

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, MAY 13, 2024**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Stephens at 6:04 p.m. on Monday, May 13, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Commissioner Dever led the flag salute.

c. Roll Call

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

ABSENT: None

STAFF PRESENT: Community & Economic Director Rindge, Assistant City Attorney Ornelas, Associate Planner MacMorran, and Deputy City Clerk Abbott

Newly appointed City Manager Andrew Vialpando introduced himself, and stated that he will make himself available to all of the City's commissioners.

2. ORAL COMMUNICATIONS

Chair Stephens opened Oral Communications.

George Kivett, Lomita resident, remarked on today's ribbon cutting/grand opening for Get Together Salon, and tomorrow's South Bay Association of Realtors Mayors Breakfast.

As there were no further requests to speak, Chair Stephens closed Oral Communications.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: April 8, 2024

RECOMMENDED ACTION: Approve minutes.

Commissioner Cammarata made a motion, seconded by Commissioner Graf, to approve the minutes.

MOTION CARRIED by the following vote:

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

NOES: None
ABSENT: None
ABSTAIN: Dever

4. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF SITE PLAN REVIEW NO. 1050 TO ALLOW TWO DETACHED SINGLE-FAMILY DWELLINGS FOR USE AS PARSONAGES AND ACCESSORY STRUCTURES FOR USE AS STORAGE AT BAYCITIES COMMUNITY CHURCH LOMITA, 2043 LOMITA BOULEVARD IN THE COMMERCIAL GENERAL (C-G) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** (Applicant: Dean Reuter on behalf of Baycities Community Church Lomita, 2043 Lomita Boulevard, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Site Plan Review No. 1050 to allow two detached single-family dwellings and an accessory structure at 2043 Lomita Boulevard 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.

As there were no questions from the Commission, Chair Stephens invited the applicant to speak. Pastor Ben Meyers addressed removal of onsite storage containers, and stated that this project will allow the church to spend more money on ministry and less on housing. He added that installation of modular homes will be less impactful to their neighbors.

Chair Stephens opened the public hearing at 6:21 p.m.

Kristin Cardenas, Lomita resident, expressed concerns relative to potential impacts on neighbors.

George Kivett spoke in support of the project.

Terri Clapps, Lomita resident, expressed concerns relative to the project, and how it could impact neighbors in the future.

Niels (no last name given), Lomita resident, expressed concerns relative to current and potential impacts on neighbors, including lighting and noise.

Pastor Meyers stressed his desire to be a good neighbor.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 6:31 p.m.

Director Rindge clarified that this project does not involve a zoning change beyond the existing church and two parsonages.

After brief Commission discussion, Chair Stephens invited a motion.

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

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

b. DISCUSSION AND CONSIDERATION OF CONDITIONAL USE PERMIT NO. 328 FOR ONE BUILDING UP TO 20' IN HEIGHT FOR TWO ACCESSORY DWELLING UNITS AT 26038 OAK STREET IN THE RVD-2500 (RESIDENTIAL VARIABLE DENSITY 2500) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Applicant: Rand Relatores on behalf of Rick Buchta, 26038 Oak Street, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 328 to allow a 20-foot high, two-story, two-accessory-dwelling-unit (ADU) building with five-foot side and rear yard setbacks at 26038 Oak Street subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorrان presented the staff report per the agenda material. She stated that no public comments were received relative to the height variation map.

Chair Stephens invited the applicant to speak. Rand Relatores, the architect, stated that removing the unpermitted storage building will add to the amount of open space. He added that the project is still four feet shorter than the development next door, and that the structure will be adjacent to a rear yard rather than to someone's home.

After staff questions from the Commission, Chair Stephens opened the public hearing at 6:57 p.m.

Joe Squillante, Lomita resident, called the project an eyesore and spoke about limited parking in the neighborhood.

George Kivett spoke in support of the project.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 7:03 p.m.

After brief Commission discussion, Chair Stephens invited a motion.

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

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

c. DISCUSSION AND CONSIDERATION OF A DETERMINATION OF SIMILARITY APPLICATION NO. 2024-01 TO CONSIDER THE USE OF A LAUNDROMAT SIMILAR TO PERSONAL SERVICES SUCH AS A DRY CLEANER AND TAILORING AS

IDENTIFIED IN LOMITA MUNICIPAL CODE SECTION 11-1.49.02(A) IN THE DOWNTOWN COMMERCIAL (D-C) ZONE (Applicant: Sheri Bonstelle, Esq. / Jeffer Mangels Butler & Mitchell, 1900 Avenue of the Stars, Los Angeles, CA 90067)

RECOMMENDED ACTION: Continue the item to the June 10, 2024, Planning Commission meeting for a concurrent hearing with a new Minor Conditional Use Permit application.

Director Rindge requested that this item be continued to the July 8, 2024, meeting, so that the applicant may have consideration of a Conditional Use Permit heard at the same time.

Chair Stephens opened the public hearing at 7:18 p.m. As there were no requests from the public to speak on this item, Chair Stephens closed tonight’s public hearing at 7:18 p.m. and continued it to the July 8, 2024, meeting.

Commissioner Graf made a motion, seconded by Commissioner Steinbach, to continue this item to the July 8, 2024, meeting.

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

d. DISCUSSION AND CONSIDERATION OF A REQUEST FOR A ZONE TEXT AMENDMENT TO AMEND TO SECTION 11-1.48.02 (PRINCIPAL USES PERMITTED) OF ARTICLE 48 (C-R (COMMERCIAL-RETAIL)) OF CHAPTER 1 (ZONING) OF TITLE XI (PLANNING AND ZONING) OF THE LOMITA MUNICIPAL CODE REGARDING THE RESTRICTION OF SERVICE-BASED USES ON THE GROUND FLOOR OF COMMERCIAL SHOPPING CENTERS OVER 5,000 SQUARE FEET (Applicant: David Nosrati, 3435 Ocean Park Boulevard, Suites 107-502, Santa Monica, CA, 90405) *(continued from the April 8, 2024, meeting)*

RECOMMENDED ACTION: Continue the item to a specific date to be determined at this meeting per the request of the applicant.

Director Rindge requested that this item be continued to a future meeting date at the request of the applicant, who has agreed to pay costs associated with re-noticing. The Commission can approve the application, deny the application, or agree to the continuation this evening. The applicant was not present.

Assistant City Attorney Ornelas stated that this item can be continued to a date uncertain, to be determined in the future.

Chair Stephens opened the public hearing at 7:22 p.m. As there were no requests from the public to speak on this item, Chair Stephens closed tonight’s public hearing at 7:22 p.m. and continued it to a date to be determined.

Commissioner Cammarata made a motion, seconded by Commissioner Santos, to continue this item to a date uncertain.

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

NOES: None

ABSENT: None

e. DISCUSSION AND CONSIDERATION OF GENERAL PLAN AMENDMENT 2024-01, ZONING TEXT AMENDMENT NO. 2024-02, AND ZONING MAP AMENDMENT NO. 2024-01 FOR 24925-25007 WALNUT STREET (APNS: 7375-015-901, 7375-015-902, 7375-015-903, AND 7375-015-904 (Applicant: The City of Lomita)

RECOMMENDED ACTION: Adopt a resolution recommending approval of General Plan Amendment 2024-01, Zoning Text Amendment No. 2024-02, and Zoning Map Amendment No. 2024-01 for 24925-25007 Walnut Street to create a public purpose specific plan for 24925 Walnut St. (Lomita Manor) and 25007 Walnut St. (vacant lot) and recommending an exempt finding from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She stated that this item is a reconciliation between Lomita Manor's uses and its land uses and zoning designation. It is back before the Commission due to a noticing error made prior to presentation to the City Council for approval. Property owners within a 300 feet radius have now been properly noticed, and the only change to the resolution is the date.

As there were no questions for staff, Chair Stephens opened the public hearing at 7:24 p.m. As there were no requests from the public to speak on this item, Chair Stephens closed the public hearing at 7:24 p.m. and invited Council discussion or a motion.

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

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

NOES: None

ABSENT: None

f. DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2024-04, AN ORDINANCE AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) CHAPTER 1 (ZONING) TO ADD INDOOR RECREATIONAL USES PERMITTED BY A CONDITIONAL USE PERMIT OR BY RIGHT WITHIN THE C-R (COMMERCIAL-RETAIL), C-G (COMMERCIAL-GENERAL), AND D-C (DOWNTOWN, COMMERCIAL) ZONING DISTRICTS AND TO FIND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Applicant: The City of Lomita)

RECOMMENDED ACTION: Adopt a resolution recommending the City Council adopt Zoning Text Amendment 2024-04 and find the request exempt from the California Environmental Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. This amendment is an economic development enticement.

After staff questions from the Commission, Chair Stephens opened the public hearing at 7:42 p.m.

George Kivett expressed support for the amendment, but disagreed that it would decrease vehicle trips and the need for more parking.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 7:45 p.m. and invited discussion or a motion.

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

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

5. SCHEDULED MATTERS

a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge had nothing to report.

b. UPCOMING DEVELOPMENTS AND BUSINESSES

Director Rindge stated that Grocery Outlet is to open in June and Target is slated to open in July.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge stated that a Planning Intern has been hired and will begin work the day after Memorial Day.

b. PLANNING COMMISSIONER ITEMS

Commissioner Steinbach commented on the Local Travel Network, and asked for any updates on vacant retail spaces in Lomita.

Director Rindge stated that Planning staff has received an application for the former CVS site at Narbonne Avenue and Pacific Coast Highway.

Commissioner Graf commented on the May 25 “Follow Me, I’m Gang and Drug Free” Walk and City mural unveiling, as well as the Council meeting at which the Walk’s poster contest winners and the mural contest winners were recognized.

Commissioner Cammarata commented on the uptick in graffiti in the City, a homeless individual living on the sidewalk near a 7-Eleven (which is in violation of its recently approved Conditional Use Permit conditions), and an unpermitted mobile fruit stand.

Director Rindge commented on the City’s graffiti abatement efforts and the 7-Eleven, stating that the Conditional Use Permit can be revisited.

Chair Stephens thanked staff for removing a de facto retail outfit in the Grocery Outlet parking, and remarked on a homeless individual living in his car in the City Hall parking lot.

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Planning Commission representation at the Tuesday, June 4, 2024, and Tuesday, June 18, 2024, City Council meetings is to be determined.

7. ADJOURNMENT

As there was no further business to discuss, Chair Stephens adjourned the meeting at 8:12 p.m.

Respectfully submitted,



Linda E. Abbott, CMC, Deputy City Clerk