

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

1. OPENING CEREMONIES

- a. Chair Cammarata called the regular meeting to order at 6:00 p.m. Pursuant to Executive Order N-08-21 issued by Governor Newsom and AB361, the public and Commission participated in this meeting via Zoom.
- b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Natalizio, Community and Economic Development Director Kapovich, Associate Planner MacMorrان, Assistant Planner Quintero, Planner Repp Loadsman, and Management Analyst Hernandez (all participated via Zoom).

PRESENT: Dever, Santos (arrived at 6:02 p.m.), Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

ABSENT: None

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** October 11, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes of the October 11, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

(Commissioner Santos had technical difficulties so his vote could not be heard.)

PUBLIC HEARINGS

- 4. **ZONE TEXT AMENDMENT NO. 2021-02**, an amendment to Lomita Municipal Code Section 11-1.27.12 to establish new sign standards within the "24000 Crenshaw Boulevard Specific

Plan” located at 2453 Lomita Boulevard. Applicant: The Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660.

Associate Planner MacMorran presented the staff report as per the agenda material. She noted two corrections to be made to the resolution:

- 1) Section 11-1.27.12F should be 11-1.27.126
- 2) Section 11-1.27.12G should be 11-1.27.127

Associate Planner MacMorran clarified that this item is relative to a site-specific allowance for signs.

Greg Nakahira, the applicant, Managing Director of Picerne, stated that the project is a signature building for Lomita, at the western gateway to the City, and the municipal code does not allow for adequate signage for this type of project. The proposed signage is tasteful and proportionate to the size of the building.

Chair Cammarata opened the public hearing at 6:42 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:42 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt Resolution No. 2021-19 recommending that the City Council approve Zone Text Amendment No. 2021-02 (specifically option 2 on the staff report), confirm the categorical exemption, and direct staff to adjust the permanent sign section in section 11-1.27.12.4 to allow a total of four permanent signs, including one monument sign, and three wall signs (the total square footage of signage allowed would increase from one square foot per unit to 1.25 square foot per unit to accommodate the third wall sign), and to make the following corrections to the final resolution:

- 1) Section 11-1.27.12F should be 11-1.27.126
- 2) Section 11-1.27.12G should be 11-1.27.127

MOTION CARRIED by the following vote:

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

5. **ZONE TEXT AMENDMENT NO. 2021-03**, an amendment to Lomita Municipal Code Sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use. In addition, the amendment would remove the self-storage facility use in the Commercial General (C-G) Zone and permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone. Initiated by the City of Lomita.

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

Commissioner Dever questioned the timing of this Zone Text Amendment as the applicant of a self-storage business at the site has reapplied since his entitlements expired.

Commissioner Steinbach and Vice-Chair Graf expressed concerns that although the amendment is well-intentioned it might be seen as punitive to the applicant.

Chair Cammarata opened the public hearing at 6:58 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:58 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to adopt Resolution No. 2021-20 recommending that the City Council approve Zone Text Amendment No. 2021-03 and confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

6. DISCUSSION AND CONSIDERATION OF THE 2021-2029 HOUSING ELEMENT (GPA 2021-03)

Director Kapovich stated that this discussion is a two-part process, with the goal of the Commission making a recommendation to Council at the special Planning Commission meeting of November 15, 2021. He gave some background on this policy document, which requires updating every eight years.

Planner Repp Loadsman presented an overview of the requirements of the Housing Element. It is a roadmap to provide for both current and future housing needs in Lomita. She outlined the necessary appendices to the Housing Element and spoke of the Regional Housing Needs Assessment (RHNA) of 829 units to the City of Lomita.

Elizabeth Dickson, Housing Planner of Dudek, outlined the following:

- *Vacant and Underutilized Sites
- *Programmatic Requirements
- *Summary of Capacity and Credit
- *Existing Site Capacity and Rezone Site Capacity

Planner Repp Loadsman outlined the sites in all income categories through a proposed rezoning process and spoke of sample developments.

Ms. Dickson outlined the following:

- *Housing Element Goals
- *Programs to Maintain the Production Stock
- *Programs to Facilitate Production of a Variety of Housing Types
- *Programs to Make Adequate Sites Available
- *Programs to Promote Equity and Inclusion

Director Kapovich spoke of the Housing Element timeline and steps to certification.

Chair Cammarata opened the public hearing at 8:05 p.m.

Ivan Yermakov, a Lomita resident, inquired as to how many City of Lomita staff members and Commissioners actually live in the City. He also asked what circumstances would prevent a

project from being approved in Lomita. He expressed concerns about increased density and reduced parking.

Director Kapovich clarified that many of these requirements are mandated by the state. In order to accommodate the additional 829 units in Lomita, red tape must be eliminated as much as possible. But simply identifying a site for upzoning does not automatically mean that will happen; the City merely has to demonstrate to the state that we have the ability to accommodate the requirements.

Planner Repp Loadsman stated that certain state requirements, especially those regarding affordable housing, must be met. However, the City does maintain some discretion with regard to others.

Vice-Chair Graf clarified that all Planning Commissioners are required to live in Lomita.

As there were no further requests from the public to speak on this item, at 8:15 p.m., Chair Cammarata continued the public hearing to the Monday, November 15, 2021, Planning Commission meeting, and brought the item back to the Commission for further discussion or a motion.

Planner Repp Loadsman stated that there are 30 programs in the Housing Element, but some take precedence, such as how the City addresses its lower density neighborhoods. At the special meeting next week, more detail will be provided on that as well as additional information relative to inclusionary housing, and perhaps information relative to incentives to property owners and objective design guidelines.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to continue the public hearing to 6:00 p.m., Monday, November 15, 2021, to allow for additional public input, answering questions, and to provide a resolution forwarding the Planning Commission recommendation to the City Council.

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that at the November 2, 2021, City Council meeting, a Business Attraction Program was approved, which includes expedited plan reviews and fee waivers. Another program, related to the American Rescue Plan Act, was also approved, which includes a workforce development program. In addition, a façade improvement program and a job creation program were also approved, both of which provide incentives to City business owners.

8. PROJECT STATUS UPDATES

Director Kapovich stated that Phase 2 of the project at Narbonne Avenue and 245th Street will break ground shortly.

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich reminded everyone of the Planning Commission's special meeting on Monday, November 15, 2022.

10. PLANNING COMMISSIONER ITEMS

Commissioner Steinbach inquired about enforcement efforts relative to problem street vendors in the City.

Director Kapovich stated that some vendors simply are not aware of the rules and require education. Staff is working on rectifying the problem of a vendor near the intersection of Pacific Coast Highway and Eshelman Avenue which has received numerous complaints.

Chair Cammarata stated that the problem street vendors seem to be less visible of late. He thanked City staff for implementing additional enforcement measures on Eshelman Avenue relative to speeding.

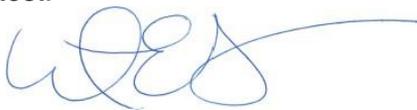
11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Dever will attend the City Council meeting on Tuesday, December 7, 2021. Tuesday, December 21, 2021, is open.

12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 8:34 p.m. There will be a special meeting on Monday, November 15, 2021, at 6 p.m. to continue the public hearing relative to the Housing Element.

Attest:



Linda E. Abbott
Deputy City Clerk