

**MINUTES OF THE
LOMITA PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 9, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:01 p.m. on Monday, October 9, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Commissioner Mattingly led the flag salute.

c. Roll Call

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

ABSENT: Commissioner Santos

STAFF PRESENT: Community and Economic Director Rindge, Associate Planner MacMorran (via Zoom), Assistant Planner Barbero, Assistant City Attorney Ornelas, and Deputy City Clerk Abbott

2. ORAL COMMUNICATIONS

Chair Cammarata opened Oral Communications. There being no requests to speak, Chair Cammarata closed Oral Communications.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: August 14, 2023

RECOMMENDED ACTION: Approve minutes.

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

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Commissioner Santos

4. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF AMENDMENT TO SITE PLAN REVIEW NO. 1049: A REQUEST TO AMEND PLANNING CONDITION NO. 14 OF PLANNING COMMISSION RESOLUTION NO. PC 2023-14, "UNIT 107 SHALL OPEN TO THE SECOND STORY," AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AT 25820 LUCILLE AVENUE WITHIN THE COMMERCIAL RETAIL (C-R) ZONE** (Applicant: Jeff S. Coffman on behalf of property owner David Nosrati / Maxnet Commercial, LLC)

RECOMMENDED ACTION: Adopt a resolution amending Site Plan Review No. 1049 to amend Planning Condition No. 14 of Planning Commission Resolution No. PC 2023-14, "Unit 107 to shall open to the second story," and finding the action exempt from the California Environmental Quality Act.

Commissioner Mattingly recused himself from discussion of this item due to the site's proximity to his residence. He left the dais and the Council Chambers.

Assistant Planner Barbero presented the staff report per the agenda material.

Chair Cammarata invited the applicant to speak. The project architect, Jeff Coffman, spoke regarding the requested amendment.

Chair Cammarata opened the public hearing at 6:17 p.m.

George Kivett, Lomita resident, supported the ceiling placement, but stated that there should be no door attached to unusable space.

Director Rindge stated that the door has since been removed from the plans.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:19 p.m. and invited Commission discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Steinbach, to approve the recommended action.

MOTION CARRIED by the following vote:

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

Commissioner Mattingly returned to the dais.

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-08, AN AMENDMENT TO LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) REGARDING SECONDARY FRONT SETBACKS FOR ACCESSORY DWELLING UNITS ACCORDING TO STATE OF CALIFORNIA REQUIREMENTS AND FINDING THE ACTION TO BE**

EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Applicant: The City of Lomita)

RECOMMENDED ACTION: Continue the item until after research and communication with the State Department of Housing and Community Development is complete.

Director Rindge requested continuation of the item.

As there were no questions from the Commission, Chair Cammarata opened the public hearing at 6:24 p.m. As there were no requests from the public to speak on this item, Chair Cammarata continued the public hearing to a future meeting at 6:24 p.m. and invited Commission discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Stephens, to approve the recommended action.

MOTION CARRIED by the following vote:

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

5. SCHEDULED MATTERS

a. DISCUSSION AND CONSIDERATION OF UPDATING THE PLANNING COMMISSION BYLAWS *(Continued from the July 10, 2023, and August 14, 2023, meetings)*

RECOMMENDED ACTION: Provide specific direction to staff to update the bylaws and return to the Planning Commission with a draft resolution accordingly.

Director Rindge presented the staff report per the agenda material.

Commission discussion was held relative to eliminating the City Council meeting requirement, updating the meeting time to 6:00 p.m., changing or eliminating the number of annual absences allowed, altering the City Council procedure for responding to excessive absences, and the definition of an excused absence. It was the consensus of the Commission to direct Director Rindge to make any changes she felt would be beneficial based upon this discussion.

Chair Cammarata invited public comment.

George Kivett, Lomita resident, expressed disappointment in inconsistencies pertaining to public comment on Scheduled Items. He agreed that there is no need for Planning Commission representation at City Council meetings unless a Planning-related item is on the agenda, and felt that three allowable absences per year is reasonable.

As there were no further requests from the public to speak on this item, Chair Cammarata brought the item back for further discussion. It was Commission consensus to direct staff to return with a resolution and ordinance amending Planning Commission rules of operation:

- 1) Correct the meeting time to 6:00 p.m.
- 2) Allow excusable absences
- 3) Amend the venue for determination of seat vacancy due to absences
- 4) Remove the in-person City Council meeting attendance requirement.

b. DISCUSSION AND CONSIDERATION OF LAND USE ALTERNATIVES FOR THE GENERAL PLAN UPDATE

RECOMMENDED ACTION: Recommend to City Council one of the conceptual Land Use Alternatives, a combination of Alternatives, or an Alternative with amendments, and for the General Plan Update team to prepare the Preferred Land Use Plan.

Director Rindge presented the staff report per the agenda material. She introduced Perry Banner, Principal Planner with De Novo Planning Group, the City’s General Plan consultant, who gave the background and purpose of the General Plan. He presented the findings in the Land Use Alternatives Report, which provided four alternatives:

- 1) Business as Usual
- 2) Baseline
- 3) Core & Perimeter
- 4) Neighborhood Nodes

Mr. Banner outlined each alternative including its pros and cons, and shared a Development Potential Comparison of Potential Buildout. He also touched on mobility, fiscal, and infrastructure considerations.

Chair Cammarata invited discussion from the Commission, which included such topics as the likelihood of small businesses in the City succeeding with larger competition nearby with better prices, consolidation of the small, independently owned parcels in Lomita, and making the Pacific Coast Highway area more pedestrian friendly.

As there was no further discussion from the Commission, Chair Cammarata invited public comment.

George Kivett, Lomita resident, supported preserving the scale of the downtown area and the Residential-1 and Residential-2 Zones’ densities, and supported Alternative 2.

Commission consensus was to recommend to the City Council Alternative 2 with a bit of Alternative 3 sprinkled in.

c. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge commented on the following:

- 1) A resolution of public convenience and necessity for Grocery Outlet
- 2) A zone text amendment regulating murals Citywide
- 3) A zone text amendment allowing the density bonus to be applied to mixed-use buildings with four or fewer units

- 4) Updates to the Citywide User Fee Schedule and adoption of an online system for Code Enforcement appeals

Director Rindge also commented on a collaboration between the City and USC public service/economic development graduate students.

d. UPCOMING DEVELOPMENTS AND BUSINESSES

Director Rindge stated that the Target Store opening has been postponed to spring, and there is still no word on Grocery Outlet's opening but it has completed all City requirements.

Brief discussion was held relative to vacant commercial properties in Lomita. Director Rindge stated that she would try to find out the total number of such properties.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Chair Cammarata welcomed Assistant City Attorney Ornelas.

b. PLANNING COMMISSIONER ITEMS

Commissioner Stephens remarked on her attendance at the Traffic Calming Toolkit meeting in September at which she brought up some concerns.

Brief discussion took place regarding a local business which parks its vans on City streets overnight, creating visibility problems for drivers.

Vice-Chair Graf also spoke of his attendance at the Traffic Calming Toolkit meeting.

Chair Cammarata reported locations requiring graffiti abatement in the City, and spoke regarding parking enforcement for red zone violations.

Director Rindge stated that the City had recently hired a Parking Enforcement Supervisor.

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the Tuesday, November 7, 2023, City Council meeting; Planning Commission representation at the Tuesday, November 21, 2023, City Council meeting is to be determined.

7. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting, in memory of Steve Dever, at 8:11 p.m.



Linda E. Abbott, CMC, Deputy City Clerk