

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 8, 2021**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:03 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Planning Intern James Dotson, and Interim Community and Economic Development Director Sheri Repp Loadsman.

**PRESENT:** COMMISSIONERS: Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

**ABSENT:** None

Chair Cammarata introduced newly appointed Commissioner Brenda Stephens, a longtime Lomita resident who has been a real estate agent for 31 years. She stated that she is excited to have been appointed to the Planning Commission.

**2. ORAL COMMUNICATIONS**

None

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** February 8, 2021

**RECOMMENDED ACTION:** Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Steinbach, to approve the minutes of the February 8, 2021, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: Santos, Stephens

- b) **RESOLUTION NO. 2021-03**, a resolution of the Planning Commission of the City of Lomita denying the Amendment to Conditional Use Permit No. 299 for a mixed-use project consisting of 8,108 square feet of commercial area and 20 townhouse units to convert Unit 3 and Unit 4 from an office condominium to a residential condominium for property located at 25024 Narbonne Avenue and 2154 250th Street in the C-G, Commercial General zone.

*Chair Cammarata recused himself from discussion of this item due to the proximity of his business to the project site. He left the Zoom meeting.*

Vice-Chair Graf wished to address the two office units with unpermitted kitchens.

Interim Community and Economic Development Repp Loadsman stated that gas lines had been run and one unit already has a range installed; it is now a code enforcement issue as no permits were pulled for those purposes. The two units were approved as offices, and while it is customary for offices to have kitchenettes, these instead have (or will soon have) functioning kitchens.

Commissioner Thompson made a motion, seconded by Commissioner Steinbach, to adopt Resolution No. 2021-03, without prejudice, denying the Amendment to Conditional Use Permit No. 299 for a mixed-use project consisting of 8,108 square feet of commercial area and 20 townhouse units to convert Unit 3 and Unit 4 from an office condominium to a residential condominium for property located at 25024 Narbonne Avenue and 2154 250th Street in the C-G, Commercial General zone.

In addition, staff was instructed to have any requests for modification returned to the Planning Commission as deemed appropriate.

The Planning Commission acknowledged that code enforcement action would be initiated to have the unauthorized kitchens removed from Unit 3 and Unit 4, or an application must be submitted requesting authorization.

**MOTION CARRIED** by the following vote:

AYES:	COMMISSIONERS: Dever, Steinbach, Thompson, and Vice-Chair Graf
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: Santos, Stephens
RECUSED:	COMMISSIONERS: Chair Cammarata

*Chair Cammarata returned to the Zoom meeting.*

## **PUBLIC HEARINGS**

### **4. DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT 2021-01 - THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT IS REQUESTING A ZONE TEXT AMENDMENT TO PERMIT A "BREW PUB" WITHIN THE COMMERCIAL RETAIL ZONE (C-R) SUBJECT TO A CONDITIONAL USE PERMIT.**

Interim Community and Economic Development Director Repp Loadsman presented the staff report as per the agenda material.

Chair Cammarata opened the public hearing at 6:31 p.m. As there were no requests to speak on this item, Chair Cammarata closed the public hearing at 6:31 p.m. and brought the item back to the Commission for a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, that the Planning Commission recommend that the City Council adopt Resolution No. 2021-04 approving Zone Text Amendment No. 2021-01 and confirm the categorical exemption.

**MOTION CARRIED** by the following vote:

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

NOES: None

## **WRITTEN COMMUNICATIONS**

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

Interim Community and Economic Development Director Repp Loadsman stated that the Council has begun work on the City's annual budget. She added that the new Community and Economic Development Director, Greg Kapovich, will be starting on March 22, 2021.

## **SCHEDULED MATTERS**

### **6. SELECTION OF CHAIR AND VICE-CHAIR FOR 2021 – 2022**

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to retain Chair Cammarata and Vice-Chair Graf as Chair and Vice-Chair for 2021-2022.

**MOTION CARRIED** by the following vote:

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

NOES: None

### **7. HOUSING RELATED ISSUES UPDATE**

Interim Community and Economic Development Director Repp Loadsman presented the update on new state housing mandates in preparation of the 6<sup>th</sup> Cycle Housing Element Update.

The Southern California Association of Governments has concluded all 52 appeals with only the City of Pico Rivera and the County of Riverside having any success in reducing their Regional Housing Needs Assessment (RHNA) allocation. As a result of the appeals, some redistribution occurred, and the City of Lomita received a minor increase in RHNA allocation from 827 to 829 housing units. The final RHNA allocation is as follows:

Income Level		4th Cycle RHNA Allocation by Income Level	5th Cycle RHNA Allocation by Income Level	6th Cycle RHNA Allocation by Income Level
Very Low	Deed Restricted	87	12	239
	Non-Deed Restricted			
Low	Deed Restricted	54	7	124
	Non-Deed Restricted			
Moderate	Deed Restricted	58	8	128
	Non-Deed Restricted			
Above Moderate		147	20	338
Total RHNA		346	47	829

Housing Elements are required to be adopted by local governments and submitted to the California Department of Housing and Community Development (HCD) no later than October 15, 2021. Lomita is working with Dudek, its housing consultant, to evaluate how best to address the increased demands for cities to demonstrate their ability to actually reach their RHNA targets. One of the results will be the need to identify sufficient sites to meet the 829 RHNA allocation. If the inventory demonstrates that there are insufficient sites to accommodate the RHNA for each income category, the inventory must identify sites for rezoning to be included in a housing element program to identify and make available additional sites to accommodate those housing needs early within the planning period. HCD will expect Lomita to identify 15-30% additional sites to provide a greater degree of certainty that the RHNA targets will be met.

A community workshop will be conducted in late April 2021. Staff will also set up a booth at the Farmer’s Market the weekend before the community workshop to share information on the Housing Element and Safety Element updates and to encourage participation in the processes.

She urged the Planning Commission to complete the related surveys on the City’s website and to read all relevant documents in preparation for the work ahead.

## **OTHER MATTERS**

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

- a. **Invitation to the South Bay Cities Council of Governments’ 21<sup>st</sup> Annual General Assembly Virtual Conference, March 18, 2021, 9 a.m. to 4 p.m. Please register online by Thursday, February 18, 2021, at <https://sbccog.swoogo.com/home>.**

At this free event, the South Bay Council of Governments will “examine how understanding the interrelationships of the issues we mutually face is critical to our success. Panelists representing state/local government and private/public sectors will explore new ideas, solutions and perspectives, and discuss how other regions have responded to similar circumstances.”

**b. Invitation for residents to participate in the Housing Element and Safety Element Survey at <http://www.lomita.com/cityhall/housing-element/housing-safety-survey.cfm>.**

**c. HdL Reports – 1) Issue Updates January 2021; and 2) City of Lomita Sales Tax Update (3rd Quarter 2020, July-September)**

Interim Community and Economic Development Director Repp Loadsman stated that this report was included to keep the Planning Commission up to date on Lomita's financial health.

## **9. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf asked if any progress has been made at the vacant grocery store location on Pacific Coast Highway. Interim Community and Economic Development Director Repp Loadsman stated that the property owner recently acquired the parking lot, which should make leasing a bit easier. The City will be working with the owner to try to attract a grocery store. The Housing Element update might actually help with this endeavor, as stores considering a new location look at the number of homes in the area.

Vice-Chair Graf stated that the Picerne project is underway in earnest, and that so far, they are doing a very good job regarding traffic impacts in that area.

Commissioner Thompson stated that there is a lot of activity at the Picerne project site, and that it is perhaps a blessing that students are working remotely so that they are not impacted by related dust, dirt, and noise.

Chair Cammarata stated that noise and traffic impacts at the Picerne project site have been well-managed.

Chair Cammarata stated that the graffiti at the 7-Eleven project site at Pacific Coast Highway and Cypress Street is still there. Interim Community and Economic Development Director Repp Loadsman stated that property responsibility was recently transferred to 7-Eleven corporate and its contractor, and the City will be reaching out to them soon.

Chair Cammarata remarked upon the recent fire at Element Outdoor on Lomita Boulevard. Interim Community and Economic Development Director Repp Loadsman stated that the cause has been identified and the property owner has been made aware of what needs to be done to correct the fire damage. The City will be working with Element Outdoor to assist them in getting back up to order. In addition, the City will be looking at some possible code enforcement issues at the site.

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

Commissioner Santos will attend the City Council meeting on Tuesday, April 6, 2021. Commissioner Steinbach will attend the Tuesday, April 20, 2021, City Council meeting.

## **11. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:24 p.m.

Attest:



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Linda E. Abbott  
Deputy City Clerk/Planning Secretary