

**MINUTES OF THE  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, SEPTEMBER 9, 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 6:00 p.m. on Monday, September 9, 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, Santos, Steinbach, and Chair Stephens

**ABSENT:** Commissioner Graf and Vice-Chair Mattingly

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

**2. ORAL COMMUNICATIONS**

Chair Stephens opened Oral Communications.

George Kivett, Lomita resident, spoke in opposition to the density allowance approved by the Council relative to the General Plan Update, and he remembered 9/11.

City Manager Vialpando stated that he has enjoyed his first four months with the City, and he announced that Director Fernandez has been hired on a permanent basis.

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

**3. CONSENT AGENDA**

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

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

AYES: Commissioners Cammarata, Dever, Santos, Steinbach, and Chair Stephens

NOES: None

ABSENT: Commissioner Graf and Vice-Chair Mattingly

**4. PUBLIC HEARINGS**

- a. **DISCUSSION AND CONSIDERATION OF SITE PLAN REVIEW NO. 1219 AND MODIFICATION NO. 1 TO ALLOW SETBACK MODIFICATIONS ON A SECOND-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1748 246TH STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE** (Applicant: Heather Dean, 1748 246<sup>th</sup> Street, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution approving Site Plan Review No. 1219 and Modification No. 1 to allow a front reduction from the required 20 feet to the proposed 13 feet, 9 inches and side yard setback reduction from the required 5 feet to the proposed 3 feet, 9 inches for the construction of an 814-square-foot, second floor addition to an existing 1,272-square foot, single-story, single-family dwelling located at 1748 246<sup>th</sup> Street in the Single-Family Residential (R-1) Zone and finding the request is exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She outlined the modifications and site plan review findings.

As there were no questions for staff, Chair Stephens invited the applicant to speak on the project.

Brandon Bradley, applicant, stated that the garage was approved long ago at a hearing like this one.

Chair Stephens opened the public hearing at 6:17 p.m. As there were no requests from the public to speak on this item, Chair Stephens closed the public hearing at 6:17 p.m. and invited Commission discussion.

After brief comments relative to the history of the garage and the builder’s knowledge of Lomita regulations, Chair Stephens invited a motion.

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

**MOTION CARRIED** by the following vote:

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

**5. SCHEDULED MATTERS**

- a. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Fernandez commented on the following:

- June adoption of an ordinance allowing indoor recreational uses for commercial properties in certain zones
- August approval of an agreement with SCE to replace the street light fixtures and bulbs in Lomita with LED lights for better lighting and cost savings
- September CIP Update and an award for the Zone G Street Reconstruction Project

There was brief discussion regarding the responsiveness of SCE in replacing nonworking lights.

**b. UPCOMING DEVELOPMENTS AND BUSINESSES**

None

**6. OTHER MATTERS**

**a. STAFF ANNOUNCEMENTS**

Director Fernandez stated that the General Plan Update will be presented, along with the corresponding EIR and Phase I of the Zoning Code Update, to the Planning Commission at a Special Meeting on Monday, September 23, 2024. These items will then go to Council on October 1 for first reading of the ordinance, with the second reading to be scheduled for October 15.

**b. PLANNING COMMISSIONER ITEMS**

Commissioner Santos asked about the timeline for repaving work on Walnut Street near Lomita Park.

Commissioner Dever commented on the current school zone safety study and the state of Eshelman Avenue north of Pacific Coast Highway.

Chair Stephens commented on the newly opened Dollar Tree in Lomita.

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

Planning Commission representation at the Tuesday, October 1, 2024, and Tuesday, October 15, 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.



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Linda E. Abbott, CMC, Deputy City Clerk