

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, MARCH 9, 2020
6:00 PM**

1. OPENING CEREMONIES

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.

a. Flag Salute

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

b. Roll Call

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

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

ABSENT: COMMISSIONERS: None

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** February 10, 2020

RECOMMENDED ACTION: Approve minutes

Commissioner Waite made a motion, seconded by Commissioner Santos, to approve the minutes of the February 10, 2020, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

b) APPROVAL OF MINUTES: November 12, 2019

RECOMMENDED ACTION: Approve minutes

Commissioner Waite made a motion, seconded by Commissioner Santos, to approve the minutes of the November 12, 2019, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

PUBLIC HEARINGS

- 4. **SITE PLAN REVIEW NO. 1205**, a request for a modification from Section 11-1.30.02 of the Lomita Municipal Code (LMC) to permit a 347 square foot single-story addition with a rear yard setback of five feet instead of the Code required 20 feet for a single-family residence located at 2300 Danmar Court in the Single-Family Residential (R-1) Zone.

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

In response to a question from Commissioner Waite, Director Velasco explained the difference between a side yard and a rear yard as defined in the Municipal Code.

Chair Dever opened the public hearing at 6:09 p.m.

Indra Singh, the applicant, came forward to respond to any Commission questions. As there were none, and there were no other public speakers, Chair Dever closed the public hearing at 6:10 p.m.

Commissioner Thompson asked if any written opposition to the project had been received. Assistant Planner MacMorran said there was none.

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

5. **CONDITIONAL USE PERMIT NO. 313**, a request for a conditional use permit to allow the sale of motorized scooters, motorcycles, and quadricycles located at 2074 Pacific Coast Highway in the C-R, Commercial Retail Zone.

Planning Intern Dotson presented the staff report per the agenda material. He stated that this would be a second location of the business and that there would be no outdoor display of vehicles or test drives at this site.

In response to a question from Vice-Chair Cammarata, Director Velasco stated that the site is at Pacific Coast Highway and Oak Street, not Eshelman as erroneously indicated on the floor plan.

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

Yousuf Osmani, the applicant, in response to Commissioner questions, stated that his business stopped offering test drives more than 10 years ago due to liability concerns, but this has had no impact on sales. In addition, he stated that their insurance does not cover test drives by potential buyers. He stated that 169cc is the upper limit for motorized scooters they sell, and their ATVs do not exceed 250cc. He anticipates moving toward selling only electric vehicles within 10 years, and explained that electric scooters use chargers rather than gasoline-powered engines.

Ralph Lepore, a Torrance resident, stated that he leases a building next door to the applicant's proposed location. He spoke of Mr. Osmani's excellent credit and interest in a five-year lease with an option for another five years as indication of the applicant's commitment to the site.

Sergio Banuelos, a Lomita resident, inquired as to whether mechanical work will be performed onsite, and whether hazardous waste storage will be necessary.

Chair Dever invited Yousuf Osmani forward to respond to the Mr. Banuelos' concerns. Mr. Osmani stated that employees will assist with loading vehicles for transport once purchased, or when customers drive the purchased vehicles off the lot, but all vehicles are transported to the other location for repairs.

In response to a question from Commissioner Waite, Mr. Osmani stated that Cycle World sells accessories, but his business sells the actual scooters.

In response to questions from Vice-Chair Cammarata, Mr. Osmani stated that his business sells Vespa-like scooters from Korea and China, and that most of his United States suppliers have enough inventory on-hand for two to three years should the coronavirus result in manufacturing disruption.

In response to a question from Commissioner Thompson, Mr. Osmani stated that onsite fueling is minimal, just a gallon or so to allow a buyer to drive a vehicle home or to see that it is in working condition.

In response to a question from Commissioner Santos, Mr. Osmani stated that gasoline is stored onsite in five-gallon jugs.

Chair Dever closed the public hearing at 6:28 p.m.

In response to questions from Commissioner Graf, Director Velasco stated that the Planning Commission may specify that no repairs be done onsite, but that the business is allowed to sell accessories by right of the Conditional Use Permit (CUP).

Chair Dever re-opened the public hearing at 6:32 p.m.

Sergio Banuelos stated that air compressors are loud and if used outside they could bother neighbors.

In response to a question from Commissioner Graf, Director Velasco stated that the City's noise ordinance would apply to all operations at the site.

Mr. Osmani stated that the 35psi tires are not like automobile tires in that a car's cigarette lighter could provide enough power to pump up the tires. He stressed that all such work would be handled at the downtown Los Angeles location before the vehicles arrive at the Lomita site.

Chair Dever closed the public hearing at 6:35 p.m.

Commissioner Graf made a motion, seconded by Vice-Chair Cammarata, to adopt a resolution of approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements, **with additional condition number 16 barring onsite vehicle repairs.**

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

6. SELECTION OF CHAIR AND VICE-CHAIR FOR 2020-2021

Commissioner Graf made a motion, seconded by Commissioner Waite, to nominate Vice-Chair Cammarata as Chair for 2020-2021.

MOTION CARRIED by the following vote:

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

Vice-Chair Cammarata made a motion, seconded by Commissioner Waite, to nominate Commissioner Graf as Vice-Chair for 2020-2021.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
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 asked the status of the City-owned empty site on Narbonne. Director Velasco stated that plans should be ready for permit next week, then the project will go out to bid.

Commissioner Waite asked about the self-storage business on Lomita Boulevard. Director Velasco stated that they are making progress. Assistant Planner MacMorran added that the applicant has received structural approval, but is waiting for plans to confirm and stamp.

Commissioner Graf stated that he has heard complaints regarding trucks related to the Picerne Project backed up on Lomita Boulevard at certain times of the day, and asked if they can be requested to better schedule or stage their trucks. Director Velasco stated that she can address this with the builders but they are almost finished with this part of the project, with perhaps just three weeks left. She added that Picerne has given a verbal save-the-date for the groundbreaking ceremony, April 22, 2020, at 10 a.m., and the Planning Commission is invited.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Thompson will attend the City Council meeting on Tuesday, April 7, 2020. Commissioner Santos will attend the Tuesday, April 21, 2020, meeting.

11. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:42 p.m.

Attest:



Linda E. Abbott, Deputy City Clerk