



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
24300 NARBONNE AVENUE
LOMITA, CA 90717

**CITY OF LOMITA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Lomita Planning Commission will hold a public hearing at 6:00 p.m. on Monday, May 10, 2021, to consider the following:

Site Plan Review No. 1210: A request to enclose an existing 400 square-foot open-air patio located at the rear of an existing 940 square-foot residence at 25356 Woodward Avenue. The subject site has a Single Family Residential (R-1) zoning designation but also contains a second residential unit, which was permitted prior to the incorporation of the City and the site is therefore considered a legal non-conforming multi-family use in a Single Family Residential (R-1) zone. Pursuant to the Municipal Code, proposed additions to non-conforming multi-family uses must be reviewed by the Planning Commission by way of a Site Plan Review. The project is categorically exempt from California Environmental Quality Act per Section 15301 (Existing Facilities). Filed by Alexander Petrakos, 100 W. Broadway, Suite 3000, Long Beach, CA 90802 (Applicant). Staff Contact – Greg Kapovich, Community & Economic Development Director, (310) 325-7110 ext. 122.

Site Plan Review No. 1211 and Vesting Tentative Parcel Map No. 83029: A request for a Vesting Tentative Parcel Map to subdivide a 23,200 square-foot single family residential lot into three new lots at 26275 Appian Way. The project also includes a Site Plan Review to construct a single-family residence on Lot 1 only. At this time, no new homes are proposed on Lots 2 or 3. The request includes a rear yard setback modification and a perimeter wall modification to utilize an alternative fencing material where a masonry block wall is typically required. The subject site is located in the Single-Family Residential (R-1) Zone. This project is categorically exempt from California Environmental Quality Act per Sections 15303(a) (New Construction) and 15315 (Minor Land Divisions). Filed by Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275 (“Applicant”). Staff Contact – Laura MacMorran, Assistant Planner, (310) 325-7110 ext. 120.

Vesting Tentative Tract Map No. 78233/Site Plan Review No. 1209/Zone Variance No. 245/Height Variation Permit No.105: A request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development). Filed by Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Blvd., #B, Redondo Beach, CA 90278 (Developer). Staff Contact – Laura MacMorran, Assistant Planner, (310) 325-7110 ext. 120.

Pursuant to the Governor’s Executive Order N-29-20, the public hearing will be held via teleconference only. The public is invited to participate via Zoom Meeting at URL: <https://zoom.us/j/91615744395> or by phone by calling 1 (669) 900 6833, Meeting ID: 916 1574 4395. The public may also submit comments via email to l.abbott@lomitacity.com prior to 5:00 p.m. on Monday, May 10, 2021. All comments will be read into the record.

For more information about these projects, please call the staff contact listed above between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternating Fridays.

If you challenge the decision of the City Council in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the City Council at or before the hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110 at least 48 hours prior to the meeting.

April 29, 2021
Date



Greg Kapovich, Community & Economic
Development Director

NOTE: *Individual items may be continued to another meeting date. Please contact the Community & Economic Development Department office before the hearing date to be sure these items will be presented at this hearing.*