

**MINUTES OF THE  
LOMITA PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 11, 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, March 11, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Commissioner Steinbach led the flag salute.**

**c. Roll Call**

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

**ABSENT:** None

**STAFF PRESENT:** Community & Economic Director Rindge, Associate Planner MacMorran, and City Clerk Gregory

**2. SELECTION OF CHAIR AND VICE-CHAIR FOR 2024 – 2025**

Chair Cammarata opened the floor for nominations.

Commissioner Dever made a motion, seconded by Commissioner Steinbach, to nominate Commissioner Stephens for Chair.

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** None

Commissioner Dever made a motion, seconded by Chair Cammarata, to nominate Commissioner Mattingly for Vice-Chair.

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** None

It was the consensus of the Commission to allow the current Chair and Vice-Chair to serve at tonight's meeting, with the newly appointed Chair and Vice-Chair to assume those positions at the April 8, 2024, meeting, so that they can be brought up to speed on the duties in the interim.

**3. ORAL COMMUNICATIONS**

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

**4. CONSENT AGENDA**

**a. APPROVAL OF MINUTES:** February 12, 2024

**RECOMMENDED ACTION:** Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the recommended action, with an edit to item 4a, which inadvertently referenced the Council instead of the Commission.

**MOTION CARRIED** by the following vote:

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

**5. PUBLIC HEARINGS**

**a. DISCUSSION AND CONSIDERATION OF AMENDED VESTING TENTATIVE TRACT MAP NO. 74138 TO AMEND PHASE 2 OF A MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES LOCATED AT 24516 NARBONNE AVENUE WITHIN THE D-C (DOWNTOWN COMMERCIAL) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicant: Lorenzo Schiappa of Luigi Schiappa Development, 2040 Lomita Boulevard, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of the amendment to Vesting Tentative Tract Map No. 74138 to amend Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave and recommending exemption finding from the California Environment Quality Act (CEQA).

Chair Cammarata recused himself from discussion of items 5a and 5b due to a business relationship with the applicant. He left the dais and the Council Chambers at 6:06 p.m.

Director Rindge presented the staff report per the agenda material. The City will no longer receive the estimated \$43,000 in exchange for the alley vacation; however the City will maintain jurisdiction of the entire alley for the benefit of utility work and future improvements.

Brief Commission discussion took place relative to why the alley vacation project never went to Council.

Vice-Chair Graf invited the applicant to speak to the project.

Luigi Schiappa, the applicant, stated that there were a lot of complications in terms of logistics of the alley, utilities, and liability.

Vice-Chair Graf opened the public hearing at 6:14 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 6:15 p.m. and invited further Commission discussion or a motion.

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

**MOTION CARRIED** by the following vote:

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

- b. DISCUSSION AND CONSIDERATION OF VESTING TENTATIVE TRACT MAP NO. 83968 TO SUBDIVIDE ONE 39,428 FT<sup>2</sup> LOT INTO A PLANNED RESIDENTIAL DEVELOPMENT CONTAINING NINE SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMON LOT AT 2418 253RD STREET WITHIN THE AGRICULTURAL-NONCOMMERCIAL (A-1) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicant: Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Boulevard, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of Vesting Tentative Tract Map No. 83968 to allow subdivision of a 39,428 ft<sup>2</sup> lot into a planned residential development containing nine single-family residential lots and one common lot subject to the findings and conditions and recommending exemption finding from the California Environment Quality Act (CEQA).

Chair Cammarata recused himself from discussion of items 5a and 5b due to a business relationship with the applicant. He left the dais and the Council Chambers at 6:06 p.m.

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

Brief Commission discussion took place relative to fencing and parking.

An error was noted on page 11 of the resolution under "Compliance." A CUP was referenced instead of the Vesting Tentative Tract Map (VTTM).

Vice-Chair Graf invited the applicant to speak to the project.

Luigi Schiappa stated that he was available to answer any questions.

Vice-Chair Graf opened the public hearing at 6:34 p.m.

Joe Gonzalez, Lomita resident, expressed concerns about possible drainage issues at the project site and suggested a retention tank be installed, as the area experiences flooding when it rains.

Director Rindge stated that an extensive study will be done once the final site plans are completed per Public Works requirements, which would determine stormwater requirements.

Bill Lockwood, Lomita resident, felt the lot sizes were much too large for the neighborhood, and shared concerns about further drainage issues in the area.

As there were no further requests from the public to speak on this item, Vice-Chair Graf closed the public hearing at 6:48 p.m. and brought the item back to the Commission for further discussion or a motion.

Brief Commission discussion was held relative to potential drainage issues in that area.

Vice-Chair Graf invited a motion.

Commissioner Stephens made a motion, seconded by Commissioner Santos, to approve the recommended action, with the following correction to the resolution: Under "Compliance" on page 11, instead of referencing a CUP, the resolution will reference the Vesting Tentative Tract Map.

**MOTION CARRIED** by the following vote:

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

Chair Cammarata returned to the dais at 6:53 p.m.

**6. SCHEDULED MATTERS**

**a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Rindge stated that the Council approved a contract for a mural to be placed at Lomita Park and Council met on March 7 for the mid-year budget review.

**b. UPCOMING DEVELOPMENTS AND BUSINESSES**

Director Rindge stated that there are no updates since the February 2024 Planning Commission meeting.

Brief discussion took place relative to businesses that have closed or are closing soon in the City, and projects that have pulled out.

**7. OTHER MATTERS**

**a. STAFF ANNOUNCEMENTS**

Director Rindge stated that Planning Intern Weisberg found full-time work, so the City is in recruitment for a replacement Planning Intern, and a second Code Enforcement Officer started work two weeks ago. The April 8, 2024, Planning Commission meeting will have a pretty big agenda, including a consent agenda item on the General Plan/Housing Element annual progress reports; this update will be included on the March 19, 2024, City Council meeting agenda.

**b. PLANNING COMMISSIONER ITEMS**

Commissioners thanked Chair Cammarata and Vice-Chair Graf for a job well done, and congratulated Commissioners Stephens and Mattingly on their appointments as new Chair and Vice-Chair respectively.

Chair Cammarata asked if there was an update on revising the Planning Commission bylaws. Director Rindge stated that it is still in the works across all boards.

**c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Planning Commission representation at the Tuesday, April 2, 2024, and the Tuesday, April 16, 2024, City Council meetings is to be determined.

**8. ADJOURNMENT**

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:07 p.m.



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Linda E. Abbott, CMC, Deputy City Clerk