

**MINUTES OF THE  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, AUGUST 12, 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 6:01 p.m. on August 12, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Commissioner Graf led the flag salute.

c. Roll Call

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

**ABSENT:** None

**STAFF PRESENT:** Interim Community and Economic Development Director Fernandez, Assistant City Attorney Ornelas, Associate Planner MacMorran, and Deputy City Clerk Abbott

**2. ORAL COMMUNICATIONS**

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

**3. CONSENT AGENDA**

a. **APPROVAL OF MINUTES:** June 10, 2024

**RECOMMENDED ACTION:** Approve the minutes.

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

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

**4. PUBLIC HEARINGS**

- a. **DISCUSSION AND CONSIDERATION OF A MINOR CONDITIONAL USE PERMIT NO. 6 AT 24403-24411 NARBONNE AVENUE TO DETERMINE THE EXTENT AND NATURE OF ANY NEW PARKING FOR THE CONVERSION OF A 1,160-SQUARE-FOOT PORTION OF A 6,800-SQUARE-FOOT STORAGE BUILDING INTO A RETAIL STORE FOR A PROPERTY LOCATED WITHIN 500 FEET OF A MUNICIPAL PARKING LOT, IN THE DOWNTOWN COMMERCIAL (D-C) ZONE AND MIXED-USE OVERLAY** (Applicant James Smith (applicant/architect) on behalf of Bill Lockwood (owner) of Lomita Feed Store, 24403-24411 Narbonne Avenue, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution approving Minor Conditional Use Permit No. 6 at 24403-24411 Narbonne Avenue to waive one additional onsite parking space for the conversion of a 1,160-square-foot portion of a 6,800-square-foot storage building into a retail store for a property located within 500 feet of a municipal parking lot subject to the findings and find the request statutorily exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She shared site history and stated that the original on-site residence is now used as storage. The former storefront will be restored, and the use is legal non-conforming. There are three municipal parking lots within 500 feet of the site. The property consists of three lots that will be tied, and the existing barn doors will stay closed. Staff added a condition of approval that any future retail use is to be a complement to the feed store. No calls were received in opposition to this project.

It was noted that the added condition was incorrectly referenced as condition 14 on the staff report instead of condition 17.

Chair Stephens invited the applicant to speak to the project.

Bill Lockwood, owner, stated that it is Lomita Feed's 105<sup>th</sup> year of operation, and he thanked the Planning Commission for hearing his request. He added that the façade will not change.

Chair Stephens opened the public hearing at 6:18 p.m.

George Kivett, Lomita resident, expressed support for the project.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 6:20 p.m. and brought the item back for further discussion.

Brief discussion took place relative to honoring original architectural style.

As there was no further discussion, Chair Stephens invited a motion.

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

**MOTION CARRIED** by the following vote:

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**

Interim Director Fernandez had nothing to report. He introduced himself and invited residents to the August 26 General Plan Open House and the September 23 Special Planning Commission meeting at which the General Plan Update will be presented.

**b. UPCOMING DEVELOPMENTS AND BUSINESSES**

Associate Planner MacMorran updated the Commission on a nine-townhouse structure on Oak Street and a mixed-use project near the Kiwanis Club.

**6. OTHER MATTERS**

**a. STAFF ANNOUNCEMENTS**

None.

**b. PLANNING COMMISSIONER ITEMS**

Commissioner Graf spoke regarding graffiti at a body shop near Lomita's Best.

Chair Stephens commented on the two recent grand openings in Lomita, for Grocery Outlet and Target. She also thanked staff for quick responses to two recent requests, one regarding graffiti and the other with a delivery truck blocking street access.

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

Planning Commission representation at the Tuesday, September 3, 2024, and Tuesday, September 17, 2024, City Council meetings is to be determined.

**7. ADJOURNMENT**

As there was no further business to discuss, Chair Stephens adjourned the meeting at 6:34 p.m.

Respectfully submitted,



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Linda E. Abbott, CMC, Deputy City Clerk