

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JULY 11, 2022**

PURSUANT TO AB361, THE PUBLIC AND COMMISSION MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:01 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Responding to the roll call by City Clerk Abbott were Commissioners Dever and Stephens, Vice-Chair Graf, and Chair Cammarata (present in Council Chambers); and Commissioner Steinbach (present via Zoom). Also present were Assistant City Attorney Donegan, Planner Repp Loadsman, Assistant Planner Quintero (present in Council Chambers); and Associate Planner MacMorran (present via Zoom).

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

ABSENT: Santos and Thompson

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on consent agenda items or subjects not on this agenda. There being no requests to speak, Chair Cammarata closed oral communications.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** June 13, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos and Thompson

It was the consensus of the Commission to hear item 5 prior to item 4.

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 Boulevard, Ste. 100, Lomita, CA 90717 (***Continued from the April 11, 2022, May 9, 2022, and June 13, 2022, Planning Commission meetings***)

Chair Cammarata recused himself from discussion of this item due to a business relationship with the applicant, and was placed in the Zoom meeting waiting room.

Assistant Planner Quintero presented the staff report as per the agenda material. She stated that the map and design had been revised since the item was last discussed. The existing driveway and pergola along Narbonne Avenue have been removed, and the area of the paseo improvements is now more contained between the credit union and the Burnin Daylight building.

Vice-Chair Graf opened the floor to Commission comments or questions. Discussion was held relative to placing “no parking” signs at the site should problems arise.

Vice-Chair Graf opened the public hearing at 7:47 p.m.

George Kivett, Lomita resident, spoke in support of the alley vacation plans.

Vice-Chair Graf closed the public hearing at 7:49 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Stephens, to approve the request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue and to confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

Chair Cammarata rejoined the Zoom meeting.

5. **CONDITIONAL USE PERMIT NO. 319 & SITE PLAN REVIEW NO. 1213**, a request for a Conditional Use Permit to allow for uses listed in sec.11-1.58.04(A), a site plan review for a three-story, mixed-use building consisting of 1,198 square feet of commercial space and 11 apartments located at 24830-24838 Narbonne Avenue in the Commercial General/Mixed Use Overlay (C-G/MUO) Zone and confirm the categorical exemption. Applicant: Tim Racisz, 22939 Hawthorne Boulevard, Suite 208, Torrance, CA 90505 (***Continued from the June 13, 2022, Planning Commission meeting***)

Chair Cammarata recused himself from discussion of this item due to a potential business relationship with the applicant, and was placed in the Zoom meeting waiting room.

Associate Planner MacMorran presented the staff report as per the agenda material. She noted a letter received today from Californians for Home Ownership which supported housing in general and referenced State housing requirements.

Vice-Chair Graf opened the floor to Commission comments and questions. Discussion was held relative to specifics of State bonus density laws, the difference between concessions and waivers, parking requirements, and setting precedents for future development.

Vice-Chair Graf opened the public hearing at 6:46 p.m.

Allan Rigg, applicant's representative, stated that numerous changes to the plans had been made as suggested by staff. He added that parking will be sufficient for the project, and the applicant is working with the neighboring Lomita-Harbor City Kiwanis Club to assuage concerns relative to the potential for graffiti and parking problems.

George Kivett, Lomita resident, requested the letter referenced by Associate Planner MacMorran be read aloud. He had questions relative to the total square footage of the residential units, the percentage of commercial space, and total number of parking spaces onsite. Associate Planner MacMorran stated that the residential units total 12,600 square feet, 9.5% of the property is commercial, and there will be 17 total parking spaces, including two that are ADA compliant (one for residential and one for commercial).

Mr. Kivett expressed concerns that onsite parking will be insufficient and will result in street parking in the nearby neighborhoods. He added that less than 10% on the commercial allocation is inadequate for mixed-use, and that the applicant should go back to the drawing board. Deputy City Clerk Abbott stated that she had emailed him a copy of the letter.

Susie Dever, Lomita-Harbor City Kiwanis Club, expressed support for the project, but shared concerns relative to parking and sound reflection (originating from the Kiwanis Club) off the project's three-story walls. She requested that all windows and sliding doors facing the Kiwanis Club be triple paned or otherwise soundproofed. She also requested that the applicant plant vegetation along the walls to reduce the probability of graffiti.

Commissioner Stephens expressed concerns about the 9.5% commercial allocation in a mixed-use development and all corresponding concessions.

Vice-Chair Graf asked Mr. Rigg if he would agree to additional conditions relative to installation of plants along the wall to reduce the probability of graffiti, parking (specifying in lease agreements that there is no tenant or visitor parking in the Kiwanis Club parking lot), and installation of noise efficient windows and doors on the property side facing the Kiwanis Club. Mr. Rigg agreed to the conditions.

Vice-Chair Graf closed the public hearing at 7:23 p.m. and brought the item back for further Commission discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Dever, to adopt a resolution of approval subject to findings and conditions*, and confirm that the project is exempt from CEQA requirements.

*The following conditions were added:

1. Applicant shall provide planted vegetation on both sides of the northern wall adjacent to the parking lot
2. Applicant shall provide insulation and soundproofing greater than required by the Building Code on windows, doors, and walls
3. Lease/rental agreements/renewals will state that events at the Kiwanis Club generate noise at various hours, and that there is no tenant/customer parking at the Kiwanis Club

MOTION CARRIED by the following vote:

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

6. **DISCUSSION AND CONSIDERATION OF AN AMENDED RECOMMENDATION FOR ZONE TEXT AMENDMENT NO. 2022-01 TO REVISE ATTACHMENT C, AN ORDINANCE ESTABLISHING DEVELOPMENT STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS AND MULTIPLE SINGLE FAMILY DWELLINGS, ESTABLISHING PROVISIONS FOR SHARED AND REDUCED PARKING IN COMMERCIAL ZONES AND VARIOUS TEXT AMENDMENTS FOR CODE CLEAN UP AND CLARIFICATION TO ARTICLE 15 – DEFINITIONS, ARTICLE 30 – RESIDENTIAL ZONES, ARTICLE 49 D-C (DOWNTOWN COMMERCIAL), ARTICLE 58 – MIXED OVERLAY DISTRICT, ARTICLE 66 OFF-STREET PARKING, STORAGE AND LOADING, ARTICLE 70 – ZONING ORDINANCE ADMINISTRATION.** Applicant: The City of Lomita.

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

Chair Cammarata opened the floor to Commission comments and questions. Discussion was held relative to the approval process for planned residential developments.

Chair Cammarata opened the public hearing at 8:18 p.m.

Mr. Kivett spoke in favor of maintaining the current residential density in the A-1 and R-1 neighborhoods and in opposition to subdividing such properties.

Chair Cammarata closed the public hearing at 8:21 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 recommend that the Planning Commission adopt a resolution recommending approval to the City Council of revised Attachment C to Zone Text Amendment No. 2022-01 and confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

None

8. PROJECT STATUS UPDATES

Planner Repp Loadsman commented on the Target store slated to open in October 2023 at the former Albertson's site.

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

Deputy City Clerk Abbott stated that 2022 Planning Commission meetings are now available on the City's YouTube channel.

10. PLANNING COMMISSIONER ITEMS

Commissioners thanked Planning staff for all their hard work and commended the City on a very enjoyable Founders Day weekend.

11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

(The Tuesday, August 2, 2022, City Council meeting has been cancelled.) Commissioner Stephens will attend the City Council meeting on Tuesday, August 16, 2022.

12. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 8:32 p.m.



Linda E. Abbott, CMC
Deputy City Clerk