

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 14, 2022**

**1. OPENING CEREMONIES**

- a. Chair Cammarata called the meeting to order at 6:00 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, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Natalizio, Interim Community and Economic Development Director Repp Loadsman, Assistant Planner Quintero, and Associate Planner MacMorran (all participated via Zoom).

**PRESENT:** Dever, Santos (arrived at 6:06 p.m.), Steinbach, Stephens, Thompson (arrived at 6:04 p.m.), Vice-Chair Graf, and Chair Cammarata

**ABSENT:** None

**2. ORAL COMMUNICATIONS**

Donna Gardner, a Lomita resident, objected to code enforcement efforts relative to a storage container on her property. She stated that it has been there for eight years but the City recently told her it must be removed.

Planner Repp Loadsman stated that while storage containers are generally not permitted in the City, she will follow up with Ms. Gardner to present some options as to how hers might be allowed.

**3. CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** November 8, 2021, and November 15, 2021, minutes

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to approve the minutes of the November 8, 2021, and November 15, 2021, Planning Commission meetings.

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** None

## **PUBLIC HEARINGS**

4. **SITE PLAN REVIEW NO. 1204**, a request to extend approval for one year to allow the expansion of the parking lot in conjunction with the demolition of classrooms, office spaces, and nonconforming residential structures, and the construction of several small additions totaling 961 square feet located at 24716 Narbonne Avenue & 24730 Narbonne Avenue in the Commercial General (C-G) Zone. Applicant: Mark Campbell, 24730 Narbonne Avenue, Lomita, CA 90717.

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

Chair Cammarata opened the public hearing at 6:15 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:15 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Vice-Chair Graf, to approve the request for a one-year extension of time for Site Plan No. 1204 and establish a new expiration date of February 10, 2023. The City has not changed the applicable development standards since the project was approved.

**MOTION CARRIED** by the following vote:

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

## **SCHEDULED MATTERS**

5. **REVIEW OF HOUSING ELEMENT STATUS AND VARIOUS HOUSING RELATED LAWS**  
(no staff report)
- a. Lomita Housing Element ([https://lomitacity.com/wp-content/uploads/2021/11/6th\\_H-E\\_Revised\\_Draft\\_October.pdf](https://lomitacity.com/wp-content/uploads/2021/11/6th_H-E_Revised_Draft_October.pdf))
  - b. State Density Bonus Law
  - c. ADUs/JADUs
  - d. SB 9 and Lomita Urgency Ordinance

Planner Repp Loadsman presented an update on the Housing Element. She stated that the City Council approved it at its December 21, 2021, meeting. It was submitted to the State on January 11, 2022, and just this past Friday the City was notified that the State did not certify it. She is still reading through the letter to determine what more is needed, but the State is requesting additional information on a few new programs. She will likely update the Commission at the next meeting. The goal is to have a certified document by this summer.

In response to a question from Commissioner Stephens, Planner Repp Loadsman stated that current construction counts toward the City's Housing Element Goals.

Associate Planner MacMorran presented an overview on Housing Laws, including Density Bonus Laws, which included the following:

- Definition of a density bonus
- Rents are restricted for 55 years
- How a project qualifies for a density bonus
- 2021 Los Angeles County area income limits
- Graduated scale of awarding density bonuses
- Benefits include parking reduction, incentives/concessions, and fee waivers
- The number of incentives/concessions awarded
- Additional reduction of development standards
- City staff and the City Attorney make the determination as to whether a project qualifies for the Density Bonus
- The Planning Commission's role

In response to a question from Vice-Chair Graf, Assistant City Attorney Natalizio stated that the Density Bonus is a complicated area of housing, particularly affordable housing. He stressed that the Planning Commission's role is rather limited as it is mandated by the State that the Density Bonus must be approved if a project meets the requirements. Developers are to seek out the benefits of the Density Bonus and its rewards.

In response to questions from Vice-Chair Graf, Planner Repp Loadsman stated that such property owners must provide proof of low-income housing requirements for 55 years. In the case of breaches of contract of the affordable housing agreement, there are remedies, including fines. In addition, there is the problem of a once-qualified tenant moving to a higher income bracket; at that point, the property owner would have to replace that tenant with someone who is income-qualified, or replace the unit.

Commissioner Stephens stated that while the Density Bonus is great for tenants, she has reservations about the bonuses and incentives and how control is being taken away from the City relative to projects built.

Planner Repp Loadsman outlined ADUs/JADUs and the City's SB9 (The California Home Act) Urgency Ordinance, which included the following:

- Background on accessory dwelling units (ADUs)
- The State saw a less expensive way to provide more housing
- Ministerial approval of a two-unit housing development or an urban lot split
- Approvals must be based only on objective design standards; denials are only permitted if projects do not meet such standards or there are specific, adverse impacts on public health and safety
- Limitations on how jurisdictions can regulate SB9 projects
- Objective Design Standards

Commissioner Steinbach emphasized the need to ensure that the community's character is maintained.

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

Associate Planner MacMorran stated that the City Council had recently approved allocation of American Rescue Act Plan funds, including a façade improvement program for City businesses, a jobs creation program, and a forgivable loan for businesses that creates a new position for an individual from a low-income household.

## 7. PROJECT STATUS UPDATES

Planner Repp Loadsman stated that staff would provide updates at the next meeting.

## OTHER MATTERS

## 8. STAFF ITEMS – ANNOUNCEMENTS

None.

## 9. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf requested that staff email the Commission an update relative to the reservoir and filtration system at the Cypress Water Facility. In addition, he requested that staff email the agenda packets as PDFs as was done in the past.

## 10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, April 5, 2022.  
Commissioner Stephens will attend the City Council meeting on Tuesday, April 19, 2022.

## 11. SELECTION OF CHAIR AND VICE-CHAIR FOR 2022 – 2023

Commissioner Steinbach made a motion, seconded by Commissioner Thompson, to retain Chair Cammarata and Vice-Chair Graf for 2022-2023.

**MOTION CARRIED** by the following vote:

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

## 12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:39 p.m.

Attest:



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Linda E. Abbott, CMC  
Deputy City Clerk