

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, APRIL 11, 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, Santos, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Donegan, Planner Repp Loadsman, Assistant Planner Quintero, and Associate Planner MacMorran (all participated via Zoom).

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

ABSENT: Steinbach

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** March 14, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to approve the minutes of the March 14, 2022, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

PUBLIC HEARINGS

4. **ALLEY VACATION**, a request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue. The request would formally convert this portion of the alley into a publicly accessible paseo. This summary vacation is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use

Limitations. Applicant: Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Suite 100, Lomita, CA 90717.

Assistant Planner Quintero presented the staff report as per the agenda material.

Chair Cammarata recused himself as Mr. Schiappa is a client of his business. He was moved to the waiting room for the duration of discussion of the item.

Vice-Chair Graf invited the applicant to speak, but he was not present.

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

After much discussion, it was determined that clarification and additional information was needed in order for the Commission to make an informed decision on the item. The continuation will also allow for the applicant to be present at the next meeting.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to continue this item to the May 9, 2022, meeting.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Steinbach

RECUSED: Chair Cammarata

Chair Cammarata rejoined the Zoom meeting.

5. **SITE PLAN REVIEW NO. 1216**, a request for a site plan review to convert 1,600-square-feet of an existing 6,800-square-foot warehouse into a retail space and to allow for a reduction in the required parking by approving seven onsite parking spaces at a business located within 500 feet of a municipal parking lot(s) as allowed by Section 11-1.49.06(D) of the Lomita Municipal Code (LMC) for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone and to confirm the categorical exemption. Applicant: Bill Lockwood, P.O. Box 367, Lomita, CA 90717 ("Co-Applicant/Owner")

Associate Planner MacMorran presented the staff report as per the agenda material. She announced a change since the public noticing for the hearing: the applicant is now proposing 1,160-square-feet of retail space and six onsite parking spaces.

Chair Cammarata invited the applicant to speak.

Bill Lockwood, the applicant, stated that after 100 years of operation, it was time to expand.

Chair Cammarata opened the public hearing at 7:22 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:22 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to approve the request for a site plan review to convert 1,160-square-feet of an existing 6,800-square-foot warehouse into a retail space and to allow for a reduction in the required parking by approving

six onsite parking spaces at a business located within 500 feet of a municipal parking lot(s) as allowed by Section 11-1.49.06(D) of the Lomita Municipal Code (LMC) for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone and to confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Planner Repp Loadsman reported on the following:

- March 15, 2022, City Council meeting: Approximately on a five-year basis, the City Council reviews and approves a Capital Improvement Program (CIP) Master Plan establishing project priorities. To allow adequate discussion time, staff will present priorities for consideration on April 26, 2022, at 4:00 p.m.
- April 5, 2022 City Council meeting: City Council adopted Urgency Ordinance 834U for an extension of Urgency Ordinance No. 832U, for a period of 10 months and 15 days, to implement State of California Senate Bill 9 to allow urban lot splits and two-unit residential developments in single-family residential zones.
- The May 9, 2022, Planning Commission meeting might include discussion relative to ADU's.

7. PROJECT STATUS UPDATES

Associate Planner MacMorran shared an update from Public Works Director Dillon regarding the Cypress Water Production Facility upgrade project.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

Planner Repp Loadsman stated that the California Alliance of State Elected: California State Auditor released a scathing report on the RHNA process, which finds that the housing goals are not supported by evidence. This suggests that perhaps the numbers were overinflated and possibly could come down.

Planner Repp Loadsman stated that the City's Housing Element is currently being reviewed by the State.

9. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf requested that graffiti on the gazebos at Lomita Park be removed.

Commissioner Stephens asked if a resolution was found relative to a storage container in a resident's yard.

Planner Repp Loadsman stated that staff will be in touch with the resident soon, but the options are limited.

Commissioner Stephens also stated that the facades of some businesses along the intersection of Lomita Boulevard and Narbonne Avenue are looking sub-par.

Associate Planner MacMorran stated that the City is accepting applications through April 21, 2022, for forgivable loans relative to façade improvements for retail and food service-related businesses, as well as non-profits.

Chair Cammarata asked if staff could reach out to the business owners. He also asked if a new business would soon be taking over a vacation site in the area.

Associate Planner stated that a woman's clothing store is opening there, called Well-Worn Art.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, May 3, 2022.
Commissioner Thompson will attend the City Council meeting on Tuesday, May 17, 2022.

11. DISCUSSION OF HYBRID MEETINGS

This item was continued to the May 9, 2022, meeting.

12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:47 p.m.

Attest:



Linda E. Abbott, CMC
Deputy City Clerk