

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, DECEMBER 12, 2022**

**1. OPENING CEREMONIES**

- a. Chair Cammarata called the meeting to order at 6:10 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Vice-Chair Graf led the salute to the flag.
- c. Responding to the roll call by Deputy City Clerk Abbott (via Zoom) were Commissioners Dever and Stephens, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioner Steinbach (participated via Zoom). Also present were Community and Economic Director Rindge, Associate Planner MacMorran, and Assistant City Attorney King (all present in the Upstairs Assembly Room).

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

**ABSENT:** Santos

**2. ORAL COMMUNICATIONS**

There were no requests from the public to speak on Consent Agenda items or subjects other than those scheduled.

**3. CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** October 10, 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

**PUBLIC HEARINGS**

4. **CONDITIONAL USE PERMIT NO. 322**, a request to allow a smog shop to operate in an existing 1,000-square-foot service bay at 1800 Lomita Boulevard in the M-C (Light Manufacturing-Commercial) Zone. (Applicant: Klaus Woelke, 25027 Oak Street, Lomita, CA 90717)

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

Chair Cammarata invited questions from the Commission. As there were none, he invited Klaus Woelke, the applicant, forward to speak. Mr. Woelke stated that all he is asking is to reopen a smog shop on the site.

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

Maryam (no last name given), owner of Lomita Plaza next door, shared concerns about possible Code violations at the site relative to digging, dumping, and storage of oil, and employees of the business parking on an easement belonging to Lomita Plaza. She also expressed concerns about a shared wall being repainted by the applicant, and a camera installation at the site. She stated that she has reached out to Code Enforcement but has gotten no response.

Chair Cammarata suggested that she contact the City by mail so that there is a paper trail. Associate Planner MacMorran encouraged her to report Code Enforcement issues via the City's website.

Chair Cammarata invited the applicant, Klaus Woelke, to respond to Maryam's concerns. Mr. Woelke stated that the digging was required to realign a fence that was falling over. Initially he thought the parking area was theirs or that it was at least communal, but once he learned that it belonged to Lomita Plaza, his employees no longer parked there. There has been no illegal dumping of oil, and a wall on his property was in need of repainting and a camera was installed.

Maryam requested that the Commission refer to a map showing the easement, and explained that it has now been blocked off by a chain link fence and cars, eliminating access.

Chair Cammarata suggested Maryam follow up with Associate Planner MacMorran so that each concern can be addressed and Code Enforcement can visit the site.

There being no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:44 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Stephens stated that the property's lease should specify ownership and use of the easement--that it is not a City enforcement issue.

Vice-Chair Graf 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 California Environmental Quality Act (CEQA) requirements.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Santos

## **SCHEDULED MATTERS**

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

Director Rindge stated that there will be a Special Joint Meeting of the Planning Commission and the City Council relative to the final update of the City's Housing Element, on Tuesday, December 20, at 4:00 p.m. The regular Council meeting later that evening will include the first reading of the Los Angeles County Building Codes updates ordinance, and the Zone Text Amendment relative to signs at the Kaia development. There will be no January 2023 Planning Commission meeting, as staff has no completed applications at this time.

## **6. PROJECT STATUS UPDATES**

Associate Planner MacMorran provided updates on the following:

- A mixed-use development south of the Lomita-Harbor City Kiwanis Club on Narbonne Avenue
- Cream Pan Bakery
- The Slip Bar

## **OTHER MATTERS**

### **7. STAFF ITEMS – ANNOUNCEMENTS**

Director Rindge stated that both an Assistant Planner and Planning Intern will start work for the City in January.

### **8. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf stated that he has received complaints from business owners and prospective business owners relative to the inability to get projects going in the Planning department due to the current staffing shortage. Director Rindge stated that she expects quicker movement on projects with the hiring of the new staff members.

Chair Cammarata stated that he had recently sent emails to City Manager Smoot relative to graffiti in the City, and that the unauthorized taco stand by Auto Zone has returned.

Associate Planner MacMorran stated that a hair salon is opening in the former water/hydro shop on Lomita Boulevard, and an environmentally-conscious personal products retail shop is taking over half of the former tackle shop space on Narbonne Avenue.

Director Rindge stated that the City had approved a Professional Services Agreement for augmented Code Enforcement.

### **9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

The Tuesday, January 3, 2023, City Council meeting has been cancelled due to the holiday closure; Commissioner Stephens will attend the Tuesday, January 17, 2023, City Council meeting.

### **10. ADJOURNMENT**

There being no further business to discuss, Chair Cammarata adjourned the meeting at 7:09 p.m.



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Linda E. Abbott, CMC  
Deputy City Clerk