

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 11, 2021
VARIOUS TELECONFERENCE LOCATIONS**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:01 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, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, and Associate Planner MacMorran (all participated via Zoom).

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

ABSENT: Thompson

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** August 9, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Commissioner Steinbach made a motion, seconded by Commissioner Dever, to approve the minutes of the August 9, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

PUBLIC HEARINGS

- 4. **VESTING TENTATIVE PARCEL MAP**, a request to subdivide an existing 19,148 square-foot single family residential lot into two single-family lots and to confirm the categorical exemption, located at 25307 Oak Street, in the R-1, Single-Family Residential Zone. Applicant: Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita CA 90717.

Commissioner Steinbach recused himself from discussion of this item due to the site's proximity to his home, and left the Zoom meeting.

Associate Planner MacMorran presented the staff report as per the agenda material.

Chair Cammarata opened the public hearing at 6:13 p.m.

Bill Uphoff, a Lomita City Council Member, asked how far back the new units will be from both Oak Street and adjacent properties.

Associate Planner MacMorran stated that the new homes will be 20 feet from the rear and front property lines and five feet from the side property lines.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:14 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Vice-Chair 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: Dever, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Thompson

RECUSED: Steinbach

Commissioner Steinbach returned to the Zoom meeting.

5. **SITE PLAN REVIEW**, a request for a Site Plan Review to allow beauty shop uses to occupy more than 30 percent of the ground floor area of an existing multi-story commercial building and to confirm the categorical exemption at 25820 Lucille Avenue, in the C-R (Commercial Retail) Zone. Pursuant to Lomita Municipal Code 11-1.48.03(B), beauty shops are a permissible use in the C-R Zone but are subject to Planning Commission review if the ground floor area occupied by the use exceeds 30 percent of the total ground floor area. Applicant: David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405.

Community and Economic Development Director Kapovich presented the staff report as per the agenda material.

David Nosrati, the applicant, stated that the building currently houses a music store, dental office, and a barber shop, but there are still some vacancies.

Chair Cammarata opened the public hearing at 6:26 p.m.

Bill Uphoff, a Lomita City Council Member, inquired as to current percentage of occupied units in the building.

Mr. Nosrati stated that while it was effectively 100% vacant at the time of purchase (January 2021), the building is now 40-45% occupied.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:29 p.m. and brought the item back to the Commission for further discussion or a motion.

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

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that the City Council had approved appropriation of \$4.8 million in American Rescue Plan funds at the September 21, 2021, meeting.

7. PROJECT STATUS UPDATES

Director Kapovich stated that entitlements will expire tomorrow for the self-storage facility on Lomita Boulevard, so no action is necessary by the City for non-compliance with the conditions. If the applicant wishes to move forward, he will have to reapply.

Chair Cammarata thanked Code Enforcement for taking steps to have the lot cleaned up.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that the City's Housing Element update will be discussed at two Planning Commission meetings in November. The first public hearing will take place at the regular Planning Commission meeting of Monday, November 8, 2021, and the second is tentatively scheduled for Monday, November 15, 2021, at which time the Commission is to vote to make a recommendation to the City Council. There will then also be two City Council public hearings in December due to the density of the documents.

9. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf stated that the City's recent e-newsletter seemed to indicate that only CalMet Services could be used by residents for removal of large quantities of unwanted items, instead of specialty junk haulers. He asked that this be clarified in a future e-newsletter.

Vice-Chair Graf stated that enforcement relative to street vendors on the sidewalk seems to be working.

Chair Cammarata stated that the taco stand was back a couple of nights ago, but that recent traffic enforcement efforts, particularly on Eshelman Avenue, have been effective. He commented on the Narbonne Plaza ribbon-cutting which took place yesterday, and stated that the latest e-newsletter was very informative.

In response to a question from Vice-Chair Graf, Director Kapovich stated that the mixed-use project behind Burnin Daylight should be issued building permits within the next week, so construction will commence soon.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, November 2, 2021. Commissioner Steinbach will attend the Tuesday, November 16, 2021, City Council meeting.

11. ADJOURNMENT

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

Attest:



Linda E. Abbott
Deputy City Clerk