

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

**1. OPENING CEREMONIES**

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:01 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, Waite, Vice-Chair Cammarata, and Chair Dever. Also present were Assistant City Attorney John Natalizio, Planning Intern James Dotson, Assistant Planner Laura MacMorran, and Community and Economic Development Director Alicia Velasco.

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

**ABSENT:** COMMISSIONERS: None

**2. ORAL COMMUNICATIONS**

None.

**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*).

Planning Intern Dotson presented the staff report.

Director Velasco responded to Commission questions regarding noticing of the item. She also confirmed that no letters were received in opposition to the project.

Chair Dever opened the public hearing at 6:11 p.m.

Rian Rifkin, the property owner, stated that his neighbor has no issue with the project.

Chair Dever closed the public hearing at 6:12 p.m.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to adopt a 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, Popelka, Santos, Thompson, Waite, Vice-Chair Cammarata, and Chair Dever  
 NOES: COMMISSIONERS: None  
 ABSENT: COMMISSIONERS: None  
 RECUSE: COMMISSIONERS: None

- 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.

Assistant Planner MacMorran presented the staff report.

Chair Dever opened the public hearing at 6:17 p.m.

Christine Hathaway project applicant, stated that they had struggled to fill the space until this opportunity came along, and that it is a good business for the site.

Chair Dever closed the public hearing at 6:19 p.m.

Commissioner Waite made a motion, seconded by Commissioner Santos, to adopt a 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, Popelka, Santos, Thompson, Waite, Vice-Chair Cammarata, and Chair Dever  
 NOES: COMMISSIONERS: None  
 ABSENT: COMMISSIONERS: None  
 RECUSE: COMMISSIONERS: None

- 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.

Vice-Chair Cammarata recused himself, as he has a professional relationship with the applicant. He left the dais and the Chambers.

Assistant Planner MacMorran presented the staff report.

In response to Commission questions, Director Velasco stated that the property is not permitted for residential use, and that an amendment stating such will be added to the resolution.

Chair Dever opened the public hearing at 6:29 p.m.

Luigi Schiappa, the applicant, stated that current tenants will have right of first refusal to purchase their units. He added that some cosmetic improvements and new signage are planned for the property. He responded to Commission questions regarding the property and his experience with commercial real estate. He stated that tenants will likely be made aware of the conversion within the next year.

George Kivett, a Lomita resident, spoke in favor of the project, stating that it will help to maintain industrial use in Lomita. He added that the applicant has completed numerous good projects in the City.

Chair Dever closed the public hearing at 6:43 p.m.

Commissioner Graf made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council 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, Popelka, Santos, Thompson, Waite, Vice-Chair  
Cammarata, and Chair Dever  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: None  
RECUSE: COMMISSIONERS: Vice-Chair Cammarata

Vice-Chair Cammarata returned to the Chambers and the dais.

## **WRITTEN COMMUNICATIONS**

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

Director Velasco stated that at the November 19, 2019, City Council meeting, staff was directed to prepare an ordinance placing a temporary moratorium on new retail businesses focused on vaping-related products in the City. She added that at an upcoming Council meeting, building codes will be updated for projects effective January 1, 2020, and that there will be no January 7, 2020, City Council meeting.

## **OTHER MATTERS**

### **7. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **8. PLANNING COMMISSIONER ITEMS**

Commissioner Popelka asked about Accessory Dwelling Unit (ADU) requirements. Director Velasco stated that an ordinance regarding the new state law would be presented to Council in January or February 2020.

Commissioner Graf asked about fencing at the Picerne project. Director Velasco stated that permanent fencing cannot be installed until some shoring work is completed.

Commissioner Popelka asked if there was an update on the Good Life Café on Pacific Coast Highway. Director Velasco said not at this time.

Commissioner Popelka also commented on the lack of visible progress at the self-storage project site on Lomita Boulevard.

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

Commissioner Waite will attend the City Council meeting on Tuesday, January 21, 2020.

#### **10. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 6:57 p.m.



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Linda E. Abbott, Deputy City Clerk