

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, FEBRUARY 12, 2024**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:00 p.m. on Monday, February 12, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Commissioner Santos led the flag salute.

c. Roll Call

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

ABSENT: Commissioner Steinbach

STAFF PRESENT: Community & Economic Director Rindge, Associate Planner MacMorran, 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: October 9, 2023

RECOMMENDED ACTION: Approve minutes.

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

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Commissioner Steinbach

4. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF CONDITIONAL USE PERMIT NO. 327 AT 24416 CRENSHAW BOULEVARD, UNITS 4 & 5 TO SELL BEER AND WINE FOR ON-SITE CONSUMPTION, IN THE M-C (LIGHT MANUFACTURING AND COMMERCIAL) ZONE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicants: Jean-Luc and Veronique Chopin of Les Délices Du Chef)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 327, to allow a restaurant at 24416 Crenshaw Boulevard, Units 4 & 5 allowing sale of beer of wine for on-site consumption subject to the findings and conditions and find the request is exempt from the California Environment Quality Act (CEQA).

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

Chair Cammarata invited questions from the Commission. Topics included business hours, crime data reporting, and on-site parking.

As there were no further questions from the Commission, Chair Cammarata invited the applicant forward to speak to the project. As the applicant was not present, Chair Cammarata opened the public hearing at 6:12 p.m.

George Kivett, Lomita resident, spoke in support of the project.

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

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

MOTION CARRIED by the following vote:

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

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2024-01, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ALLOW, THROUGH AN APPROVED CONDITIONAL USE PERMIT, TWO-STORY STACKED ACCESSORY DWELLING UNITS UP TO 20 FEET IN HEIGHT AND TO REVIEW THE APPLICABILITY OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicants: Rand Relatores, Rand Architecture, and Rick Buchta (owner of 26038 Oak Street))

RECOMMENDED ACTION: Adopt a resolution recommending approval of Zoning Text Amendment 2024-01 to the City Council and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.

Director Rindge noted two corrections to the agenda:

- 1) The presenter for this item is Associate Planner MacMorran
- 2) The applicants are Rand Relatores, Rand Architecture, and Rick Buchta (owner of 26038 Oak Street)

Associate Planner MacMorran presented the staff report per the agenda material. She outlined setback requirements and shared ADU height standards in other South Bay cities for comparison.

Chair Cammarata recused himself due to the site’s proximity to properties his business serves. He left the dais and the room at 6:29 p.m.

Vice-Chair Graf invited the applicants forward to speak to the project.

Rand D. Relatores spoke to the project, stating that stacking the units would leave almost 2000 square feet of open space on the property and would cost less to build.

Vice-Chair Graf opened the public hearing at 6:36 p.m.

George Kivett, Lomita resident, spoke in support of the project and an even higher height limit in some instances.

As there were no further requests from the public to speak on this item, Vice-Chair Graf closed the public hearing at 6:38 p.m. and brought the item back for discussion or a motion.

Commission discussion included topics such as considering such requests on a case-by-case basis, preserving the single-family home vibe of Lomita, and affordable housing in regard to ADUs.

Director Rindge clarified that this zone text amendment merely permits property owners to apply for a CUP.

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

MOTION CARRIED by the following vote:

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

Chair Cammarata returned to the dais.

5. SCHEDULED MATTERS

a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that at the February 6, 2024, City Council meeting, a fee schedule update was approved with two pertinent amendments including a reduction in the mural fee and a fee established for graffiti removal on private property if the property owner wants the City to arrange removal.

b. UPCOMING DEVELOPMENTS AND BUSINESSES

Director Rindge stated that both Target and Grocery Outlet plan to open this summer.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge announced that the City's former Code Enforcement Officer has been promoted to Code Enforcement Supervisor, and a full-time Code Enforcement Officer will start in March. In addition, staff is working on a board-wide update to policies and procedures including attendance requirements.

b. PLANNING COMMISSIONER ITEMS

Commissioners asked about rumors that various businesses in Lomita were closing and commented on the recent property demolition in the City.

Director Rindge had no concrete information on any of the businesses. She outlined the process that led to the demolition and stated that a lien will be placed on the property for the costs incurred by the City.

Commissioner Stephens spoke in support of the City Council's recent adoption of an ordinance requiring cars to move 100+ feet after 72 hours.

Vice-Chair Graf stated that Ace Hardware and Wells Fargo will be closing.

Commissioner Mattingly remarked that the November 2023 State of the City was a great event.

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commission representation at the Tuesday, March 5, 2024, City Council meeting, and the Tuesday, March 19, 2024, City Council meeting is to be determined.

7. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:03 p.m.



Linda E. Abbott, CMC, Deputy City Clerk