified music is prohibited on the outdoor patio, unless through approval of a special event permit.*

The public hearing was reopened at 7:39 p.m.

Vernon Lindholm, a Lomita resident, spoke of problems receiving assistance from the Sheriff's Department regarding parking in his neighborhood.

The public hearing was closed at 7:43 p.m.

In response to a Commission question, Director Velasco stated that she would talk to the Sheriff's Department regarding parking enforcement in the nearby neighborhoods.

The public hearing was reopened at 7:44 p.m.

A Lomita resident (she did not give her name) also spoke of parking problems caused by patrons, adding that the Sheriff's Department has not been responsive when called.

The public hearing closed at 7:45 p.m.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to adopt a Resolution of Approval (to include the additional conditions outlined above), 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, Popelka, Santos, Thompson, Waite, and Chair Dever  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Vice-Chair Cammarata  
RECUSE: COMMISSIONERS: None

6. **VESTING TENTATIVE PARCEL MAP NO. 82771 AND SITE PLAN REVIEW NO. 1201**, a request for a site plan review and a vesting tentative parcel map for the development of three new residential units with a maximum height of 25 feet 6 inches on a 7,500 square-foot lot, located at 1749 257th Street in the RVD-2500 (Residential Variable Density) Zone.

Assistant Planner MacMorran presented the staff report.

The public hearing opened at 7:53 p.m.

Bob Schatz, a Lomita resident, expressed concerns that the City is allowing the subdivision of too many properties, resulting in fewer single-family homes in Lomita.

The public hearing closed at 7:56 p.m.

There was brief discussion of the State's recently enacted laws regarding accessory dwelling units (ADUs).

Commissioner Waite made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council approval subject to findings and conditions.

**MOTION CARRIED** by the following vote:

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

## **WRITTEN COMMUNICATIONS**

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

None.

## **OTHER MATTERS**

### **8. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **9. PLANNING COMMISSIONER ITEMS**

Commissioner Waite suggested that the Commission review and update the standard list of conditions for projects in the City at a future meeting.

In response to a Commission question, Director Velasco stated that the City came to a resolution with Popeyes today regarding the parking and traffic problems there.

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

Commissioner Popelka will attend the City Council meeting on Tuesday, December 17, 2019.

**11. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:05 p.m.

ATTEST:



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Linda E. Abbott, Deputy City Clerk